



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

February 21, 2019

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, February 20, 2019:

Case No.: 12/19/18-1

Applicant: Cedar Crest Development
20 Buttrick Road
Londonderry, NH 03053

Location of Property: 17 Dan Hill Road, Map 2 Lot 46, Zoned AR-1

Request: Request for a variance from LZO 2.3.1.3.B.2 (LZO 4.2.1.3.B.2 as amended) to allow a duplex on a 15 acre lot with only 85 feet of frontage where 200 feet of frontage on a Class V or better road are required

Result: Member J. Tirabassi made a motion in **CASE NO. 12/19/18-1** to **GRANT** the applicant's request for a variance from LZO 4.2.1.3.B.2 to allow a duplex on a 15 acre lot with only 85 feet of frontage where 200 feet of frontage on a Class V or better road are required, 17 Dan Hill Road, Map 2 Lot 46, Zoned AR-1, Brenda E. Carver Revocable Trust (Owner) and Cedar Crest Development (Applicant) with the condition that the requirements and/or conditions outlined in Division Chief Londonderry Fire Department, Brian Johnson's e-mail dated February 20, 2019 are met.

Member J. Benard seconded the motion.

The motion was granted, 3-2-0. The applicant's request for a variance was granted with conditions.

Jim Tirabassi

Jim Tirabassi, Clerk

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.

cc: Town Council; Building Inspector; Town Clerk; Assessor; Planning Board; Conservation Commission

Exhibit C Case #12/18/18-1
2/20/19

Laura Gandia

From: Colleen Mailloux
Sent: Wednesday, February 20, 2019 10:14 AM
To: Laura Gandia
Subject: FW: Dan Hill Rd.

From: Brian G. Johnson <bjohnson@londonderrynh.org>
Sent: Wednesday, February 20, 2019 10:13 AM
To: Colleen Mailloux <cmailloux@londonderrynh.org>
Cc: George Chadwick (georgec@bedforddesign.com) <georgec@bedforddesign.com>
Subject: Dan Hill Rd.

Colleen,

I am writing you in reference to the proposed duplex at the end of Dan Hill Rd. The Fire Departments concern is getting a fire truck out of the location after an incident. Depending on the length of the access road a turnaround would be required. *2015 NFPA 1 – Fire Code: 18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.*

The Fire Department approves of a hammerhead style turn around integrated into the driveway. The turnaround is to be approved by the Fire Department as for size and width and approved by the Department of Public works to verify it will hold the weight of a fire truck.

If you have any questions please feel free to contact me.

Thank you,
Brian

Town of Londonderry
Brian Johnson, CFI, CFPE
Division Chief of Fire Prevention
280 Mammoth Road
Londonderry, NH 03053
(603)432-1124
bjohnson@londonderrynh.org

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Case No.: 2/20/19-1

Applicant: Speedway, LLC
500 Speedway Drive
Enon, OH 45323

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

Request: Request for a variance from LZO 7.7.E.3 to allow an illuminated LED changeable electronic message board sign that is otherwise prohibited

Result: Member J. Tirabassi made a motion in **CASE NO. 2/20/19-1** to **CONTINUE** the application to March 20, 2019 to correct the lack of notice to an abutter.

Member J. Benard seconded the motion.

The motion was granted, 5-0-0. The application was continued to March 20, 2019.

Jim Tirabassi

Jim Tirabassi, Clerk

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, February 20, 2019:

Case No.: 2/20/19-2

Applicant: Jason Reid
46 Auburn Road
Londonderry, NH 03053

Location of Property: 46 Auburn Road, Map 16 Lot 49, Zoned AR-1

Request: Request for a special exception pursuant to LZO 5.12 to allow a home occupation for office use for an excavation company.

Result: Member J. Benard made a motion in **CASE NO. 2/20/19-2** to **CONTINUE** the application to receive input and clarification from the Town's attorney relating to section 5.12.F of the Town's zoning ordinance

Member B. Berardino seconded the motion.

The motion was granted, 5-0-0. The application was continued to March 20, 2019.

Jim Tirabassi

Jim Tirabassi, Clerk

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, February 20, 2019:

Case No.: 2/20/19-3

Applicant: Lewis O'Brien
70 Alexander Road
Londonderry, NH 03053

Location of Property: 70 Alexander Road, Map 11 Lot 53, Zoned AR-1

Request: Request for a variance from LZO 5.18.F to allow an accessory dwelling which exceeds the allowable 40% of the living area of the principal dwelling by 130 SF

Result: Member J. Benard made a motion in **CASE NO. 2/20/19-3** to **GRANT** the applicant's request for a variance from LZO 5.18.F to allow an accessory dwelling which exceeds the allowable 40% of the living area of the principal dwelling by 130 SF, 70 Alexander Road, Map 11 Lot 53, Zoned AR-1, Lewis O'Brien (Owner & Applicant)

Member B. Berardino seconded the motion.

The motion was granted, 5-0-0. The request for a variance was granted.

Jim Tirabassi

Jim Tirabassi, Clerk

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.

cc: Town Council; Building Inspector; Town Clerk; Assessor; Planning Board; Conservation Commission