

1 LONDONDERRY ZONING BOARD OF ADJUSTMENT
2 268B MAMMOTH ROAD
3 LONDONDERRY, NH 03053

4
5 MINUTES FROM 03/17/21 MEETING
6

7 The meeting was called to order at 7:00 p.m. Members introduced themselves. The following
8 members were present: Jacqueline Benard, Vice Chair; Brendan O'Brien, member; Suzanne
9 Brunelle, member; Bill Berardino, member; Mitch Feig, alternate member; Irene Macarelli, alternate
10 member and David Armstrong, alternate member. Also, participating was Laura Gandia, Associate
11 Planner; and Beth Morrison, Recording Secretary.
12

13 I. APPROVAL OF MINUTES
14

15 **B. O'Brien made a motion to accept the February 17, 2021, minutes as presented.**

16
17 **The motion was seconded by B. Berardino.**

18
19 **The motion was granted by, 5-0-0.**
20

21 II. REPORT BY TOWN COUNCIL – D. Paul informed the Board that she had no update this evening.
22

23 III. REGIONAL IMPACT DETERMINATIONS: Associate Planner Gandia informed the Board that
24 she had three projects for their consideration.
25

- 26 1. CASE NO. 03/17/2021-1: Request for a special exception from LZO 8.1.5.3 for residential garage
27 setbacks, 15 King George Drive, Map 9 Lot 64-29, Zoned AR-1, Nicholas & Kellie Loring (Owners &
28 Applicants)
29
- 30 2. CASE NO. 03/17/2021-2: Request for a special exception from LZO 5.12 for a home occupation for
31 the sale of food products, 28 Woodside Drive, Map 14 Lot 3-14, Zoned AR-1, Namreen Awan
32 (Owner & Applicant)
33
- 34 3. CASE NO. 03/17/2021-3: Request for a variance from LZO 4.2.1.4 to allow chickens on a 1.38 lot
35 where two acres are required, 158 Mammoth Road, Map 3 Lot 106, Zoned AR-1, Jason & Kelsey
36 Goldman (Owners & Applicants)
37

38 **B. O'Brien made a motion that none of these projects are of regional impact.**

39
40 **The motion was seconded by B. Berardino.**

41
42 **The motion was granted by, 5-0-0.**
43

44 IV. PUBLIC HEARING OF CASES
45

46 **A. CASE NO. 02/17/2021-1: Request for two variances: (1) LZO 7.6.D.3.B.i for two wall**
47 **signs where only one is allowed; and (2) LZO 7.6.D.3.B.i to allow 65.6 SF of signage where**
48 **only 40 SF is allowed, 42 Nashua Road & Michels Way, Map 7 Lot 68-1, Zoned C-I, NH**
49 **Realty Trust (Owner) and T-Mobile (Applicant) – continued from the February 17, 2021**
50 **meeting**

51
52 B. O'Brien read the case into the record noting it was continued from the last meeting. Jim Steiner, Esq.
53 from Steiner Law Office, PLLC, introduced himself to the Board. J. Steiner informed the Board that there
54 was a correction to the square footage of the signs, noting they will each total 28 SF making the combined
55 total 56 SF, which is now 16 SF over the limit. He passed out, Exhibit B, to the Board, which is attached
56 hereto. He noted that in the packet he passed out to the Board there are signs in the same vicinity,
57 specifically Papa Gino's and Citizens Bank, which are similar to the request from T-Mobile as they have
58 signs on two different sides of their buildings. He noted the additional sign is to promote visibility to the
59 motoring public, which would mean less confused drivers and safer access. He said that T-Mobile has
60 made the sign smaller, and changed the color of the pink background. He said that the property is unique
61 due to maintain the limit of 40 SF when two signs are necessary due to lack of visibility due the location
62 of the property. He said that the proposed use is reasonable. He said that T-Mobile does anticipate walk-
63 in volume and the appropriate signage would attract this for the business. He said that he does have a
64 T-Mobile representative that he can call if the Board should require.

65
66 He then read the criteria for granting the variance for the two signs:

- 67
68 (1) The granting of the variance is not contrary to the public interest: because it does not threaten the
69 health, safety or welfare of the general community or change the essential character of the
70 neighborhood.
- 71 (2) The spirit of the ordinance is observed: because it will not change the essential character of the
72 neighborhood. He said that it is similar to other business in the area and is the minimal amount
73 needed to safely direct the motoring public to the business safely.
- 74 (3) Substantial justice is done: because the loss to the applicant would outweigh any gain to the public.
- 75 (4) Values of surrounding properties are not diminished: because it will not have any adverse effect on
76 any neighboring properties by adding a second sign for safety of the motoring public.
- 77 (5) There is no fair and substantial relationship exists between the general public purpose of the
78 ordinance provision and the specific application of that provision to the property because the lack
79 of visibility to the premises as a result of an abutting building blocking the sight line creates a
80 hardship both form a visibility standpoint and safety standpoint. He said that the proposed use is a
81 reasonable one.

