



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

April 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, April 21, 2021:

Case No.: 04/21/2021-1

Applicant: Enterprise Drive Recovery, LLC
Four Enterprise Drive
Londonderry, NH 03053

Location of Property: Four Enterprise Drive, Map 15 Lot 62-1, Zoned C-II

Request: Request for a variance from LZO 4.3.3.B.2 to reduce the landscaping buffer zone between a commercial and residential zoning district from 50 feet to 15 feet

Result: Member S. Brunelle made a motion to **GRANT** the applicant's request for a variance in **CASE NO. 04/21/2021-1** from LZO 4.3.3.B.2 to reduce the landscaping buffer zone between a commercial and residential zoning district from 50 feet to 15 feet, Four Enterprise Drive, Map 15 Lot 62-1, Zoned C-II, Enterprise Drive Recovery, LLC (Owner & Applicant) with the conditions that the applicant fulfill the requests of the Heritage Commission as outlined in Exhibit 1 and the requests of the Conservation Commission as outlined in Exhibit 2 for additional plantings as described in the 10/27/2020 Conservation Commission meeting minutes lines 66-71.

Member M. Feig seconded the motion.

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

Neil Dunn, Chair

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.

EX 1

Design Review Committee Heritage Commission Comment Sheet

Project: Bauchman's Towing Site Plan
Location: 4 Enterprise Drive (Map 15 Lot 62-1)
Date: November 2, 2020

Please return comments by Nov 16, 2020

Please return comments to Colleen Mailloux cmailloux@londonderrynh.org Thank You.

Are there any particular concerns regarding the following items? (Check item of concern, explain below)

- | | |
|--|---|
| <input type="checkbox"/> Historic Buildings/Structures | <input checked="" type="checkbox"/> Site Design/Landscaping |
| <input type="checkbox"/> Stonewalls | <input type="checkbox"/> Architectural Design |
| <input type="checkbox"/> Other Historic Resources | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> Signage | <input type="checkbox"/> Street Naming/Development Name |
| <input type="checkbox"/> Other issues (explain below) | |

Comments:

Add trees/shrubs to South west corner of fence.

Submitted by: 

Date: 11/19/2020



Londonderry Conservation Commission
Tuesday, October 27, 2020
Minutes

39 that the previously approved building pushed the drainage swale farther south. J. Lopez replied that was
40 not correct, stating that if they pulled the entire swale out of the buffer, the outlet would be two feet
41 higher, which then in turn would impact the height of the detention pond, as well as the grading around
42 the detention pond, making the building two feet higher. He added that if they increase the platform
43 area by two feet there would be a problem with the driveway connection entrance and grades. M Byerly
44 asked what non-motorized equipment would be and if they have a plan for leaking oil or gas from the
45 vehicles involved in accidents. Brian Bauchman, owner, replied that any vehicles that get back to the site
46 from an accident scene have lost all the fluid, but they will put pads underneath the vehicles if they need
47 to. He commented that he owns four tractor trailer low beds and dry boxes that do not have motors or
48 oils, which would be stored out back in the gravel area. He said that tractors and trucks would be in the
49 garage. M Speltz asked about the landscape plan as well as the steps they have taken to screen the Rail
50 Trail from the site. J. Lopez replied that because there was a change in the building they removed the
51 internal landscape islands on the previously approved plan, but they did relocate one of the small
52 plantings to the side of the entrance. He noted that they duplicated verbatim what was previously
53 approved along the Rail Trail, as they assumed it was agreeable before so it would be agreeable now. M
54 Badois asked if the elevation of the property is higher than the Rail Trail. J Lopez stated that the Rail Trail
55 sits behind a natural berm and reviewed the plan with the Commission noting the topography and
56 grades. He added that the platform is three to four feet below the Rail Trail. M Speltz asked why the
57 riprap was placed if they are not disturbing the slope. J Lopez responded that there is a limitation on 3:1
58 slope so they have to use riprap for stability. M Speltz asked if the contours that are shown are going to
59 be created. J Lopez replied that was correct stating the site is fairly flat. M Speltz asked if they are taking
60 material out. J Lopez answered that was correct. M Speltz asked if this was to create the flat parking
61 area. J Lopez replied that was correct. B Bauchman told the Commission that there is a big knoll that is in
62 between the Rail Trail and the parking lot at his site. He mentioned that the proposed six-foot chain-link
63 fence is lower than the knoll. M Speltz asked why they have a break in the tree line where they are
64 proposing to plant shrubs, instead of planting more trees in that location. J Lopez replied that they kept
65 verbatim the previous planting that had been negotiated in 2016. M Speltz asked if they would consider
66 extending the tree plantings in an alternating fashion to close the gap. J Lopez asked if he is suggesting
67 removing some shrubs and plant trees. M Speltz stated that is correct in order to reinforce the visual
68 barrier. He asked if it was a one-story building. B Bauchman replied that they have 14-foot garage doors.
69 He said that he believes someone might see the peak of the building from the Rail Trail. M Speltz
70 mentioned that when people are walking the trail, most people are not looking at ground level, but
71 rather looking up, and the trees would increase the chance of people not being able to view the
72 building. J Lopez stated that he would like to hear the input from the Planning Board before deciding on
73 adding more trees. M Badois asked what kind of trees they would be. J Lopez replied that they are
74 common lilac. M Badois asked if the Commission could access their comments from 2016 to review why
75 they might have asked for this particular planting. A Kizak replied that she would have to look in the file
76 from 2016 and get back to her. S Malouin asked if the snow storage would flow into the buffer. J Lopez
77 replied that they have made the grading so it creates a bit of a valley for the run-off to come through
78 onto the gravel parking area where there is a catch basin with a sump to outlet into the sediment
79 forebay into the detention pond and then out to the treatment swale. S Malouin asked if there was a



