

**LONDONDERRY ZONING BOARD OF ADJUSTMENT  
268B MAMMOTH ROAD  
LONDONDERRY, NH 03053**

**MINUTES FROM 08/21/19 MEETING**

The meeting was called to order at 7:00 p.m. Members introduced themselves. The following members were present: Neil Dunn, Chair; Jacqueline Benard, Vice Chair; Jim Tirabassi, Clerk; Bill Berardino, member and Brendan O'Brien, alternate member. Also, in attendance were Laura Gandia, Associate Planner, Richard Canuel, Chief Building Inspector, Health Officer, Zoning Administrator & Code Enforcement Officer and Beth Morrison, Recording Secretary. Chairman Dunn reviewed the hearing procedures and appointed B. O'Brien a voting member this evening.

**I. APPROVAL OF MINUTES**

**J. Benard made a motion to accept the July 17, 2019, minutes as presented.**

**The motion was seconded by B. O'Brien.**

**The motion was granted, 3-0-2, with J. Tirabassi and B. Berardino abstaining.**

**II. REPORT BY TOWN COUNCIL – N/A**

**III. PUBLIC HEARING OF CASES**

**G. 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)**

J. Tirabassi read the case into the record noting no previous zoning cases. L. Gandia informed the Board that the applicant's attorney requested a continuance due to its placement on the agenda, the amount of material to be covered and the anticipated public input and asked for the case to be continued to September 18, 2019 where it would be first on the agenda.

**J. Benard made a motion to continue CASE NO. 8/21/19-3 0 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 September 18, 2019.**

**J. Tirabassi seconded the motion.**

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

Chairman Dunn informed the public that this was the only formal notice that they would receive notifying them of the continuation of the case until September 18, 2019 at 7:00 p.m. in the Moose Hill Conference Room.

**A. CASE NO. 7/17/19-2: 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) - continued from July 17, 2019 meeting**

J. Tirabassi read the case into the record noting the previous zoning cases. B. O'Brien recused himself from this case. Peter March, President of NH Signs, 66 Gold Ledge Ave, Auburn, NH introduced himself to the Board. P. March told the Board that he would like to amend the size of the sign to a smaller size and presented the Board with its new design (Exhibit A). P March said that the sign will go from 35 SF to 25 SF. P. March gave a brief background for the case this evening noting that permit was denied on the basis that electronic price signs are not allowed. He said that the new LED signs are replacing the older manual price signs for gas stations making it easier to read for the public and safer for the employees who had to change the manual signs.

He then reviewed the five criteria for the granting of the variance:

- (1) The granting of the variance is not contrary to the public interest: because it will not threaten the health, safety or welfare of the general public and make it safer for the employees to use the LED sign.
- (2) The spirit of the ordinance is observed: because it will not alter the essential character of the neighborhood or add visual clutter.
- (3) Substantial justice is done: because the loss to the applicant would be more than any gain to the general public.
- (4) Values of surrounding properties are not diminished: because it will not alter the essential character of the neighborhood.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the

property is unique as it is a gas station that is required to change the price more than once a day. He stated that the proposed use is a reasonable one.

Chairman Dunn asked if the Board had any questions.

The Board closed public input and began its deliberation.

- (1) The variance would not be contrary to the public interest: because it would not threaten the health, safety or welfare of the general public or alter the essential character of the neighborhood.
- (2) The spirit of the ordinance would be observed: because it would not threaten the health, safety or welfare of the general public or alter the essential character of the neighborhood.
- (3) Substantial justice would be done: because the loss to the applicant is greater than any gain to the public.
- (4) Values of the property would not be diminished: because it would not alter the essential character of the neighborhood.
- (5) There is no fair and substantial relationship that exists between the general public purposes of the ordinance provision and the specific application of that provision to the property: because the property is unique as it is a pre-existing, non-conforming sign that is used for a gas station where the price needs to be changed more than once. The proposed use is a reasonable one.