82
83 He then read the criteria for granting the variance for the extra square footage:
84

- 85 (1) The granting of the variance is not contrary to the public interest: because it does not threaten the
86 health, safety or welfare of the general community or change the essential character of the
87 neighborhood.
- 88 (2) The spirit of the ordinance is observed: because it will not change the essential character of the
89 neighborhood. He said that it is the minimal amount needed to safely direct the motoring public to
90 the business safely.
- 91 (3) Substantial justice is done: because the loss to the applicant would outweigh any gain to the public.
- 92 (4) Values of surrounding properties are not diminished: because it will not have any adverse effect on
93 any neighboring properties by adding a second sign for safety of the motoring public.
- 94 (5) There is no fair and substantial relationship exists between the general public purpose of the
95 ordinance provision and the specific application of that provision to the property because the lack
96 of visibility to the premises as a result of an abutting building blocking the sight line creates a
97 hardship both form a visibility standpoint and safety standpoint. He added that each of the two
98 requested signs are individually less square footage than the maximum allowed. He said that the
99 proposed use is a reasonable one.

100

101 Vice Chair Benard asked for questions from the Board. Vice Chair appointed M. Feig to be a full voting
102 member this evening for all three cases. S. Brunelle asked if the sign was going to look exactly as
103 presented in Exhibit B this evening. J. Steiner replied that was correct. B. Berardino asked if it would be
104 channel block lettering. J. Steiner responded that was correct. Vice Chair clarified that it is no longer 65.6
105 SF but 56 SF total for both signs, which would be 28 SF feet for each. J. Steiner replied that was correct.
106 Vice Chair asked for verification of placement of the signs. J. Steiner stated that on page 4 of Exhibit B,
107 one is to be on the front of the store, where there is parking, and page 5 the second sign is anticipated
108 to be on the backside of the building. Vice Chair asked if the color is magenta. J. Steiner replied that was
109 correct. M. Feig asked if Papa Gino's and Citizens Bank were approved. L. Gandia directed the Board to
110 LZO 7.6.D.3.b.ii which provides that when a building faces two rights-of-way, the permitted area of the
111 wall sign may be divided between the two building faces. She noted she could not confirm when the
112 signs were approved and what ordinance was in effect at that time. D. Armstrong asked if there would
113 be two tenants. Paul Mahoney, 30 Adams St., Malden MA, manager from NH Realty Trust informed the
114 Board that there will be two tenants occupying the building. B. Berardino asked if the signs are
115 illuminated. J. Steiner replied that he does not have the answer and looked through the packet. He noted
116 that there is a power unit displayed on the third page and thought it would mean the signs would be
117 illuminated. Vice Chair asked for clarification on the current proposal of the proposed lettering. J. Steiner
118 replied that it was the photo in Exhibit B, noting that the letters would be magenta, not the background.
119 He referred them to page 4 of Exhibit B, illustrating the magenta lettering to be used for voting. B. O'Brien
120 received a page from the packet, which they marked as Exhibit C to use for voting, which is attached
121 hereto.

122

123 Vice Chair Benard asked for public input and there was none.

124

125 Vice Chair brought the discussion back to the Board and began deliberation on LZO 7.6.D.3.B.i for two
126 wall signs where only one is allowed:

- 127
- 128 (1) The granting of the variance is not contrary to the public interest: because it does not change the
129 essential character of the neighborhood nor threaten the health, safety or welfare of the general
130 community.
 - 131 (2) The spirit of the ordinance is observed: because it will not change the essential character of the
132 neighborhood and encourages public safety of the motoring public.
 - 133 (3) Substantial justice is done: because the loss to the applicant would outweigh any gain to the
134 public.
 - 135 (4) Values of surrounding properties are not diminished: because it will not have any adverse effect
136 on any neighboring property values and will not add to any visual clutter.
 - 137 (5) There is no fair and substantial relationship exists between the general public purpose of the
138 ordinance provision and the specific application of that provision to the property because the
139 property is unique given its remote location creating visibility issues for the motoring public and
140 potentially creating a safety issue. The proposed use is a reasonable one.

141
142 **B. O'Brien made a motion in CASE NO. 02/17/2021-1 to grant the variance request**
143 **from LZO 7.6.D.3.B.i for two wall signs where only one is allowed, 42 Nashua Road &**
144 **Michels Way, Map 7 Lot 68-1, Zoned C-I, NH Realty Trust (Owner) and T-Mobile**
145 **(Applicant) with the condition that the sign appear as depicted in Exhibit C.**

146
147 **M. Feig seconded the motion.**

148
149 **The motion was GRANTED, 5-0-0. The applicant's request for a variance was**
150 **GRANTED with conditions.**

151
152 The Board closed public input and began deliberation on LZO 7.6.D.3.B.i to allow 56 SF of signage where
153 only 40 SF is allowed:

- 154
- 155 (1) The granting of the variance is not contrary to the public interest: because it does not change the
156 essential character of the neighborhood nor threaten the health, safety or welfare of the general
157 community.
 - 158 (2) The spirit of the ordinance is observed: because it will not change the essential character of the
159 neighborhood and encourage public safety of the motoring public.
 - 160 (3) Substantial justice is done: because the loss to the applicant would outweigh any gain to the
161 public.
 - 162 (4) Values of surrounding properties are not diminished: because it will not have any adverse effect
163 on any neighboring property values and will not add to any visual clutter.

164 (5) There is no fair and substantial relationship exists between the general public purpose of the
165 ordinance provision and the specific application of that provision to the property because the
166 property is unique given its remote location creating visibility issues for the motoring public and
167 potentially creating a safety issue. The proposed use is a reasonable one.

