



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

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

November 2, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, October 21, 2020:

**Case No.:** 10/21/2020-1

**Applicant:** STG Realty Associates, LLC  
18 Orchard View Drive – Unit 2  
Londonderry, NH 03053

**Location of Property:** 18 Orchard View Drive, Map 7 Lot 40-12, Zoned AR-1

**Request:** Request for three variances from LZO: (1) 7.5.C.1 to allow a sign 20 feet in height where only 10 are allowed; 7.6.D.3.a to allow a 120 SF free standing sign where only 65 SF are allowed; and 7.6.D.3.a.i to allow a free standing sign to be located five feet from the property line where 15 feet are required

**Result:** Member J. Bernard made a motion to **GRANT** the applicant's request for a continuance to November 18, 2020 in **CASE NO. 10/21/2020-1**: Request for three variances from LZO: (1) 7.5.C.1 to allow a sign 20 feet in height where only 10 are allowed; 7.6.D.3.a to allow a 120 SF free standing sign where only 65 SF are allowed; and 7.6.D.3.a.i to allow a free standing sign to be located five feet from the property line where 15 feet are required, 18 Orchard View Drive, Map 7 Lot 40-12, Zoned C-I, STG Realty Associates, LLC (Owner & Applicant).

S. Brunelle seconded the motion.

The motion was granted, 5-0-0. The applicant's request for a continuance was **GRANTED** to November 18, 2020.

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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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November 2, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, October 21, 2020:

**Case No.:** 10/21/2020-2

**Applicant:** NH Signs  
66 Gold Ledge Avenue  
Auburn, NH 03032

**Location of Property:** Four Orchard View Drive, Map 7 Lot 40-2, Zoned C-1

**Request:** Request for a variance from LZO 7.6.D.3.b.i to allow a 164.8 SF wall sign where only 40 SF are allowed

**Result:** Member J. Bernard made a motion to **CONTINUE** the applicant's request for a variance in **CASE NO. 10/21/2020-2**: request a variance from LZO 7.6.D.3.b.i to allow a 164.8 SF wall sign where only 40 SF are allowed, Four Orchard View Drive, Map 7 Lot 40-2, Zoned C-1, NH Signs (Applicant) and Vernco Apple, LLC (Owner) so the Zoning Board of Adjustment may seek legal counsel and guidance on the applicability of two cases, Fisher vs. Dover 120 N.H. 187 and CBDA Development vs. Town of Thornton, the legal standard of a substantially different application as it relates to the 2<sup>nd</sup> submitted application, and what constitutes meaningful material changes.

M. Feig seconded the motion.

The motion was **GRANTED**, 3-0-0. The applicant's request for a variance was continued to November 18, 2020.

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Neil Dunn, Chair

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November 2, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, October 21, 2020:

**Case No.:** 09/16/2020-2

**Applicant:** NH Signs  
66 Gold Ledge Avenue  
Auburn, NH 03032

**Location of Property:** 11 Nashua Road, Map 10 Lot 51-1, Zoned C-II

**Request:** Request for a motion for a rehearing

**Result:** Member B. O'Brien made a motion to **GRANT** the applicant's request for rehearing for **CASE NO. 09/16/2020-2** request for a variance from LZO 7.7.E.3 for a changeable electronic message board sign which is otherwise prohibited, 11 Nashua Road, Map 10 Lot 51-1, Zoned C-II, Asaba Realty, LLC (Owner) and NH Signs (Applicant)

M. Feig seconded the motion.

The motion was **GRANTED**, 5-0-0. The applicant's request for a rehearing will occur November 18, 2020.

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Neil Dunn, Chair

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