**J. Benard made a motion in CASE NO. 7/17/19-2 to grant the 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, Aranisian Oil Company, Inc. (Owner) and NH Signs (Applicant) as presented (see Exhibit A by applicant as proposed changes are to remove diesel sign and will be smaller where writing is).**

**J. Tirabassi seconded the motion.**

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

**B. CASE NO. 7/17/19-3: 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, Aranisian Oil Company, Inc. (Owner) and NH Signs (Applicant)  
- continued from July 17, 2019 meeting**

J. Tirabassi read the case into the record noting the previous zoning cases. B. O'Brien recused himself from this case. Peter March, President of NH Signs, 66 Gold Ledge Ave, Auburn, NH introduced himself

to the Board. P. March gave a brief background for the case this evening noting that permit was denied on the basis that electronic price signs are not allowed. He pointed out that this location has a mall, self-storage and trailer park around it and is at the intersection of three roads. He then reviewed the five criteria for the granting of the variance:

- (1) The granting of the variance is not contrary to the public interest: because it will be safer, allow for better readability, more energy efficient and will not alter the essential character of the neighborhood.
- (2) The spirit of the ordinance is observed: because it will not add any visual clutter or alter the essential character of the neighborhood.
- (3) Substantial justice is done: because the loss to the applicant would be more than any gain to the general public.
- (4) Values of surrounding properties are not diminished: because it will not alter the essential character of the neighborhood.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the property is unique as it is on an island with the intersection of three roads. He stated that the proposed use is a reasonable one.

Chairman Dunn asked if the Board had any questions. N. Dunn asked if there would be any other changes besides the LED price changers. P. March responded that there would not be any other changes other than sliding out the manual numbers and replacing them with digital units. B. Berardino asked if the sign was lit from back on inside. P. March stated it was.

Chairman Dunn asked for public input and there was none.

The Board closed public input and began its deliberation.

- (1) The variance would not be contrary to the public interest: because it would not alter the essential character of the neighborhood.
- (2) The spirit of the ordinance would be observed: because it would not threaten the health, safety or welfare of the general public.
- (3) Substantial justice would be done: because the loss to the applicant is greater than any gain to the public.
- (4) Values of the property would not be diminished: because it would not alter the essential character of the neighborhood.

(5) There is no fair and substantial relationship that exists between the general public purposes of the ordinance provision and the specific application of that provision to the property: because the property is unique as it is on an island at the intersection of three major roads. The proposed use is a reasonable one.

**J. Benard made a motion in CASE NO. 7/17/19-3 to grant a 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, Aranorian Oil Company, Inc. (Owner) and NH Signs (Applicant)**

**J. Tirabassi seconded the motion.**

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

**C. CASE NO. 7/17/19-4: 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, Map 16 Lot 66, Zoned C-II, Aranco Realty, Inc. (Owner) and NH Signs (Applicant) - continued from July 17, 2019 meeting**

J. Tirabassi read the case into the record noting the previous cases. B. O'Brien recused himself from this case. Peter March, President of NH Signs, 66 Gold Ledge Ave, Auburn, NH introduced himself to the Board. P. March gave a brief background for the case noting that permit was denied on the basis that electronic price signs are not allowed. He pointed out that this sign is unusual as well as it has a gas station, truck stop, Red Arrow Diner and NH liquor store, as well as being right off Exit 5 on I-93. He said that they are looking to only change out the manual numbers with LED price changers.

He then reviewed the five criteria for the granting of the variance:

- (1) The granting of the variance is not contrary to the public interest: because it will be safer, allow for better readability, more energy efficient and will not alter the essential character of the neighborhood.
- (2) The spirit of the ordinance is observed: because it will not add any visual clutter or alter the essential character of the neighborhood.
- (3) Substantial justice is done: because the loss to the applicant would be more than any gain to the general public.
- (4) Values of surrounding properties are not diminished: because it will not alter the essential character of the neighborhood.

- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the property is unique as has so many other stores around it and is directly off Exit 5 on I-93. He stated that the proposed use is a reasonable one.

Chairman Dunn asked for questions from the Board and there was none.

Chairman Dunn asked for public input and there was none.

The Board closed public input and began its deliberation.

- (1) The variance would not be contrary to the public interest: because it would not threaten the health, safety or welfare of the general public or alter the essential character of the neighborhood.
- (2) The spirit of the ordinance would be observed: because it would not alter the essential character of the neighborhood.
- (3) Substantial justice would be done: because the loss to the applicant is greater than any gain to the public.
- (4) Values of the property would not be diminished: because it would not alter the essential character of the neighborhood.
- (5) There is no fair and substantial relationship that exists between the general public purposes of the ordinance provision and the specific application of that provision to the property: because the property is unique as it is on a major roadway with a sharp curve just off Exit 5 on I-93. The proposed use is a reasonable one.