168
169 **B. O'Brien made a motion in CASE NO. 02/17/2021-1 to grant the variance request**
170 **from LZO 7.6.D.3.B.i to allow 65.6 SF of signage where only 40 SF is allowed, 42**
171 **Nashua Road & Michels Way, Map 7 Lot 68-1, Zoned C-I, NH Realty Trust (Owner)**
172 **and T-Mobile (Applicant) with the condition:**

- 173
174 **1. Maximum of 28 SF for one sign as depicted in Exhibit C; and**
175 **2. The color of channel lettering shall be depicted as in Exhibit C.**

176
177 **S. Brunelle seconded the motion.**

178
179 **The motion was GRANTED, 5-0-0. The applicant's request for a variance was**
180 **GRANTED with conditions.**

181
182 **B. CASE NO. 03/17/2021-1: Request for a special exception from LZO 8.1.5.3 for**
183 **residential garage setbacks, 15 King George Drive, Map 9 Lot 64-29, Zoned AR-1, Nicholas**
184 **& Kellie Loring (Owners & Applicants)**

185
186 B. O'Brien read the case into the record noting there is no prior zoning. Nicholas Loring, owner and
187 applicant of 15 King George Drive, addressed the Board. N. Loring said that he is proposing 16 feet by 24
188 feet garage four feet of the property line on the northerly side of the lot. He read his answers to the
189 special exception criteria. He noted that the lot was constructed in 1970 and that the abutting garage to
190 the north and a shed are also four feet from the property line, which he stated is a pattern. He said that
191 they tried to keep the proposed garage in a flatter area of the lawn, stating that if the garage had to be
192 pushed to the 15 foot set back, it would block visibility from the house, impact use of the pool and patio
193 area pool area. He added that it would allow access to the rear of the property, so he would not have to
194 drive across the septic system or leach field. He stated that he is not looking to have another driveway
195 to the garage. He said that the garage will be at least 10 feet from an existing building. He said the garage
196 architecture will blend with the character of the neighborhood. He pointed out that there is an email
197 from an abutter along the common lot line that they are not opposed to the new garage. Vice Chair
198 asked if the existing shed would be taken out. N. Loring replied that was correct. S. Brunelle asked if the
199 applicant was going to have two garages. N. Loring replied that is correct. B. Berardino asked where the
200 septic system was located. N. Loring responded that it was behind the house. D. Armstrong asked if he
201 there would be a driveway to the new garage. N. Loring replied that he is not proposing a driveway at
202 this time. D. Armstrong asked if the proposed garage would face the patio. N. Loring answered that was
203 correct. D. Armstrong asked how far the garage was from the patio. N. Loring stated that it is 15 feet to
204 16 feet, noting there is enough room to get by. D. Armstrong asked for the overall height of the garage
205 is. N. Loring replied that it would be 18 feet from the concrete slab. M. Feig mentioned that one of the
206 requirements would be to not damage any wetlands on the site, noting there is a pond on the site and
207 asked if someone would be doing an assessment on this. L. Gandia replied that the Board can add a

208 condition to address that concern. Vice Chair asked if the structure would be checked by code
209 enforcement. L. Gandia stated that it would be inspected by the building department during the
210 permitting process. Vice Chair asked if the garage would be on a cement slab. N. Loring replied that it
211 would. B. O'Brien stated that there is a case from the 1970's where a variance was granted to be within
212 5 feet of the property line. L. Gandia stated that the variance was granted as the special exception part
213 of the ordinance was not in effect.

214

215 Vice Chair asked for public input. B. O'Brien read the email, Exhibit D, into the record.

216

217 Vice Chair brought the discussion back to the Board for deliberation and reviewed the fact-finding sheet
218 with the Board:

219

- 220 1. Was the lot created by a subdivision that occurred after January 1, 2004: No
221 (The answer to this question must be "NO")
222
- 223 2. Is there an existing pattern in the area for garage setbacks smaller than those required? Yes
224 (The answer to this question must be "YES")
225
- 226 3. Does locating the garage in conformance with the side and/or rear yard requirements
227 significantly impact existing vegetation, views from the residence, use of the yard or site
228 circulation, or is such location impractical due to lot dimensions or other constraints? Yes
229 (The answer to this question must be "YES")
230
- 231 4. Is there a new driveway serving the garage? NO
232 If yes, it must have an approved Driveway Permit issued by the Department of Public Works &
233 Engineering prior to the public hearing. Was the permit provided? _
234
- 235 5. Is the proposed garage set back at least 10 ft from any existing building located on an adjacent
236 lot? Yes
237 (The answer to this question must be "YES")
238
- 239 6. Does the design of the proposed garage blend with the architectural character of the
240 neighborhood (siding, roof pitch, etc.). (Elevation drawings must be submitted to and approved
241 by the ZBA)? Yes
242 (The answer to this question must be "YES")
243
- 244 7. Does the garage exceed 24 feet in either length or width? No
245 (The answer to this question must be "NO")
246
- 247 8. Do the garage walls exceed 10 feet in height (the roof may exceed this 10 foot limit)? No
248 (The answer to this question must be "NO")
249

