



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

January 24, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 19, 2022:

Case No.: 11/17/2021-3

Applicant: Cedar Crest Development, LLC
25 Buttrick Road – Unit A1
Londonderry, NH 03053

Location of Property: 22 Young Road, Map 6 Lot 53, Zoned R-III

Request: Request for two variances from (1) LZO 4.2.2.2 (B) to eliminate the use requirement at least 75% of single family and two family dwellings shall be restricted housing for older persons in the multi-family residential (R-III) zone; and (2) LZO 4.2.2.3.B.1.b to allow 55 residential 3 bedroom units where only 35 are permitted

Result: Member S. Brunelle made a motion in **CASE NO. 11/17/2021-3** to **continue** the application to February 16, 2022 per the applicant's request to allow time for the applicant to discuss abutters' concerns.

Member B. O'Brien seconded the motion.

The motion passed, 5-0-0. The application was **continued** to February 16, 2022.

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. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 19, 2022:

Case No.: 11/17/2021-4

Applicant: Cedar Crest Development, LLC
25 Buttrick Road – Unit A1
Londonderry, NH 03053

Location of Property: 20 Young Road, Map 6 Lot 58-2, Zoned R-III

Request: Request for two variances from (1) LZO 4.2.2.2 (B) to eliminate the use requirement at least 75% of single family and two family dwellings shall be restricted housing for older persons in the multi-family residential (R-III) zone; and (2) LZO 4.2.2.3.B.1.b to allow 55 residential 3 bedroom units where only 35 are permitted.

Result: Member S. Brunelle made a motion in **CASE NO. 11/17/2021-4** to **continue** the application to February 16, 2022 per the applicant's request to allow time for the applicant to discuss abutters' concerns.

Member B. O'Brien seconded the motion.

The motion passed, 5-0-0. The application was **continued** to February 16, 2022.

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. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 19, 2022:

Case No.: 12/15/2021-2

Applicant: Midwest Convenience (Sunoco)
1450 N. Benson Ave – Suite A
Upland, CA 91786

Location of Property: 66 Nashua Road, Map 7 Lot 40-4, Zoned C-I

Request: Request for a variance from LZO 7.6.D.3.b to allow a total of 108 SF of wall signage where only 50 SF are allowed

Result: Member B. O'Brien made a motion in **CASE NO. 12/15/2021-2** to **GRANT** the applicant's request for a variance from LZO 7.6.D.3.b to allow a total of 108 SF of wall signage where only 50 SF are allowed, 66 Nashua Road, Map 7 Lot 40-4, Zoned C-I, The Matarazzo Family Trust (Owner) and Midwest Convenience (Sunoco) (Applicant)

Member I. Macarelli seconded the motion.

The motion passed, 5-0-0. The applicant's request for a variance was **GRANTED**.

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. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 19, 2022:

Case No.: 12/15/2021-8

Applicant: Belize Real Estate Holdings, LLC
74 Page Road
Londonderry, NH 03053

Location of Property: Eight Wiley Hill Road, Map 5 Lot 28, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to allow a lot with 100.58 feet of frontage where 150 feet are required

Result: Member B. O'Brien made a motion in **CASE NO. 12/15/2021-8** to **GRANT** the applicant's request for a continuance to update and complete a sight distance and driveway profile for Town Staff review to be submitted by February 11, 2022.

Member D. Armstrong seconded the motion.

The motion passed, 4-0-0. The application was **continued** to February 16, 2022.

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. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 19, 2022:

Case No.: 01/19/2022-1

Applicant: Gary & Amy Mellinger
114 Litchfield Road
Londonderry, NH 03053

Location of Property: 114 Litchfield Road, Map 11 Lot 26-1-2, Zoned AR-1

Request: Request for a special exception for a portable storage unit pursuant to LZO 5.15.1

Result: Member B. O'Brien made a motion in **CASE NO. 01/19/2022-1** to **GRANT** the applicant's request for a special exception for a portable storage unit pursuant to LZO 5.15.1, 114 Litchfield Road, Map 11 Lot 26-1-2, Zoned AR-1, Gary & Amy Mellinger (Owners & Applicants) as presented with the structure to be removed no later than December 31, 2022.

Member I. Macarelli seconded the motion.

The motion passed, 5-0-0. The applicant's request for a special exception was **GRANTED** with conditions.

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. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.