**J. Benard made a motion in case NO. 7/17/19-4 to grant 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, Map 16 Lot 66, Zoned C-II, Aranco Realty, Inc. (Owner) and NH Signs (Applicant)**

**J. Tirabassi seconded the motion.**

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

**D. CASE NO. 7/17/19-5: 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) - continued from July 17, 2019 meeting**

J. Tirabassi read the case into the record noting there are no previous zoning cases. B. O'Brien came back to the Board at this point. Cathy Champagne from Jutras Signs, Inc., 30 Harvey Road, Bedford, NH addressed the Board. C. Champagne told the Board that they are requesting a variance for two directional signs at two different locations, as they would be in a wooded area if not granted the relief.

She then reviewed the five criteria for the granting of the variance:

- (1) The granting of the variance is not contrary to the public interest: because the signs would not have an adverse effect on the health, safety or welfare of the general public.
- (2) The spirit of the ordinance is observed: because it will not encourage visual clutter and by placing the signs ten feet from the property line the public is not best served.
- (3) Substantial justice is done: because the loss to the applicant would outweigh any gain to the general public.
- (4) Values of surrounding properties are not diminished: because it would not alter the essential character of the neighborhood.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the wooded area for sign #1 and the large expanse for sign #2 make it ineffective for the proposed sign. She stated that the proposed use is a reasonable one.

Chairman Dunn asked for questions from the Board. N. Dunn said that it was unclear to him if the applicant was requesting a variance for one or two signs and where the location(s) are. C. Champagne said she is requesting a variance for two signs. L. Gandia informed the Board that the case was noticed for only one freestanding sign. R. Canuel clarified that the proposed location for the one free standing sign is not at the intersection of Kitty Hawk and Grenier Field, but up the hill where the cul-de-sac ends before heading into the property. He added that the other two signs are directional signs up on the property with no setback issues and therefore do not need a permit. He approached the Board to point out on the map where the sign is proposed. N. Dunn asked the applicant why they would not place the sign in the middle of the island to avoid needing a variance. C. Champagne said that if the sign was placed 10 feet back from the property line it would be so far off the line of sight, the motoring public would not catch it. N. Dunn asked how big the sign was. C. Champagne responded that the sign is 22 X 36. R. Canuel told the Board that dimensions of the requested sign are 6 feet high by 4 feet and 0 feet from the property line. B. Berardino asked if the applicant had any pictures of where the sign is to be placed. C. Champagne said she did not have pictures, but the site plan, and approached the Board. J. Benard told the applicant that she thought the paperwork presented tonight was confusing and J. Tirabassi and B. Berardino agreed. N. Dunn said he would prefer the case to be continued so the applicant could compile more information for the Board. J. Tirabassi explained that he would like a marker on pictures of where



the proposed sign is to be placed. B. O'Brien commented that he would like a picture taken coming up on Kitty Hawk for perspective as well.

J. Tirabassi made a motion to continue CASE NO. 7/17/19-5 until September 18, 2019, to 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 allow the applicant time to provide more information on the sign location.

J. Benard seconded the motion.

The motion was granted, 5-0-0. The case will be continued until September 18, 2019.

E. CASE NO. 8/21/19-1: Request for eight variances from LZO for a sunroom, roof structure and pool apron (cement patio), 8 Tanager Way, Map 5 Lot 10-34, Zoned AR-1, Ouellette Family Trust (Owner) and Jeff Moulton (Applicant) from the Londonderry Zoning Ordinance 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 a 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.**

J. Tirabassi read the case into the record noting no previous zoning cases. J. Tirabassi read in letters supporting granting the variance (Exhibit B). Jeff Moulton from Moulton Engineering, P.L.L.C., One Moulton Drive addressed the Board. J. Moulton explained that the applicant hired a builder to add a sunroom and patio around an existing pool and unfortunately resulted in the builder not pulling the right permits from the Town for this work. He noted that a code enforcement officer came out to the residence and issued a stop work order as a result of not having the proper permitting as the proposed construction is in the Conservation Overlay District (COD) buffer. He said that the owner came in and talked to town employees about what he needed to do to correct this. He said that the applicant would like to be able to build the sun room and patio and is proposing to construct a storm water management system to mitigate run-off to go into the COD. He said that his client is taking responsibility for the mistake and trying to make it better.