250 **B. O'Brien made a motion in CASE NO. 03/17/2021-1 to grant a special exception**
251 **from LZO 8.1.5.3 for residential garage setbacks, 15 King George Drive, Map 9 Lot 64-**

252 **29, Zoned AR-1, Nicholas & Kellie Loring (Owners & Applicants) with the condition**
253 **that the garage no exceed 24 feet by 16 feet.**

254
255 **B. Berardino seconded the motion.**

256
257 **The motion was GRANTED, 5-0-0. The applicant's request for a special exception was**
258 **GRANTED.**

259
260 **C. CASE NO. 03/17/2021-2: Request for a special exception from LZO 5.12 for a home**
261 **occupation for the sale of food products, 28 Woodside Drive, Map 14 Lot 3-14, Zoned AR-1,**
262 **Namreen Awan (Owner & Applicant)**

263
264 B. O'Brien read the case into the record noting the previous zoning. Nasir Awan, owner of 28 Woodside
265 Drive addressed the Board. N. Awan informed the Board that his wife, the owner of Frooty Fresh, wants
266 to sell chocolate covered fruit and cookies. He stated that it is going to be 90% delivery or mail order.
267 Vice Chair Benard asked if there will be any other employee. N. Awan replied that there will be no
268 employees. Vice Chair Benard asked how many delivery trucks will there be. N. Awan answered that his
269 wife will deliver all the orders one time a day in her car. Vice Chair Benard asked for the percentage the
270 home occupation takes up of his home. N. Awan replied that it is 132 SF, which is about 6% of the total
271 living space. Vice Chair asked if someone could pick up products at the house. N. Awan stated that
272 someone could and there is a parking space in their driveway. Vice Chair Benard asked if the home
273 occupation had all town and state licensing requirements. N. Awan replied that was correct. Vice Chair
274 Benard asked if they are requesting a sign. N. Awan responded that they are not. Vice Chair asked the
275 hours of operation. N. Awan replied that the hours are Monday through Sunday 8 a.m. to 4 p.m. D.
276 Armstrong asked if there would be one delivery a day. N. Awan replied that it could be a maximum of
277 two deliveries a day, which will only be done by his wife.

278
279 Vice Chair asked for public input. B. O'Brien read a letter of support, Exhibit F, into the record.

280
281 Deb Paul, 118 Hardy Road, addressed the Board. D. Paul commented that she is not for or against the
282 special exception, but would like to encourage the licensing from the state to be attached to this so that
283 the public can view all the requirements for handling food.

284
285 Vice Chair brought the discussion back to the Board and reviewed the fact finding sheet noting that the
286 activities associated with the home occupations would not detract from the rural character of the
287 residential neighborhood, nor shall they create traffic, environmental or aesthetic impacts substantially
288 different than the impacts created by other permitted uses in the neighborhood. The Board was in
289 consensus that the home occupation will be incidental and secondary to the use of the property as a
290 residential dwelling. The Board was in consensus that the home occupation is not more than 25% of the
291 existing living area, there will be no exterior renovations, no exterior storage and no extra traffic will be
292 generated. The Board was in consensus that the applicant will comply with all town and state licensing
293 requirements.

294

295 **B. O'Brien made a motion in CASE NO. 03/17/2021-2 to grant a special exception**
296 **from LZO 5.12 for a home occupation for the sale of food products, 28 Woodside**
297 **Drive, Map 14 Lot 3-14, Zoned AR-1, Namreen Awan (Owner & Applicant)**

298
299 **M. Feig seconded the motion.**

300
301 **The motion was GRANTED, 5-0-0. The applicant's request for a special exception was**
302 **GRANTED.**

303
304 **D. CASE NO. 03/17/2021-3: Request for a variance from LZO 4.2.1.4 to allow chickens on a**
305 **1.38 lot where two acres are required, 158 Mammoth Road, Map 3 Lot 106, Zoned AR-1,**
306 **Jason & Kelsey Goldman (Owners & Applicants)**

307
308 B. O'Brien read the case into the record noting there is no previous zoning. Jason and Kelsey Goldman,
309 owners of 158 Mammoth Road introduced themselves to the Board. J. Goldman told the Board that he
310 attached documents to the application, noting the first is a plot plan of the parcel and the second
311 attachment is the proposal for their chickens. He commented that they are seeking eight hens, no
312 roosters, with one chicken coop to be located in the rear of the property and the setback would be 25
313 feet as required. He said that the chickens will be used for personal and will not be free range. He stated
314 that the chickens will not be a nuisance of sight, sound or smell to the neighbors.

315
316 He then read the criteria for granting the variance:

- 317
318 (1) The granting of the variance is not contrary to the public interest: because the chickens will be
319 housed in the back of the yard away from any neighbors.
320 (2) The spirit of the ordinance is observed: because the chickens will not create a disturbance to the
321 community.
322 (3) Substantial justice is done: because they would get to have chickens and no one is hurt by this
323 action.
324 (4) Values of surrounding properties are not diminished: because the chickens will be housed in the
325 back of the property in a wooded area that will not affect any property values.
326 (5) There is no fair and substantial relationship exists between the general public purpose of the
327 ordinance provision and the specific application of that provision to the property because the
328 ordinance restricts our ability to own animals of our choice and having chickens will have no harm
329 to the community. He said that the proposed use is a reasonable one.

