



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053
Phone: 432-1100, ext.134 Fax: 432-1142

January 17, 2019

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 16, 2019:

Case No.: 12/19/18-1

Applicant: Cedar Crest Development
20 Buttrick Road
Londonderry, NH 03053

Location of Property: 17 Dan Hill Road, Map 2 Lot 46, Zoned AR-1

Request: Request for a rehearing in **CASE 12/19/18-1** - variance request from LZO 2.3.1.3.B.2 (LZO 4.2.1.3.B.2 as amended) to allow a duplex on a 15 acre lot with only 85 feet of frontage where 200 feet of frontage on a Class V or better road are required

Result: Member J. Tirabassi made a motion in **CASE NO. 12/19/18-1** to **GRANT** the request for rehearing, 17 Dan Hill Road, Map 2 Lot 46, Zoned AR-1, Brenda E. Carver Revocable Trust (Owner) and Cedar Crest Development (Applicant).

Member B. O'Brien seconded the motion.

The motion was granted, 4-0-0. The request for a rehearing was granted and the case will be reheard on February 20, 2019.

Jim Tirabassi

Jim Tirabassi, Clerk

NOTE: Actions of the ZBA, granted or denied, are subject to the right of interested parties to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14.

cc: Town Council; Building Inspector; Town Clerk; Assessor; Planning Board; Conservation Commission



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 16, 2019:

Case No.: 12/19/18-3A

Applicant: Sorellina Boutique & Connor Morrisseau
25A Orchard View Drive
Londonderry, NH 03053

Location of Property: 25A Orchard View Drive, Map 7 Lot 38-1, Zoned C-I

Request: Request for a variance from LZO 3.11.6.D.3.b.i (LZO 7.6.D.3.b.1 as amended) to allow an additional 40 SF wall sign

Result: Member J. Tirabassi made a motion in **CASE NO. 12/19/18-3A** to **GRANT** the applicants' request for a variance from LZO 3.11.6.D.3.b.i (LZO 7.6.D.3.b.1 as amended) to allow an additional 40 SF wall sign, 25A Orchard View Drive, Map 7 Lot 38-1, Zoned C-I, Brilor Corporation (Owner) and Sorellina Boutique & Connor Morrisseau (Applicants) as presented.

Member B. O'Brien seconded the motion.

The motion was granted, 4-0-1. The Applicant's request for a variance was granted as presented.

Jim Tirabassi

Jim Tirabassi, Clerk

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 16, 2019:

Case No.: 1/16/19-1

Applicant: 11 Industrial Drive, LLC
11 Industrial Drive
Londonderry, NH 03053

Location of Property: 11 Industrial Drive, Map 28 Lot 21-1, Zoned IND-II and Airport Overlay

Request: Request for a variance from LZO 4.4.1.3.A.1.a to allow construction of building which will encroach 18.2 feet into the 30 feet front setback

Result: Member J. Tirabassi made a motion in **CASE NO. 1/16/19-1** to **GRANT** the applicant's request for a variance from LZO 4.4.1.3.A.1.a to allow construction of building which will encroach 18.2 feet into the 30 feet front setback, 11 Industrial Drive, Map 28 Lot 21-1, Zoned IND-II and Airport Overlay District (AD), 11 Industrial Drive, LLC (Owner & Applicant)

Member B. O'Brien seconded the motion.

The motion was granted, 4-0-0. The request for a variance was granted.

Jim Tirabassi

Jim Tirabassi, Clerk

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 16, 2019:

Case No.: 1/16/19-2

Applicant: Bay Communications, LLC
56 Pratt Street
Mansfield, MA 02048

Location of Property: 11 Mohawk Drive, Map 6 Lot 35-3, Zoned C-I

Request: Request for a special exception pursuant to LZO 5.10.2.A.2 to allow a wireless communications facility that does not meet the performance criteria of Section 5.10.3

Result: Member S. Brunelle made a motion in **CASE NO. 1/16/19-2** to **GRANT** the applicant's request for a special exception pursuant to LZO 5.10.2.A.2 to allow a wireless communications facility that does not meet the performance criteria of Section 5.10.3 which requires the proposed 140' tower to be set back 150' from street rights-of-way or site boundaries. The proposed tower is located 128', 39' and 40' from the southerly, westerly and northerly site boundaries, 11 Mohawk Drive, Map 6 Lot 35-3, Zoned C-I, Tahoe Realty Holding, LLC (Owner) and Bay Communications III, LLC (Applicant) with the condition that a planting schedule specifying the type, size and location of existing and proposed plant material shall be approved by the Planning Board.

Member B. O'Brien seconded the motion.

The motion was granted, 5-0-0. The request for a special exception was granted with conditions.

Jim Tirabassi

Jim Tirabassi, Clerk

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cc: Town Council; Building Inspector; Town Clerk; Assessor; Planning Board; Conservation Commission



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 16, 2019:

Case No.: 1/16/19-3

Applicant: Bluebird Londonderry, LLC
11 Bayside Road – Unit 106
Greenland, NH 03840

Location of Property: 76 Perkins Road, Map 15 Lot 52, Zoned C-II

Request: Request for a variance from LZO 7.6.D.3.b to allow two wall signs where only one is allowed

Result: Member J. Tirabassi made a motion in **CASE NO. 1/16/19-3** to **GRANT** the applicant's request for a variance from LZO 7.6.D.3.b to allow two wall signs where only one is allowed as presented, 76 Perkins Road, Map 15 Lot 52, Zoned C-II, Bluebird Londonderry, LLC (Owner & Applicant).

Member B. O'Brien seconded the motion.

The motion was granted, 4-0-0. The request for a variance was granted as presented.

Request: Request for a variance from LZO 7.6.D.3.b to allow two wall signs (116 SF each) where only 50 SF is allowed

Result: Member J. Tirabassi made a motion in **CASE NO. 1/16/19-3** to **GRANT** the applicant's request for a variance as presented from LZO 7.6.D.3.b to allow two wall signs (116 SF each) where only 50 SF is allowed, 76 Perkins Road, Map 15 Lot 52, Zoned C-II, Bluebird Londonderry, LLC (Owner & Applicant).

Member B. O'Brien seconded the motion.

The motion was granted, 4-0-0. The request for a variance was granted as presented.

Request: Request for a variance from LZO 7.5.B Measurement and Calculation of Area



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Result: The applicant withdrew this request.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 16, 2019:

Case No.: 12/19/18-3

Applicant: Sorellina Boutique A Connor Morrisseau
25A Orchard View Drive
Londonderry, NH 03053

Location of Property: 25 Orchard View Drive, Map 7 Lot 38-1, Zoned C-I

Request: Request for a rehearing in **CASE 12/19/18-3** - request for an appeal of administrative decision from the Code Enforcement Officer or his/her designee's determination that Sorellina Boutique is an accessory use to the primary use which is Salon Bogar

Result: The Applicant withdrew the request for a rehearing.

Jim Tirabassi

Jim Tirabassi, Clerk

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