He then reviewed the five criteria for the granting of the eight variances:

- (1) The granting of the variance is not contrary to the public interest: because this will not threaten the health, safety or welfare of the general public.
- (2) The spirit of the ordinance is observed: because it would not alter the essential character of the neighborhood and would in fact provide more COD protection with the installation of the proposed storm water management system.
- (3) Substantial justice is done: because the loss to the applicant would outweigh any gain to the general public.
- (4) Values of surrounding properties are not diminished: because it would not alter the essential character of the neighborhood.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the property width is limited by the 50 foot setback from the COD which makes this unique. He stated that the proposed use is a reasonable one.

Chairman Dunn asked for questions from the Board. He asked when the applicant purchased the home. Ryan Ouellette, owner of 8 Tanager Way addressed the Board. R. Ouellette said that he built the home in 2004 and moved in 2005. N. Dunn asked the applicant if he knew about the COD. R. Ouellette

responded that he knew about the COD. He pointed out that the Town notified him 13 years after living in the house that the propane tank was one foot too close to the house, which was then moved farther away from the house. He said that the propane tank is now located in the COD, but he did not know it was actually in the COD, as there was a permit and work done with the Town to move the tank. He said that he had never taken a measuring tape out to exactly measure where the COD was, but he has done this many times now. J. Benard asked if the construction is complete. J. Moulton answered that it is partially complete. J. Benard asked if the applicant was under the impression that a building permit had been obtained. R. Ouellette said that was correct. J. Benard asked if he ever saw the building permit. R. Ouellette said that he saw the receipt of a building permit as he was travelling out of the country at the time. J. Benard asked if the person or company that was responsible for this was here. R. Ouellette said he was not. J. Benard asked for clarification on the dates or a time line. R. Canuel answered that there was never a complete building permit submitted to his office for review. He told the Board that through a discussion with a permit technician in the office with the contractor, they were informed that based on the proposal they would not be approved. He noted that there was subsequent discussion with the applicant, but did not know if there was confusion on the time frame for submitting a variance application. He asked for clarification, as it was not clear to him after looking at the narrative submitted with the variance application, whether this is an accessory structure or an addition to the existing residence as both were discussed in the narrative. L. Gandia commented that R. Ouellette came to the Planning Department in May to inquire what is needed for a variance and that she spoke with the owner and the builder several times about the process noting they missed the deadline for the next ZBA meeting. She noted that R. Ouellette and his builder came back and had another conversation with her to review what was needed for the variance and the five criteria, as well as the dates of submission for a variance and the required input from the conservation commission. She said that she never received a completed variance application and subsequently a stop work order was issued on the property. R. Canuel said that he cannot tell from the narrative if it is in fact an accessory structure, or is a standalone from the existing house, or if it is an addition to the existing house. J. Moulton told the Board that the sunroom is a 26 feet by 13.7 feet adjacent to the house with a door that connects the two, which overlap by about six and a half feet, but is unsure if a three season sunroom meets the definition of a sunroom. R. Canuel responded that this is an addition as opposed to an accessory structure and Section 4.6.1.3 is not applicable in this case. He pointed out that additions are allowed on existing residences to encroach into the COD; however, one of the caveats is that the house has to have existed prior to the implementation of the COD. He said this house was built in 2004 and the COD was implemented in the ordinance in 1972. He explained that he does not see how the Board could apply the provisions of Section 4.6.1.3 as this does not meet the criteria and should fall under Section 4.6.1.6. R. Ouellette asked what would happen now as he understands what he has applied for is wrong or can he make it an accessory structure. J. Moulton said that it would have to be 200 SF or less and right now is 364 SF. N. Dunn asked if he could apply for a variance to Section 4.6.1.6. R. Canuel said that he could apply for a variance as the Board has the authority to grant waivers to any section of the ordinance. N. Dunn said that since the

applicant is now here under the wrong ordinance, would the best course of action be for the applicant to withdraw the application and file for the correct variance. R. Ouellette asked if anything could get approved tonight. N. Dunn answered that unfortunately if the Board ruled on this application tonight, they would have to deny it, so he should withdraw and resubmit. R. Canuel commented that R. Ouellette's best course of action would be to withdraw the application tonight and submit a set of building plans so that he can determine the best course of action for the applicant. R. Ouellette withdrew his application. L. Gandia told the applicant the next ZBA meeting he could apply for would be in October. R. Ouellette withdrew his request for eight variances.