330
331 Vice Chair asked for more clarification on two of the criteria, specifically the second and fifth criteria. She
332 said that the onus on the applicant is to prove that granting the variance will not violate the basic
333 objectives of the ordinance, which is the protection of health, safety or welfare of the general public. J.
334 Goldman stated that there would be no detriment to the general public by having chickens in their
335 backyard or any safety concerns. Vice Chair asked for additional information for the fifth criteria, such as
336 something unique to their property that is different from other properties in their area. J. Goldman

337 replied that he does not meet the setback requirements. S. Brunelle said that in her opinion, there is a
338 health and safety issue if the chickens do get out because they live on Mammoth Road. J. Goldman said
339 that the back of the house is woods and the surrounding property is woods as well, so he does not think
340 this is a safety issue. Vice Chair asked if the neighbors had wooded backyard as well. J. Goldman replied
341 that some neighbors have wooded backyards. B. Berardino asked why they wanted eight chickens. J.
342 Goldman replied that the minimum number to order from the hatchery is six chickens, so they picked
343 eight to start. B. Berardino asked what size chicken coop they were going to use. J. Goldman replied that
344 he is not sure yet. B. Berardino commented that he believes their location is safety issue as well given
345 the nature of Mammoth Road. M. Feig asked if any neighbors had chickens. J. Goldman replied that he
346 was not sure. M. Feig asked if the lots surrounding his property are smaller than two acres. S. Brunelle
347 mentioned that she is concerned about safety with the chickens getting loose on Mammoth Road. B.
348 Berardino asked why they wanted chickens. K. Goldman replied that her husband, J. Goldman is allergic
349 to all other pets. J. Goldman added that having moved from Massachusetts they were looking to have a
350 more rural experience.

351

352 Vice Chair Benard asked for public input.

353

354 Deb Paul, 118 Hardy Road, addressed the Board in favor of the variance. D. Paul told the Board that she
355 has chickens and they do not go far when out of their coop. She noted that she puts them in the coop at
356 night. She commented that they can be trained as pets and they eat insects, especially ticks. She said
357 that as long as they keep up with the pen, there should not be a strong odor. She mentioned that the
358 Planning Board or Town Council might want to take a look at revamping the ordinance, as she feels that
359 the acreage requirement could be changed. She gave them some advice on what type of chicken coop
360 they should get.

361

362 Bill Nette, 22 Griffin Road, addressed the Board in favor of granting the variance. B. Nette said that he
363 was in favor of granting the variance.

364

365 Vice Chair brought the discussion back to the Board and began their deliberation:

366

367 (1) The granting of the variance is contrary to the public interest: because of safety concerns with the
368 amount of traffic on Mammoth Road and the essential character of the neighborhood would be
369 altered.

370 (2) The spirit of the ordinance is not observed: because of safety concerns with the amount of traffic
371 on Mammoth Road and the essential character of the neighborhood would be altered.

372 (3) Substantial justice is not done: because the loss to the applicant is not outweighed by the gain to
373 the public, as the public's loss due to safety concerns and traffic issues far outweigh any gain to
374 the applicant.

375 (4) Values of surrounding properties are not diminished: because there are no facts to support that
376 the property values will be diminished.

377 (5) There is a fair and substantial relationship exists between the general public purpose of the
378 ordinance provision and the specific application of that provision to the property because the

379 property is not unique as other properties in the area were of similar size. The proposed use is not
380 a reasonable one given the amount of traffic on Mammoth Road.

381
382 **B. O'Brien made a motion in CASE NO. 03/17/2021-3 to deny the request for a**
383 **variance from LZO 4.2.1.4 to allow chickens on a 1.38 lot where two acres are**
384 **required, 158 Mammoth Road, Map 3 Lot 106, Zoned AR-1, Jason & Kelsey Goldman**
385 **(Owners & Applicants)**

386
387 **B. Berardino seconded the motion.**

388
389 **The motion was DENIED, 4-1-0. The applicant's request for a variance was DENIED**
390 **for the following reasons:**

391
392 **Granting the variance would be contrary to the public interest and the spirit of the**
393 **ordinance would not be observed because of safety concerns with the amount of**
394 **traffic on Mammoth Road. The Board also expressed concerns over how busy**
395 **Mammoth Road and allowing chickens in that area would alter the essential**
396 **character of the neighborhood. Substantial justice would not be done by granting**
397 **the variance. The loss to the applicant is not outweighed by the gain to the public in**
398 **keeping the zoning intact. The public's loss due to safety concerns and traffic issues**
399 **far outweigh any gain to the applicant in allowing chickens on a lot less than two**
400 **acres. The Board noted the size of the lot in relation to the other lots in the area**
401 **which were mostly under two acres. The Board also found that there was no**
402 **uniqueness to this property as other properties in the area were of similar size. The**
403 **proposed use would not be a reasonable use given the business and amount of traffic**
404 **on Mammoth Road in that area.**

