



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

November 16, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 16, 2022:

Case No.: 08/17/2022-1

Applicant: Alfred Pittore
15 Rockingham Road
Londonderry, NH 03053

Location of Property: 15 Rockingham Road, Map 13 Lot 99, Zoned C-II

Request: Request for a variance from LZO 4.3.3.B.2.a to encroach 30 feet into the 50 foot landscaping buffer

Result: The applicant withdrew its request.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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, November 16, 2022:

Case No.: 08/17/2022-2

Applicant: Alfred Pittore
15 Rockingham Road
Londonderry, NH 03053

Location of Property: 15 Rockingham Road, Map 13 Lot 99, Zoned C-II

Request: Request for a variance from LZO 4.6.1.3.B.12 to allow parking and other site improvements in the 100 foot conservation overlay district which is otherwise prohibited

Result: The applicant withdrew its request.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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, November 16, 2022:

Case No.: 08/17/2022-3

Applicant: Alfred Pittore
15 Rockingham Road
Londonderry, NH 03053

Location of Property: 15 Rockingham Road, Map 13 Lot 99, Zoned C-II

Request: Request for a variance from LZO 4.6.1.3.B.12 to allow parking and other site improvements in the 50 foot conservation overlay district which is otherwise prohibited

Result: The applicant withdrew its request.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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, November 16, 2022:

Case No.: 09/21/2022-3

Applicant: The Gardocki Family Trust
10 Sheridan Drive
Londonderry, NH 03053

Location of Property: 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #4) with 50.28 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants)

Result: Member B. O'Brien made a motion in **CASE NO. 09/21/2022-3** to grant the applicant's request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #4) with 50.28 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants) with the condition that the applicant obtained subdivision approval from the planning board as presented.

Member C. Moore seconded the motion.

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

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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, November 16, 2022:

Case No.: 09/21/2022-4

Applicant: The Gardocki Family Trust
10 Sheridan Drive
Londonderry, NH 03053

Location of Property: 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1 & 13 Sheridan Drive, Map 16 Lot 50-3, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #1) with 50.00 feet of frontage where 150 feet are required, 13 Sheridan Drive, Map 16 Lot 50-3, Zoned AR-1 and 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Result: Member B. O'Brien made a motion in **CASE NO. 09/21/2022-4** to grant the applicant's request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #1) with 50.00 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants) with the condition that the applicant obtained subdivision approval from the planning board as presented and a driveway maintenance agreement outlining the maintenance and expenses associated with the care and upkeep of the shared driveways be executed and recorded with the approved subdivision plan.

Member I. Macarelli seconded the motion.

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

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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, November 16, 2022:

Case No.: 09/21/2022-5

Applicant: The Gardocki Family Trust
10 Sheridan Drive
Londonderry, NH 03053

Location of Property: 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #2) with 26.04 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Result: Member B. O'Brien made a motion in **CASE NO. 09/21/2022-5** to grant the applicant's request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #2) with 26.04 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants) with the condition that the applicant obtained subdivision approval from the planning board as presented and a driveway maintenance agreement outlining the maintenance and expenses associated with the care and upkeep of the shared driveways be executed and recorded with the approved subdivision plan.

Member D. Armstrong seconded the motion.

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

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 16, 2022:

Case No.: 09/21/2022-6

Applicant: The Gardocki Family Trust
10 Sheridan Drive
Londonderry, NH 03053

Location of Property: 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #3) with 26.04 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Result: Member D. Armstrong made a motion in **CASE NO. 09/21/2022-6** to grant the applicant's request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #3) with 26.04 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants) with the condition that the applicant obtained subdivision approval from the planning board as presented and a driveway maintenance agreement outlining the maintenance and expenses associated with the care and upkeep of the shared driveways be executed and recorded with the approved subdivision plan.

Member C. Moore seconded the motion.

