



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

June 22, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, June 17, 2020:

Case No.: 04/15/2020-3

Applicant: Vernco Apple, LLC
70 Washington Street
Salem, MA 01970

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

Request: Request for a variance from LZO 7.6.B.3 to allow 24 banner signs which are prohibited

Result: Member J. Benard made a motion to **GRANT** the applicant's request for a variance in **CASE NO. 04/15/2020-3** from LZO 7.6.B.3 to allow 24 banner signs as presented on Exhibit A which are prohibited, Four Orchard View Drive, Map 7 Lot 40-2, Zoned C-I, Vernco Apple, LLC (Owner & Applicant) with the following conditions: (1) the banner signs shall be no larger than 30"x60"; and (2) the banner material and light poles shall be evaluated by the Building Department for structural integrity.

Member S. Brunelle seconded the motion.

The motion passed, 5-0-0. 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. 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.



Figure 2: Sample of Light Pole Locations



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, June 17, 2020:

Case No.: 06/17/2020-1

Applicant: Russell & Denise Hartley
Two Tokanel Drive
Londonderry, NH 03053

Location of Property: Two Tokanel Drive, Map 7 Lot 117-7, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.1 to encroach 22 feet into the 40 feet front setback for the construction of a garage/accessory dwelling unit

Result: Member J. Benard made a motion to **GRANT** the applicant's request in **CASE NO. 06/17/2020-1**: Request for a variance from LZO 4.2.1.3.C.1 to encroach 22 feet into the 40 feet front setback for the construction of a garage/accessory dwelling unit, Two Tokanel Drive, Map 7 Lot 117-7, Zoned AR-1, Russel & Denise Hartley (Owners & Applicants) with the conditions that the addition be no larger than 24x35 and the accessory dwelling be no larger than 844 SF.

Member B. O'Brien seconded the motion.

The motion passed, 4-1-0. The applicant's request for a variance was **GRANTED with conditions**.

Jim Tirabassi

Jim Tirabassi, Clerk

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, June 17, 2020:

Case No.: 06/17/2020-2

Applicant: Seth McMinis
Two Tanager Way
Londonderry, NH 03053

Location of Property: Two Tanager Way, Map 5 Lot 10-37, Zoned AR-1

Request: Request for a variance from LZO 5.14.B to allow a six-foot fence 38 feet into the 40 feet front setback where only fences 4 feet in height are allowed

Result: Member J. Benard made a motion to **GRANT** the applicant's request in **CASE NO. 06/17/2020-2**: Request for a variance from LZO 5.14.B to allow a six-foot fence 38 feet into the 40 feet front setback where only fences 4 feet in height are allowed, Two Tanager Way, Map 5 Lot 10-37, Zoned AR-1, Seth McMinis (Owner & Applicant).

Member B. O'Brien seconded the motion.

The motion passed, 4-1-0. The applicant's request for a variance was **GRANTED**.

Jim Tirabassi

Jim Tirabassi, Clerk

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, June 17, 2020:

Case No.: 06/17/2020-3

Applicant: Tiffany Smith
534 Mammoth Road
Londonderry, NH 03053

Location of Property: 534 Mammoth Road, Map 15 Lot 223, Zoned AR-1

Request: Request for a special exception pursuant to LZO 5.12 for a home occupation for a hair studio salon

Result: Member J. Benard made a motion to **GRANT** the applicant's request for a special exception in **CASE NO. 06/17/2020-3**: Request for a special exception pursuant to LZO 5.12 for a home occupation for a hair studio salon, 534 Mammoth Road, Map 15 Lot 223, Zoned AR-1, Tiffany Smith (Owner & Applicant).

Member S. Brunelle seconded the motion.

The motion passed, 4-1-0. The applicant's request for a special exception was **GRANTED**.

Jim Tirabassi

Jim Tirabassi, Clerk

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, June 17, 2020:

Case No.: 06/17/2020-4

Applicant: Kake Preserve, LLC
Three Aviation Park Drive
Londonderry, NH 03053

Location of Property: Three Aviation Park Drive, Map 14 Lot 29-10, Zoned IND-II

Request: Request for a variance from LZO 4.4.1.3.H.1 to reduce the perimeter landscaping buffer from 15 feet to 1' 5"

Result: Member J. Benard made a motion to **GRANT** the applicant's request in **CASE NO. 06/17/2020-4**: Request for a variance from LZO 4.4.1.3.H.1 to reduce the perimeter landscaping buffer on the northwest corner of the building as presented and as shown on Exhibit 1 from 15 feet to 1' 5", Three Aviation Park Drive, Map 14 Lot 29-10, Zoned IND-II, Kake Preserve, LLC (Owner & Applicant)

Member B. O'Brien seconded the motion. The applicant's request for a variance was **GRANTED**.

The motion passed, 5-0-0.

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. 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.