405
406
407 **VI. Other Business**

408
409 **Adjournment:**

410
411 **B. Berardino made a motion to adjourn at 8:51 p.m.**

412
413 **S. Brunelle seconded the motion.**

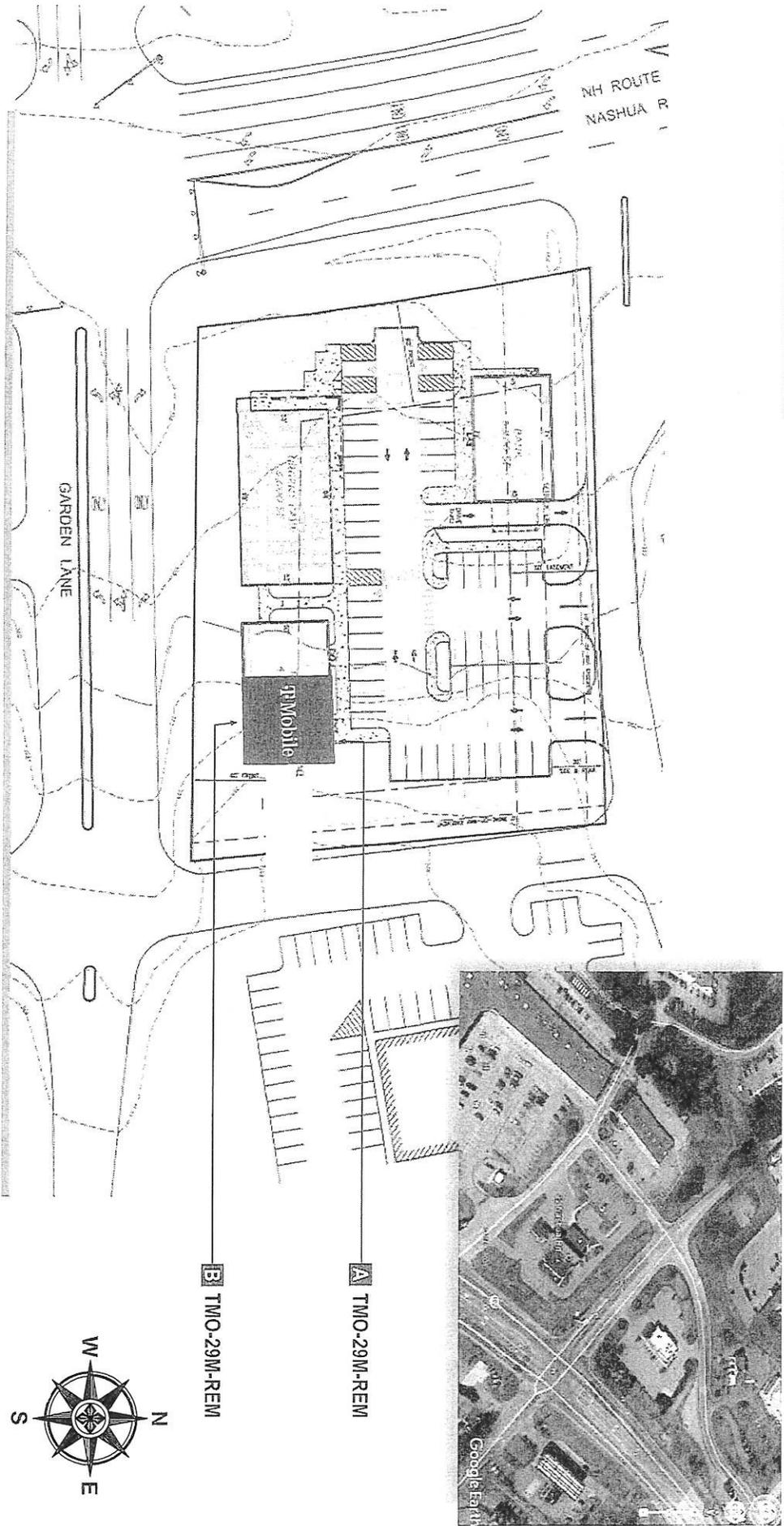
414
415 **The motion was granted, 5-0-0. The meeting adjourned at 8:51 p.m.**

416
417 **RESPECTFULLY SUBMITTED,**

418
419 _____
420 **CLERK**

421
422 **TYPED AND TRANSCRIBED BY Beth Morrison, Recording Secretary.**

DRAFT



Stratus™

stratusunlimited.com

8953 7th Boulevard
Wrentham, MA 01900
888.803.1569

T-Mobile

ADDRESS: NASHUA & MICHEL'S WAY
121 S.W. LONDONDERRY, NH 03053

PAGE NO. 2

CLIENT: T-Mobile

ORDER NUMBER: 603543 PROJECT NUMBER: 000000

SITE NUMBER: 49404 PROJECT MANAGER: KEITH PATTERSON

ELECTRONIC FILE NAME: G:\ACCOUNTS\T-Mobile\2020\NH\CORPORATE\LONDONDERRY_NASHUA & MICHEL'S WAY

Rev #	Rev #	Date/Status	Description	Rev #	Rev #	Date/Status	Description
Original	151904	1/16/20 DN					
Rev 1	151125	1/20/20 DN					
Rev 2	151259	1/21/20 MD	Added Spange C for second storefront				
Rev 3	151735	01/19/21 DN					
Rev 4	151893	01/27/21 DN	Update w/ survey				
Rev 5	151880	02/24/21 DN					

