



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

November 18, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 17, 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 M. Feig made a motion in **CASE NO. 07/21/2021-2** to **GRANT** the applicant's 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, 103 Nashua Road, Map 6 Lot 35-17, Zoned C-I, Rivard Pizza, LLC (Owner) and Renegades Pub North (Applicant) conditioned on the applicant receiving full Planning Board approval and that the safety measures delineated in Variance Plan by Allen & Major Associates, Inc. dated August 12, 2021 and last revised October 28, 2021 are incorporated into the site.

Member I. Macarelli seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED** with conditions.

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT
268B Mammoth Road, Londonderry, New Hampshire 03053
Phone: 432-1100, ext.134 Fax: 432-1142

November 18, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 17, 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-I

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 M. Feig made a motion in **CASE NO. 07/21/2021-3** to **GRANT** the applicant's request for a variance from 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, 103 Nashua Road, Map 6 Lot 35-17, Zoned C-I, Rivard Pizza, LLC (Owner) and Renegades Pub North (Applicant) conditioned on the applicant receiving full Planning Board approval and the applicant obtaining a valid assembly permit.

Member D. Armstrong seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED** with conditions.

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT
268B Mammoth Road, Londonderry, New Hampshire 03053
Phone: 432-1100, ext.134 Fax: 432-1142

November 18, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 17, 2021:

Case No.: 11/17/2021-1

Applicant: Tegra Equipment, Inc. d/b/a Bobcat of NH
P.O. Box 1120
Manchester, NH 03015

Location of Property: 307 Nashua Road, Map 2 Lot 34A, Zoned C-II

Request: Request for a variance from LZO 4.3.2.B to allow outdoor storage between a frontage street and a building line which is otherwise prohibited

Result: Member M. Feig made a motion in **CASE NO. 11/17/2021-1** to **GRANT** the applicant's request for a variance from LZO 4.3.2.B to allow outdoor storage between a frontage street and a building line which is otherwise prohibited, 307 Nashua Road, Map 2 Lot 34A, Zoned C-II, Mal-Mar, LLC (Owner) and Tegra Equipment, Inc. d/b/a Bobcat of NH (Applicant) with the condition that the outdoor storage area be limited to the area shown on Exhibit A attached hereto.

Member I. Macarelli seconded the motion.

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

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

November 18, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 17, 2021:

Case No.: 11/17/2021-2

Applicant: William & Kassie Eacrett
17 Saddleback Road
Londonderry, NH 03053

Location of Property: 17 Saddleback Road, Map 6 Lot 13-13, Zoned AR-1

Request: Request for a variance to encroach 15 feet into the 150 foot Planned Residential Development ("PRD") setback for the construction of an addition

Result: Member B. O'Brien made a motion in **CASE NO. 11/17/2021-2** to **GRANT** the applicants' request for a variance encroach 15 feet into the 150 foot Planned Residential Development ("PRD") setback for the construction of an addition, 17 Saddleback Road, Map 6 Lot 13-13, Zoned AR-1, William & Kassie Eacrett (Owners and Applicants).

Member M. Feig seconded the motion.

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

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

November 18, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 17, 2021:

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 B. O'Brien made a motion in **CASE NO. 11/17/2021-3** to **continue** the application to December 15, 2021 to allow the applicant time to produce soil studies/testing to determine density requirements, test pit locations, wetland delineation, and blasting and gas line information.

Member M. Feig seconded the motion.

The motion passed, 5-0-0. The application was continued to December 15, 2021.

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

November 18, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 17, 2021:

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 B. O'Brien made a motion in **CASE NO. 11/17/2021-4** to **continue** the application to December 15, 2021 to allow the applicant time to produce soil studies/testing to determine density requirements, test pit locations, wetland delineation, and blasting and gas line information.

Member M. Feig seconded the motion.

The motion passed, 5-0-0. The application was continued to December 15, 2021.

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

November 18, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 17, 2021:

Case No.: 11/17/2021-5

Applicant: James Mechachonic
44 Kimball Road
Londonderry, NH 03053

Location of Property: 44 Kimball Road, Map 11 Lot 57-2, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.1 to encroach 12 feet into the 40 foot front setback for the construction of a garage

Result: Member B. O'Brien made a motion in **CASE NO. 11/17/2021-5** to **GRANT** the applicant's request for a variance from LZO 4.2.1.3.C.1 to encroach 12 feet into the 40 foot front setback for the construction of a garage, 44 Kimball Road, Map 11 Lot 57-2, Zoned AR-1, James Mechachonic (Owner & Applicant)

Member I. Macarelli seconded the motion.

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

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

November 18, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 17, 2021:

Case No.: 11/17/2021-6

Applicant: V&W Investment Group, LLC
One Verani Way
Londonderry, NH 03053

Location of Property: 215 & 217 Rockingham Road, Map 15 Lots 22-1 & 23-2, Zoned C-II

Request: Request for a variance from LZO 4.1.2 Use Table to permit a "mixed use residential" use that is otherwise not allowed

Result: The applicant withdrew its application.

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

November 18, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 17, 2021:

Case No.: 11/17/2021-7

Applicant: Brilor Corporation
23 Orchard View Drive
Londonderry, NH 03053

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

Request: Request for an equitable waiver of dimensional requirements regarding 710 SF of pavement that encroaches into the 30 foot landscaping buffer, 25 Orchard View Drive.

Result: Member B. O'Brien made a motion in **CASE NO. 11/17/2021-7** to **GRANT** the applicant's request for an equitable waiver of dimensional requirements regarding 710 SF of pavement that encroaches into the 30 foot landscaping buffer, 25 Orchard View Drive, Map 7 Lot 38-1, Zoned C-I, Brilor Corporation (Owner & Applicant)

Member Feig seconded the motion.

The motion passed, 5-0-0. The applicant's request for an equitable waiver was **GRANTED**.

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

November 18, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, November 17, 2021:

Case No.: 11/17/2021-8

Applicant: Brilor Corporation
23 Orchard View Drive
Londonderry, NH 03053

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

Request: Request for an equitable waiver of dimensional requirements regarding the location of a dumpster enclosure that encroaches 13 feet into the 30-foot landscaping buffer and 43 feet into the 60-foot front setback

Result: Member B. O'Brien made a motion in **CASE NO. 11/17/2021-8** to **GRANT** the applicant's request for an equitable waiver of dimensional requirements regarding the location of a dumpster enclosure that encroaches 13 feet into the 30-foot landscaping buffer and 43 feet into the 60-foot front setback, 25 Orchard View Drive, Map 7 Lot 38-1, Zoned C-I, Brilor Corporation (Owner & Applicant)

Member D. Armstrong seconded the motion.

The motion passed, 5-0-0. The applicant's request for an equitable waiver was **GRANTED**.

The applicant withdrew its request for an equitable waiver for the location of the dumpster.

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.