**F. CASE NO. 8/21/19-2: 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)**

J. Tirabassi read the case into the record noting no previous zoning cases. Raelen Nielsen, owner of 111 Litchfield Road addressed the Board. R. Nielsen told the Board that she would like to open a home daycare in her home.

Chairman Dunn asked for questions from the Board. B. Berardino asked how many children she was planning on anywhere from six to ten depending upon the situation. B. Berardino asked the hours of operation. R. Nielsen said 6 a.m. to 6 p.m. B. Berardino asked how many employees she would like to have. R. Nielsen said she would like to have one employee that is not related to her to help out with vacation or appointments that take her out of her home. B. Berardino asked the age range of the children. R. Nielsen said that she would like newborns to twelve year olds. N. Dunn asked if a fence was required. R. Canuel said that if there is a play area located outside, the state does require it be fenced in or enclosed. R. Nielsen commented that she was of the impression it only had to be fenced in if the play area was near a road or water. R. Canuel said that he does not think that is correct and asked her to clarify with the state. N. Dunn asked how many children she would like in total. R. Nielsen said that she would have a maximum of eleven children. J. Benard asked if the sign she is requesting would be lit. R. Nielsen said she did not believe so. She said it would be three foot square wooden sign with the name of the daycare on it. B. Berardino asked about animals. R. Nielsen said that they have a dog, Guinea pigs, birds and a bearded dragon, of which the birds and bearded dragon will not be in the daycare area as they are not allowed by code.

Chairman Dunn asked for public input and there was none.

The Board closed public input and began its deliberation. B. O'Brien read from the special exception checklist noting that the home occupation would not detract from the character of the neighborhood, be incidental and secondary to the use of the property as a residential dwelling and in a single family

home. He commented that the home occupation would not occupy any more than 25% of the primary residence and not adversely affect the property with any unusual sight, light, noise, smell or traffic. He noted that they have granted her request to have one employee that is not related to her at the home occupation. He said that the home occupation would not have any exterior renovation, no outside storage of any materials related to the home occupation and no increase in traffic. J. Benard asked for the installation of a fence as a condition for the play area in the back. R. Canuel told the Board that the state would be out to inspect and may or may not require a fence, but the Board can also require a fence be installed. J. Benard said that she was okay with the state inspecting the property to determine if a fence is needed. N. Dunn asked if there was a restriction on the number of children someone can have. R. Canuel said that the maximum number of children is twelve per the ordinance. J. Benard commented that the applicant can have ten children per her request. B. O'Brien stated that the hours of operation for the home occupation would be 6 a.m. to 6 p.m. and there will be one three square feet free standing sign.

**J. Tirabassi made a motion in case NO. 8/21/19-2 to grant the 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 following condition:**

**1. Restricted to no more than ten children.**

**J. Benard seconded the motion.**

**The motion was granted, 5-0-0. The applicant's request for a special exception was granted with conditions.**

**II. Other business: N/A**


### **Adjournment:**

**J. Benard made a motion to adjourn at 10:45 p.m.**

**B. O'Brien seconded the motion.**

The motion was granted, 5-0-0. The meeting adjourned at 10:45 p.m.

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
CLERK

TYPED AND TRANSCRIBED BY Beth Morrison, Recording Secretary.

**APPROVED (X)** WITH A MOTION MADE BY JT, SECONDED BY JB, 5 - 0 - 0.



# EXISTING



# PROPOSED



UPDATE TO LED PRICE CHANGERS

Submitted  
8/21/2019

**NH Signs**  
SERVING NEW ENGLAND  
SINCE 1992

DESIGN = MANUFACTURE = INSTALL = SERVICE  
**nhsigns.com = 603.437.1200**  
66 Gold Ledge Avenue, Auburn, NH 03032  
FAX 603.437.1222

CLIENT: ARANCO OIL, SUNOCO  
LOCATION: LONDONDERRY, NH (NASHUA RD.)  
DATE: 4.9.19  
DESIGNER: J. Saville  
ACCT. REP: S. Andrews

REVISION	NOTES	BY	TYPE
1	4/16/19		
2	4.18.19		
3			

☐ MORE INFORMATION REQUIRED  
☐ SURVEY NEEDED FOR  
☐ FINAL DRAWING  
☐ AND PRELIM  
☐ PERMITS / APPROVALS  
☒ NH SIGNS OWNS THE COPYRIGHT ON ALL ORIGINAL DESIGNS.  
NH SIGNS MANUFACTURES, INSTALLS AND MAINTAINS ALL SIGNS.