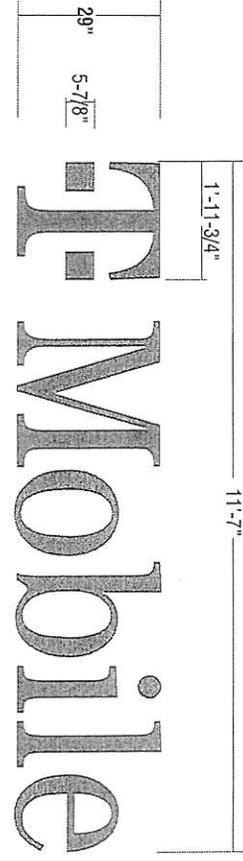
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FACE LIT CHANNEL LETTERS

Scale: 1/2"=1'-0"

A B TMO-29M-REM

28 square feet



FACES: 3/16" thick Clear Autoglas or equal w/ first surface applied digitally printed Magenta vinyl from Miraltec

TRIMCAP: 1" Jewellee trimcap painted to match TMO Magenta & White base coat specified (per color palette)

RETURNS: .040 aluminum 3" deep painted Black Satin finish

BACKS: .063 alum. - pre-finished alum White
Principal (≥20") SF Mini 6500K; (<20") Qwik Mod 3 6500K White LED's;
Remote power supplies

INSTALL: Thru drilled flush to wall surface using min 3/8" all thread fasteners with wood blocking as required
Need to verify if access is available for thru drilling

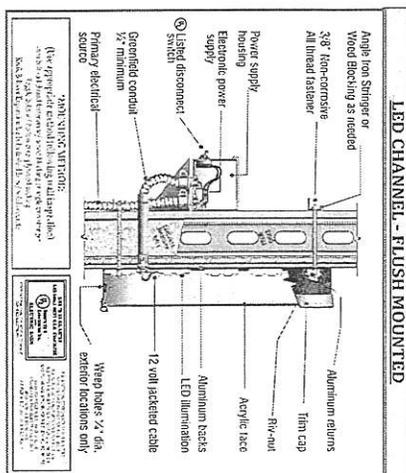
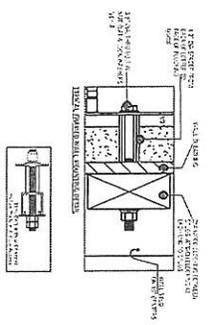
WALL TYPE: Signband wall type to be determined

JOB NOTE: UL label location - one to be visible from ground, others to be placed on top of letters and one on power supply

QUANTITY: (2) TMO lettersets required for storefront and rear elevations

COLOR PALETTE

- Translucent Miraltec Film 30532-1 Magenta printed on White vinyl
- Matthews Magenta MP86035 R135945 N Semi-gloss V110 over MP35698 White Basecoat
- Black Satin finish / standard Alum. coil
- Clear Autoglas or Equal



CLIENT		ORDER NUMBER:		PROJECT NUMBER:	
T Mobile		603543		000000	
ADDRESS:		SITE NUMBER:		PROJECT MANAGER:	
MASHUA & MITCHELS WAY 42 SHAW WY LONDONDERRY, NH 03053		49404		KEITH PATTERSON	
PAGE NO.:		ELECTRONIC FILE NAME:		PRINTED FILE NAME:	
3		G:\ACCOUNTS\TMOBILE\2020\TMO\CORPORATE\		LONDONDERRY_MASHUA & MITCHELS WAY	

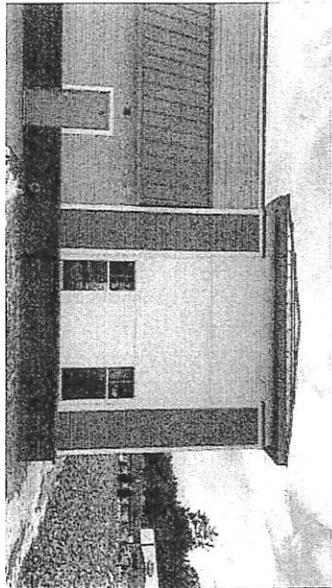
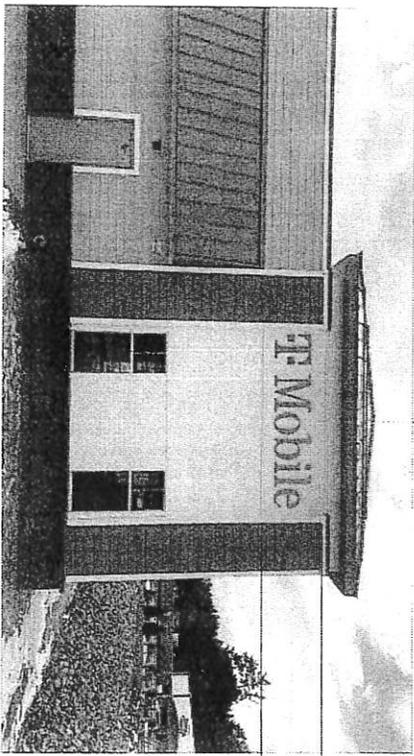
Rev #	Rev #	Date/Atts	Description	Rev #	Rev #	Date/Atts	Description
Original	15304	11/09/20 DN					
Rev 1	15625	12/01/20 DN	update quantity				
Rev 2	15625	12/16/20 MD	update quantity to include 2nd storefront				
Rev 3	15736	01/19/21 DN					
Rev 4	15769	01/27/21 DN	update w/ number				
Rev 5	15880	02/24/21 DN	update to INC 25M-REM				