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, April 21, 2021:

Case No.: 04/21/2021-2

Applicant: William & Katelyn Nette
22 Griffin Road
Londonderry, NH 03053

Location of Property: 22 Griffin Road, Map 1 Lot 26-3, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.2 to encroach five feet into the 15 foot side setback for the construction of a shed

Result: Member S. Brunelle made a motion in CASE NO. 04/21/2021-2 to **GRANT** the applicants' request for a variance from LZO 4.2.1.3.C.2 to encroach five feet into the 15 foot side setback for the construction of a shed, 22 Griffin Road, Map 1 Lot 26-3, Zoned AR-1, William & Katelyn Nette (Owners & Applicants) with the condition that the shed be no larger than 12x18 and as presented in Exhibit B.

Member I. Macarelli seconded the motion.

The motion passed, 5-0-0. The applicants' request for a variance was **GRANTED** with conditions.

Neil Dunn, Chair

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Exhibit B

Shed Design

CHECKOUT

Base Model

Style: Victorian Cottage A Frame

Size: 12' x 18'

Shingle: Architectural

Shingle Color: Black

Siding: Vinyl Clapboard

Siding Color: Sagebrook

Shutter Color: Black

Extra Options

Shutters, Double Door Ramp, Bottom Trim, Architectural Shingles, Large Windows, Cottage Vents, Loft

Current Selection

12' x 18', Victorian Cottage A Frame, Vinyl Clapboard, Layout 9



Proposed shed design (likely to not include the ramp on the right)



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, April 22, 2021:

Case No.: 04/21/2021-3

Applicant: Vine Street Rentals, LLC
22 Gerry Lane
Londonderry, NH 03053

Location of Property: 22 Gerry Lane, Map 18 Lot 5, Zoned AR-I

Request: Request for variance from LZO 4.2.1.3.B.1 to allow construction of a single family dwelling on a lot with no frontage on a Class V or better road

Result: Member S. Brunelle made a motion in **CASE NO. 04/21/2021-3** to **GRANT** the applicant's request for a variance from LZO 4.2.1.3.B.1 to allow construction of a single family dwelling on a lot with no frontage on a Class V or better road, 22 Gerry Lane, Map 18 Lot 5, Zoned AR-1, Vine St Rentals, LLC (Owner & Applicant)

Member B. O'Brien seconded the motion.

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

Neil Dunn, Chair

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