



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

March 16, 2022

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

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 M. Feig made a motion in **CASE NO. 11/17/2021-3** to **GRANT** the applicant's request for a continuance to April 20, 2022 due to the lack of a five member board.

Member I. Macarelli seconded the motion.

The motion passed, 3-0-0. The application was **continued** to April 20, 2022.

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, March 16, 2022:

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 M. Feig made a motion in **CASE NO. 11/17/2021-4** to **GRANT** the applicant's request for a continuance request for a continuance to April 20, 2022 due to the lack of a five member board.

Member I. Macarelli seconded the motion.

The motion passed, 3-0-0. The application was **continued** to April 20, 2022.

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, March 16, 2022:

Case No.: 12/15/2021-8

Applicant: Belize Real Estate Holdings, LLC
74 Page Road
Londonderry, NH 03053

Location of Property: Eight Wiley Hill Road, Map 5 Lot 28, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to allow a lot with 100.58 feet of frontage where 150 feet are required

Result: The case was continued to April 20, 2022 due to the lack of a quorum.

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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b

March 16, 2022

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

Case No.: 02/16/2022-1

Applicant: Leon & Tamara Lampes
Six Dickey Street
Londonderry, NH 03053

Location of Property: Six Dickey Street, Map 10 Lot 109, Zoned C-II

Request: Appeal of the Zoning Administrator/Chief Building Inspector Nick Codner's administrative decision/determinations dated November 23, 2021 regarding necessary site improvements and approvals pursuant to LZO sections 5.21.A, 4.3, 4.3.2.A-D & 4.33

Result: Member M. Feig made a motion in **CASE NO. 02/16/2022-1** to find that the Board lacks jurisdiction to hear the municipal estoppel claim in accordance with the holding in *Daryl Dembiec et al. v. Town of Holderness*, 167 N.H. 130, A.3d 1051 (N.H. 2014).

Member I. Macarelli seconded the motion.

The motion passed, 3-0-0.

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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March 16, 2022

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

Case No.: 03/16/2022-1

Applicant: Douglas & Elizabeth Thomas
143 Mammoth Road
Londonderry, NH 03053

Location of Property: 143 Mammoth Road, Map 3 Lot 100-1, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.3 to encroach 10 feet into the 15 foot back setback for the construction of an addition to a deck

Result: Member M. Feig made a motion in **CASE NO. 03/16/2022-1** to **GRANT** the applicants' request for a variance from LZO 4.2.1.3.C.3 to encroach 10 feet into the 15 foot back setback for the construction of an addition to a deck, 143 Mammoth Road, Map 3 Lot 100-1, Zoned AR-1, Douglas & Elizabeth Thomas (Owners & Applicants) with the condition that the addition to the deck be no greater than 12 X 17 feet.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicants' request for a variance was **granted** with conditions.

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, March 16, 2022:

Case No.: 03/16/2022-2

Applicant: Harmony Bourassa and Eric Paris
13 Thornton Road
Londonderry, NH 03053

Location of Property: 13 Thornton Road, Map 6 Lot 99-79, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.1 to encroach 15 feet into the 40 foot front setback for the construction of a shed

Result: The applicants withdrew their request.

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, March 16, 2022:

Case No.: 03/16/2022-3

Applicant: Copper & Jenna Brown
Two Burbank Road
Londonderry, NH 03053

Location of Property: Two Burbank Road, Map 2 Lot 29B-5, Zoned AR-1

Request: Request for a variance to encroach 60 feet into the 150 Planned Residential Development buffer setback for the construction of an inground pool

Result: Member M. Feig made a motion in **CASE NO. 03/16/2022-3** to **GRANT** the applicants' request for a variance to encroach 60 feet into the 150 Planned Residential Development buffer setback for the construction of an inground pool, Two Burbank, Map 2 Lot 29B-5, Zoned AR-1, Cooper & Jenna Brown (Owners & Applicants) with the condition that the pool be no wider than 50 feet.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicants request for a variance was **granted** with conditions.

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, March 16, 2022:

Case No.: 03/16/2022-4

Applicant: Sean & Marie Bucklin
Three Gardner Circle
Londonderry, NH 03053

Location of Property: Three Gardner Circle, Map 6 Lot 75-11, Zoned AR-1

Request: Appeal of an administrative decision by Norma Ditri dated February 7, 2022 regarding LZO 4.2.1.2A the use of a travel trailer (camper) as an accessory dwelling

Result: Member M. Feig made a motion in **CASE NO. 03/16/2022-4** to **DENY** the applicants' appeal of an administrative decision by Norma Ditri dated February 7, 2022 regarding LZO 4.2.1.2A the use of a travel trailer (camper) as an accessory dwelling, Three Gardner Circle, Map 6 Lot 75-11, Zoned AR-1, Sean & Marie Bucklin (Owners & Applicants)

Member I. Macarelli seconded the motion.

The motion passed, 4-0-0. The applicants' appeal for an administrative decision was **denied** because the applicant, Sean Bucklin, stated he was in agreement with the Code Enforcement's determination.

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.