Londonderry ZBA

Subject: Variances for 8 Tanager Way

We reside at 3 Tanager Way and have reviewed the planned additions for the Ouellette home with regard to a sun room and roof covered patio area. We are in favor of allowing a variance for the portion in the CO District and that it provides additional protection to the CO District with the addition of a stormwater management system. We also like the architectural style and believe it meets the protected covenants for our neighborhood. Please approve these Variances.

Regards,

A handwritten signature in black ink, appearing to read 'R. Ieva', with a stylized flourish at the end.

Robert & Sandra Ieva  
3 Tanager Way




Londonderry ZBA

Subject: Additions for 8 Tanager Way

We are in favor of a variance for a sun room addition and covered patio roof that will have a small footprint into the CO District and that the Ouellette's will be providing protection to offset this area. We also believe that the addition style enhances our neighborhood real estate values. Please consider approving these Variances.

Regards,

A handwritten signature in black ink, appearing to read 'Mark & Caroline Edwards', written in a cursive style.

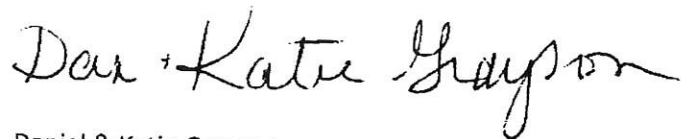
Mark & Caroline Edwards  
5 Tanager Way

Londonderry ZBA

Subject: 8 Tanager Way Proposal

We have been shown the proposed additions for 8 Tanager Way and we are in favor of granting the Variances for this small incursion into the CO District. We believe this addition will enhance the neighborhood and add to the value of our home.

Sincerely,

A handwritten signature in cursive script that reads "Dan + Katie Grayson". The signature is written in dark ink and is positioned above the printed name.

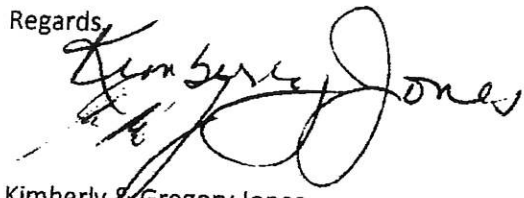
Daniel & Katie Grayson  
6 Tanager Way

Londonderry ZBA

Subject: Additions for 8 Tanager Way

We are neighbors of the Ouellette's at 10 Tanager Way and have reviewed the planned additions for their home with regard to a sun room and roof covered patio area. We are in favor of allowing a variance for this small incursion into the CO District and that the Ouellette's are providing adequate protection with this addition. We also believe that the addition style meets the protected covenants for our neighborhood. Please consider approving these Variances.

Regards,

A handwritten signature in black ink, appearing to read "Kimberly & Gregory Jones". The signature is written in a cursive, flowing style with a large, prominent "J" at the end.

Kimberly & Gregory Jones  
10 Tanager Way

Londonderry ZBA

Subject: Additions for 8 Tanager Way

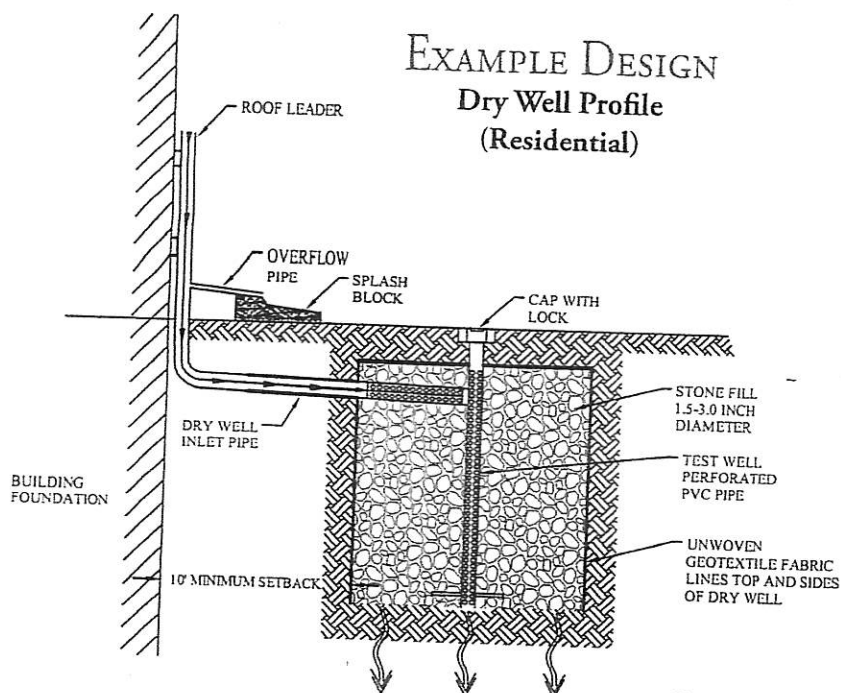
We are in favor of granting Variances for 8 Tanager Way, with regard to the planned sun room and patio cover. We believe these will enhance the neighborhood and corresponding real estate values.