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

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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, November 16, 2022:

Case No.: 09/21/2022-8

Applicant: 201 Highland, LLC
83 Nashua Road
Londonderry, NH 03053

Location of Property: 77 Nashua Road, Map 7 Lot 129, Zoned C-I

Request: Request for a variance from LZO 4.12 Use Table to allow self-storage facility in the C-I zone which is otherwise prohibited

Result: Member B. O'Brien made a motion in **CASE NO. 09/21/2022-8** to grant the applicant's request for a variance from LZO 4.12 Use Table to allow self-storage facility in the C-I zone which is otherwise prohibited, 77 Nashua Road, Map 7 Lot 129, Zoned C-I, CM Londonderry, LLC (Owner) and 201 Highland, LLC (Applicant) with the conditions that there be no outside storage, no vehicle rentals, , operating hours on the weekends be Saturday 6 a.m. – 10 p.m. and Sunday 8 a.m. to 6 p.m. and a lot merger be recorded at the Rockingham County Registry of Deeds with Map 7 Lot 130.

Member C. Moore seconded the motion.

The motion passed, 3-2-0. The applicant's request was **granted** with conditions.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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 16, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 16, 2022:

Case No.: 09/21/2022-9

Applicant: 201 Highland, LLC
83 Nashua Road
Londonderry, NH 03053

Location of Property: 83 Nashua Road, Map 7 Lot 130, Zoned C-I

Request: Request for a variance from LZO 4.12 Use Table to allow self-storage facility in the C-I zone which is otherwise prohibited

Result: Member B. O'Brien made a motion in **CASE NO. 09/21/2022-9** to grant the applicant's request for a variance from LZO 4.12 Use Table to allow self-storage facility in the C-I zone which is otherwise prohibited, 77 Nashua Road, Map 7 Lot 129, Zoned C-I, CM Londonderry, LLC (Owner) and 201 Highland, LLC (Applicant) with the conditions that there be no outside storage, no vehicle rentals, , operating hours on the weekends be Saturday 6 a.m. – 10 p.m. and Sunday 8 a.m. to 6 p.m. and a lot merger be recorded at the Rockingham County Registry of Deeds with Map 7 Lot 129.

Member C. Moore seconded the motion.

The motion passed, 3-2-0. The applicant's request was **granted** with conditions.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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, November 16, 2022:

Case No.: 11/16/2022-1

Applicant: Scannell Properties, LLC
190 Pillsbury Road
Londonderry, NH 03053

Location of Property: 36 Industrial Drive, Map 28 Lot 18-13, Zoned GB

Request: Request for a variance from LZO 4.13 GB District Services Table to allow a 30,188 SF the use of an automotive repair facility for electric vehicles within a 46,320 SF building where only 10,000 SF are allowed by conditional use permit

Result: Member B. O'Brien made a motion in **CASE NO. 11/16/2022-1** to **GRANT** the applicant's request for a variance from LZO 4.13 GB District Services Table to allow a 30,188 SF the use of an automotive repair facility for electric vehicles within a 46,320 SF building where only 10,000 SF are allowed by conditional use permit, 36 Industrial Drive (Map 28 Lot 18-3, Zoned Gateway Business (GB)) with the following conditions: no combustion engines to be repaired on the property.

Member C. Moore seconded the motion.

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

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 16, 2022:

Case No.: 11/16/2022-2

Applicant: Scannell Properties
74 Hall Road
Londonderry, NH 03053

Location of Property: 36 Industrial Drive, Map 28 Lot 18-3, Zoned GB

Request: Request for a variance from LZO 4.12 Use Table to allow a vehicle sales establishment in the Gateway Business zone which is otherwise prohibited

Result: Member B. O'Brien made a motion in **CASE NO. 11/16/2022-2** to **GRANT** the applicant's request for a variance from LZO 4.12 Use Table to allow a vehicle sales establishment in the Gateway Business zone which is otherwise prohibited, 36 Industrial Drive (Map 28 Lot 18-3, Zoned Gateway Business (GB)), Ballinger Properties, LLC and Five N Associates (Owners) and Scannell Properties (Applicant) with the following condition: no sales of combustible vehicles are allowed.

Member D. Armstrong seconded the motion.

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

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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.