



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

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

October 26, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, October 20, 2021:

**Case No.:** 07/21/21-2

**Applicant:** Renegade's Pub North  
103 Nashua Road  
Londonderry, NH 03053

**Location of Property:** 103 Nashua Road, Map 6 Lot 35-17, Zoned C-I

**Request:** Request for a variance from LZO 4.3.3.B to reduce the required 33% green landscaping area to 11% with the addition of an 8 ft x 12 ft extension to the existing patio

**Result:** Member J. Benard made a motion in **CASE NO. 07/21/2021-2** to continue the application to November 17, 2021 to allow time for the applicant to produce further engineering analyses/review/specifications on the wall and safety concerns that have been discussed the hearing (structural integrity, crash & impact resistance, etc.).

Member M. Feig seconded the motion.

The motion passed, 5-0-0. The public hearing on the application was continued to November 17, 2021.

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Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of parties or any person directly affected by the decision to request a rehearing within thirty calendar days following a hearing in accordance with RSA 677:2, and if the party or directly affected person remains aggrieved following rehearing, to appeal the ZBA's decision to the Superior Court in accordance with RSA 677:4. A 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, October 20, 2021:

**Case No.:** 07/21/21-3

**Applicant:** Renegade's Pub North  
103 Nashua Road  
Londonderry, NH 03053

**Location of Property:** 103 Nashua Road, Map 6 Lot 35-17, Zoned C-1

**Request:** Request for a variance LZO 4.3.3.A.1 to encroach 32.2 feet into the 60 foot front setback for the addition roll up/down plastic barriers on an existing patio

**Result:** Member J. Benard made a motion in **CASE NO. 07/21/2021-3** to continue the public hearing on the application to November 17, 2021.

Member M. Feig seconded the motion.

The motion passed, 5-0-0. The public hearing on the application was continued to November 17, 2021.

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Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of parties or any person directly affected by the decision to request a rehearing within thirty calendar days following a hearing in accordance with RSA 677:2, and if the party or directly affected person remains aggrieved following rehearing, to appeal the ZBA's decision to the Superior Court in accordance with RSA 677:4. A 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, October 20, 2021:

**Case No.:** 10/20/2021-1

**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 three variances from (1) LZO 7.8.B.1 to alter an existing non-conforming sign without losing its preexisting status; (2) LZO 7.6.D.3.b.ii to allow three wall signs where only two are permitted; and (3) LZO 7.6.D.3.b.i to allow 75.78 SF of signage for wall signs where only 50 SF are allowed

**Result:** Member J. Benard made a motion in **CASE NO. 10/20/2021-1** to **GRANT** the applicant's request for a variance from LZO 7.8.B.1 to alter an existing non-conforming sign without losing its preexisting status, 66 Nashua Road, Map 7 Lot 40-4, Zoned C-I, Midwest Convenience/Sunoco (Applicant) and The Matarozzo Family Trust (Applicant).

Member B. O'Brien seconded the motion.

The motion was granted, 4-1-0. The applicant's request for a variance was **GRANTED**.

The applicant withdrew the two other variance requests from LZO 7.6.D.3.b.i and 7.6.D.3.b.ii.

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Neil Dunn, Chair

**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, October 20, 2021:

**Case No.:** 10/20/2021-2

**Applicant:** Felipe & Kirsten Figueiredo  
23 Mammoth Road  
Londonderry, NH 03053

**Location of Property:** 23 Mammoth Road, Map 1 Lot 56-1, Zoned AR-1

**Request:** Request for a variance from LZO 4.2.1.3.C.2 to encroach 6.5 feet into the side setback for the construction of a two story garage

**Result:** Member J. Benard made a motion in **CASE NO. 10/20/2021-2** to **GRANT** the applicants' request for a variance from LZO 4.2.1.3.C.2 to encroach 6.5 feet into the side setback for the construction of a two-story garage, 23 Mammoth Road, Map 1 Lot 56-1, Zoned AR-1, Felipe & Kirsten Figueiredo (Owners & Applicants).

Member B. Berardino seconded the motion.

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

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Neil Dunn, Chair

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, October 20, 2021:

**Case No.:** 10/20/2021-3

**Applicant:** Matthew Goyette  
750 Brackett Road  
Rye, NH 03870

**Location of Property:** Four Orchard View Drive, Map 7 Lot 40-2, Zoned C-I

**Request:** Request for a variance from LZO 7.6.3.b.i for a 50 SF wall sign where only 40 SF are allowed

**Result:** Member J. Benard made a motion in **CASE NO. 09/15/2021-3** to **GRANT** the applicant's request for a variance from LZO 7.6.3.b.i for a 50 SF wall sign where only 40 SF are allowed, Four Orchard View Drive, Map 7 Lot 40-2, Zoned C-I, Matthew Goyette (Applicant) and Vernco Apple, LLC (Owner)

Member B. Berardino seconded the motion.

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

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Neil Dunn, Chair

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