Regards,

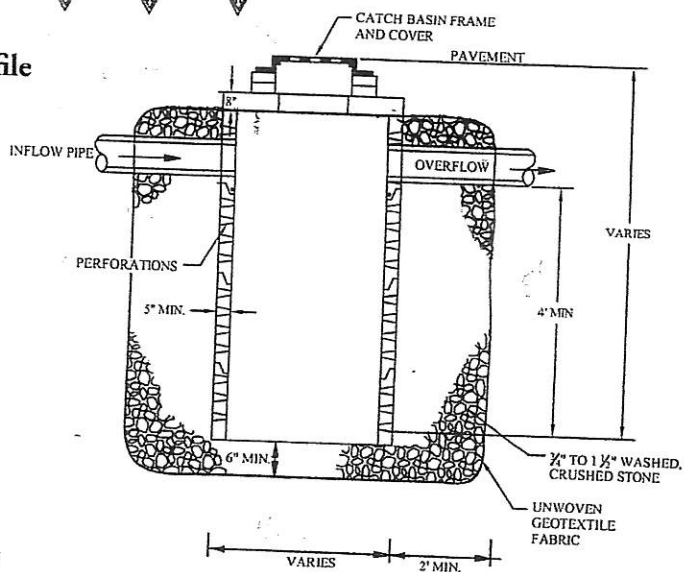
A handwritten signature in dark ink, appearing to be 'BA' followed by a long horizontal flourish.

Bradley & Aida Maher  
7 Tanager Way

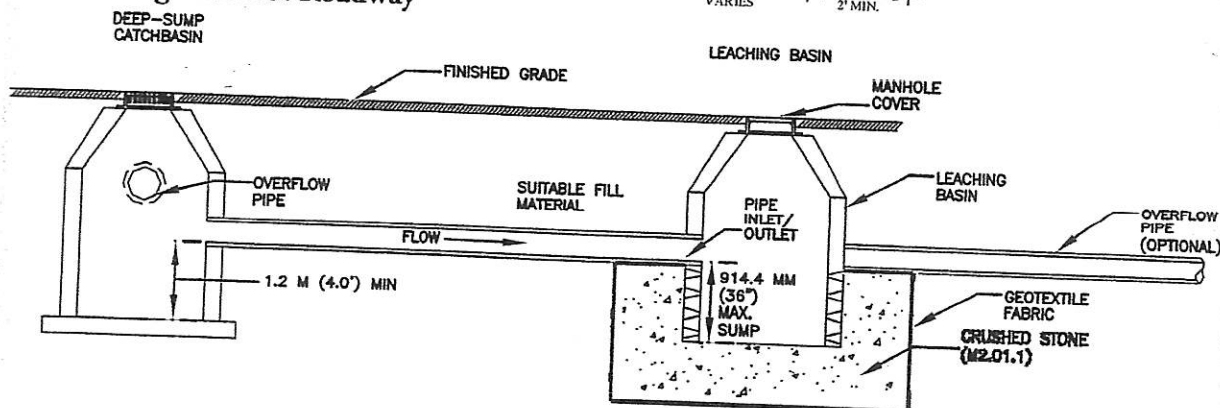
# EXAMPLE DESIGN Dry Well Profile (Residential)



## Leaching Basin Profile



## Leaching Basin for Roadway



Source: MassHighway (2004)