



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

August 22, 2019

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, August 21, 2019:

Case No.: 7/17/19-2

Applicant: NH Signs
66 Gold Ledge Ave
Auburn, NH 03032

Location of Property: Eight Nashua Road, Map 10 Lot 140, Zoned C-II

Request: Request for a variance from LZO 7.7.E.3 for the installation of a changeable electronic message board sign for a gas station

Result: Member J. Benard made a motion in **CASE NO. 7/17/19-2** to **GRANT** the applicant's request for a variance from LZO 7.7.E.3 for the installation of a changeable electronic message board sign for a gas station, Eight Nashua Road, Map 10 Lot 140, Zoned C-II, Aranosian Oil Company, Inc. (Owner) and NH Signs (Applicant)

Member J. Tirabassi seconded the motion.

The motion was granted, 4-0-0. The applicant's 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. 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, August 21, 2019:

Case No.: 7/17/19-3

Applicant: NH Signs
66 Gold Ledge Ave
Auburn, NH 03032

Location of Property: 231 Rockingham Road, Map 15 Lot 149, Zoned C-II & RTE 28 POD

Request: Request for a variance from LZO 7.7.E.3 for the installation of a changeable electronic message board sign for a gas station

Result: Member J. Benard made a motion in **CASE NO. 7/17/19-3** to **GRANT** the applicant's request for a variance from LZO 7.7.E.3 for the installation of a changeable electronic message board sign for a gas station, 231 Rockingham Road, Map 15 Lot 149, Zoned C-II and RTE 28 POD, Aranosian Oil Company, Inc. (Owner) and NH Signs (Applicant)

Member J. Tirabassi seconded the motion.

The motion was granted, 4-0-0. 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, August 21, 2019:

Case No.: 7/17/19-4

Applicant: NH Signs
66 Gold Ledge Ave
Auburn, NH 03032

Location of Property: 137 Rockingham Road, Map 16 Lot 66, Zoned C-II

Request: Request for a variance from LZO 7.7.E.3 for the installation of a changeable electronic message board sign for a gas station

Result: Member J. Benard made a motion in **CASE NO. 7/17/19-4** to **GRANT** the applicant's request for a variance from LZO 7.7.E.3 for the installation of a changeable electronic message board sign for a gas station, 137 Rockingham Road, Map16 Lot 66, Zoned C-II, Aranco Realty, Inc. (Owner) and NH Signs (Applicant)

Member J. Tirabassi seconded the motion.

The motion was granted, 4-0-0. 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, August 21, 2019:

Case No.: 7/17/19-5

Applicant: Jutras Signs, Inc.
30 Harvey Road
Bedford, NH 03110

Location of Property: 6A Kitty Hawk Landing, Map 17 Lot 5-6, Zoned IND-I

Request: Request for a variance from 7.6.D.5.d to allow a free standing sign to be placed 0 feet from the property line where 10 feet is required

Result: Member J. Tirabassi made a motion in **CASE NO. 7/17/19-5** to **CONTINUE** the applicant's request for a variance from LZO 7.6.D.5.d to allow a free standing sign to be placed 0 feet from the property line where 10 feet is required, 6A Kitty Hawk Landing, Map 17 Lot 5-6, Zoned IND-I, Falling Water, LLC (Owner) and Jutras Signs (Applicant) to September 18, 2019 to allow the applicant to provide adequate information regarding the sign location.

Member J. Benard seconded the motion.

The motion was granted, 5-0-0. The applicant's request for a variance was continued to September 18, 2019.

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.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, August 21, 2019:

Case No.: 8/21/19-1

Applicant: Jeff Moulton
Five Taylor Brook Lane
Derry, NH 03038

Location of Property: Eight Tanager Way, Map 5 Lot 10-34, Zoned AR-1

Request: Request for eight variances from LZO as follows:

- (1) Section 4.6.1.3.10 to allow a 364 SF accessory structure sunroom in the conservation overlay district where a maximum accessory structure of 200 SF is allowed (this will encroach into the CO district by 4.7' – total impact of 45 SF)
- (2) Section 4.6.1.3.10 to allow an 210 SF accessory structure roof structure in the conservation overlay district where a maximum accessory structure of 200 SF is allowed (this will encroach into the CO district by 4.7' – total impact of 71 SF)
- (3) Section 4.6.1.3.10 to allow 896 SF accessory structure pool apron (cement patio) in the conservation overlay district where a maximum accessory structure of 200 SF is allowed (this will encroach into the CO district by 3.8' – total impact of 102 SF)
- (4) Section 4.6.1.3.10 to allow use of pressure treated wood for the construction of the sunroom and roof structure in the conservation overlay district, which is prohibited;
- (5) Section 4.6.1.3.10 to allow use asphalt shingles for the construction of the sunroom and roof structure in the conservation overlay district, which is prohibited;
- (6) Section 4.6.1.3.12 to allow the use of a sunroom in the conservation overlay district, which is prohibited;
- (7) Section 4.6.1.3.12 to allow the use of a roof overhang in the conservation overlay district which is prohibited; and
- (8) Section 4.6.1.3.12 to allow the use of a patio in the conservation overlay district, which is prohibited.



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Result: The applicant withdrew his request for eight variances.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, August 21, 2019:

Case No.: 8/21/19-2

Applicant: Raelen Nielsen
111 Litchfield Road
Londonderry, NH 03053

Location of Property: 111 Litchfield Road, Map 11 Lot 25-2, Zoned AR-1

Request: Request for a special exception for a home occupation pursuant to LZO 5.12.5 for a child care facility

Result: Member J. Tirabassi made a motion in **CASE NO. 8/21/19-2** to **GRANT** the applicant's request for a special exception for a home occupation pursuant to LZO 5.12.5 for a child care facility, 111 Litchfield Road, Map 11 Lot 25-2, Zoned AR-1, Jeffrey & Raelen Nielsen (Owners) and Raelen Nielsen (Applicant) with the conditions that the child care facility be limited to 10 children.

Member J. Benard seconded the motion.

The motion was granted, 5-0-0. The applicant's request for a special exception 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, August 21, 2019:

Case No.: 8/21/19-3

Applicant: Pennichuck East Utility, Inc.
25 Manchester Street – P.O. Box 1947
Merrimack, NH 03054-5191

Location of Property: Seven Rear Gordon Drive, Map 10 Lot 142, Zoned AR-1

Request: Request for a variance from LZO section 4.2.1.3.4.D to allow a water tank 156 feet in height, where only 35 feet in height is allowed

Result: Member J. Benard made a motion in **CASE NO. 8/21/19-3** request for a variance from LZO section 4.2.1.3.4.D to allow a water tank 156 feet in height, where only 35 feet in height is allowed, Seven Rear Gordon Drive, Map 10, Lot 142, Zoned AR-1, Pennichuck East Utility, Inc. (Owner & Applicant) to grant the applicant's request for a continuance to September 18, 2019.

Member J. Tirabassi seconded the motion.

The motion was granted, 5-0-0. The applicant's request for a continuance to September 18, 2019 was granted.

Jim Tirabassi

Jim Tirabassi, Clerk

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