



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

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

September 17, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 15, 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-1

**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 B. O'Brien made a motion in **CASE NO. 07/21/2021-2** to **GRANT** the applicant's request for a continuance to October 20, 2021 due to the lack of a five member board.

Member D. Armstrong seconded the motion.

The motion passed, 4-0-0. The applicant's request for a continuance to October 20, 2021 was **GRANTED**.

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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.



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September 17, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 15, 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-1

**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 B. O'Brien made a motion in **CASE NO. 07/21/2021-3** to **GRANT** the applicant's request for a continuance to October 20, 2021 due to the lack of a five member board.

Member D. Armstrong seconded the motion.

The motion passed, 4-0-0. The applicant's request for a continuance to October 20, 2021 was **GRANTED**.

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Neil Dunn, Chair

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 15, 2021:

**Case No.:** 09/15/2021-1

**Applicant:** Timothy Cerato  
One Burbank Road  
Londonderry, NH 03053

**Location of Property:** One Burbank Road, Map 2 Lot 29B-4, Zoned AR-1

**Request:** Request for a special exception pursuant to LZO 5.15.1 for a portable storage structure

**Result:** Member J. Benard made a motion in **CASE NO. 09/15/2021-1** to **GRANT** the applicants' request for a special exception pursuant to LZO 5.15.1 for a portable storage structure, One Burbank Road, Map 2 Lot 29B-4, Zoned AR-1, Timothy Cerato (Owner & Applicant) with the condition that the Building Inspector verify that items nos. 7 (wetland setbacks), 9 (dimensions), 11 (setbacks) and 13 (impervious surface/blocks) are met.

Member B. O'Brien seconded the motion.

The motion was granted, 4-1-0. The applicants' request for a special exception was **GRANTED** with conditions.

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Neil Dunn, Chair

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 15, 2021:

**Case No.:** 09/15/2021-2

**Applicant:** Melissa DiNoto  
28L Juniper Road  
Londonderry, NH 03053

**Location of Property:** 104 Harvey Road, Map 14 Lot 12, Zoned IND-II

**Request:** Request for a variance from LZO 4.1.2 Use Table to allow a restaurant in the Industrial II zone which is otherwise prohibited

**Result:** Member J. Benard made a motion in **CASE NO. 09/15/2021-2** to **DENY** the applicants' request for a variance from LZO 4.1.2 Use Table to allow a restaurant in the Industrial II zone which is otherwise prohibited, 104 Harvey Road, Map 14 Lot 12, Zoned IND-II, Manchester Airport Authority (Owner) and Melissa DiNoto (Applicant)

Member B. O'Brien seconded the motion.

The motion passed, 5-0-0. The applicants' request for a variance was **DENIED** for the following reasons:

Granting of the variance would be contrary to the public interest and the spirit of the ordinance would not be observed because the essential character of the neighborhood would be altered – having a restaurant in the IND-II zone changes the nature of the area by inviting families and children to the area and increases and intermingles family traffic with large industrial and tractor trailer trucks. There are also health and safety concerns associated with this location near the rail trail and the increased foot traffic that would result. Granting the variance would not do substantial justice as keeping compatible uses intact and not increasing traffic in the area and pedestrian foot travel outweigh any loss to the applicant. The proposed use of operating a restaurant in the IND-II area is not a reasonable use given the health and safety concerns (traffic, pedestrian travels, changing the character of the neighborhood, incompatible uses, etc.)



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 15, 2021:

**Case No.:** 09/15/2021-3

**Applicant:** The Gardocki Family Trust  
10 Sheridan Drive  
Londonderry, NH 03053

**Location of Property:** 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

**Request:** Request for a variance from LZO 4.2.1.3.B.1 to allow a lot with 50.28 feet of frontage where 150 feet of frontage are required

**Result:** Member J. Benard made a motion in **CASE NO. 09/15/2021-3** to **GRANT** the applicant's request for a variance from LZO 4.2.1.3.B.1 to allow a lot with 50.28 feet of frontage where 150 feet of frontage are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust (Owner & Applicant)

Member S. Brunelle seconded the motion.

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

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Neil Dunn, Chair

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