StratusTM
stratusunlimited.com
8955 Tyler Boulevard
Merritt, Ohio 44060
888.603.1596

REAR ELEVATION

Scale: 1/8"=1'-0"

B TMO-29M-REM



EXISTING CONDITIONS

stratusunltd.com
8939 Tyler Boulevard
Mentor, Ohio 44130
888-503-1639

CLIENT: **T-Mobile**

ADDRESS: MASHUA & MICHEL'S WAY
42 MASHUA RD
LONDONDERRY, NH 03053

PAGE NO.: 5

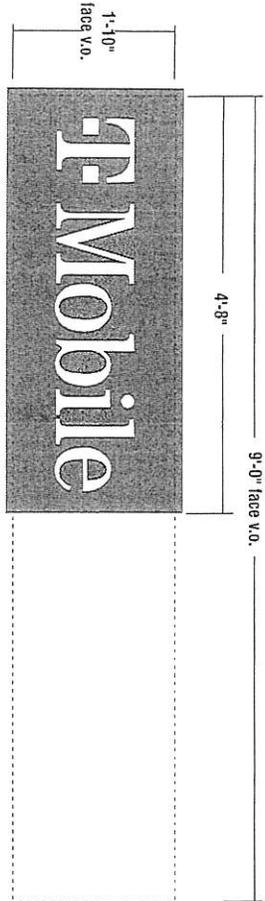
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SITE NUMBER:	49404	PROJECT MANAGER:	KEITH PATTERSON
ELECTRONIC FILE NAME:		G:\ACCOUNTS\T-MOBILE\2020\HHC\CORPORATE\	
LONDONDERRY\T-MOBIL & MICHEL'S WAY			

Rev #	Rev #	Date/Time	Description	Rev #	Rev #	Date/Time	Description
Original	15304	11/05/2018	11/05/2018				
Rev 1	155125	12/01/2018	update elevation				
Rev 2	156259	12/18/2018	updated elevation to include 2nd storefront				
Rev 3	157735	01/18/21	remove "T" signage				
Rev 4	157609	01/27/21	update w/ survey				
Rev 5	159980	02/24/21	update to TMO-29M-REM				

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VINYL GRAPHIC OVERLAY
TMO-STVG-W

Scale: 3/4"=1'-0"
8.5 square feet



Detail line indicates visible opening only and does not print
art work oversized by 1" on 3 sides to ensure proper fit

- CABINET:** Existing cabinet
- FACE:** Existing face to be cleaned & prepared for new vinyl installation
- GRAPHICS:** Surface applied Trans. TMO Magenta printed film w/ reverse weeded copy to show thru White
- QUANTITY:** (2) Two graphic overlays required

COLOR PALETTE

Translucent Mirraze Film
30532-1 Magenta printed on
White Vinyl

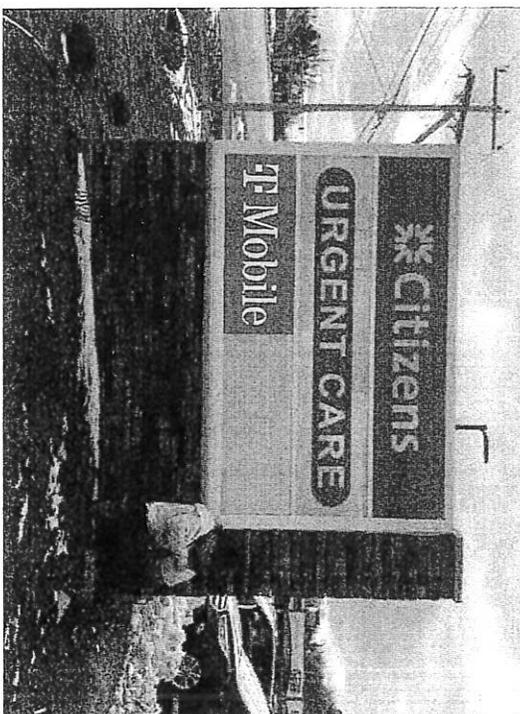
Stratus™
stratusunlimited.com
8999 Tyler Boulevard
Monterey, CA 94028
888.508.1569

CLIENT	FMobile
ADDRESS:	NASHUA & MICHEL'S WAY 42 NASHUA RD LONDONDERRY, NH 03053
PAGE NO.	6
ORDER NUMBER:	603543
PROJECT NUMBER:	000000
SITE NUMBER:	49404
PROJECT MANAGER:	KEITH PATTERSON
ELECTRONIC FILE NAME:	G:\ACCOUNTS\TMOBILE\2020\NH\CORPORATE\
	LONDONDERRY, NASHUA & MICHEL'S WAY

Rev #	Rev #	Date/At test	Description	Rev #	Rev #	Date/At test	Description
Original	15394	11/09/20 DN					
Rev 1	155125	12/01/20 DN					
Rev 2	156259	12/18/20 DN					
Rev 3	157736	01/19/21 DN					
Rev 4	157609	01/27/21 DN	update w/ survey				
Rev 5	159980	02/24/21 DN					

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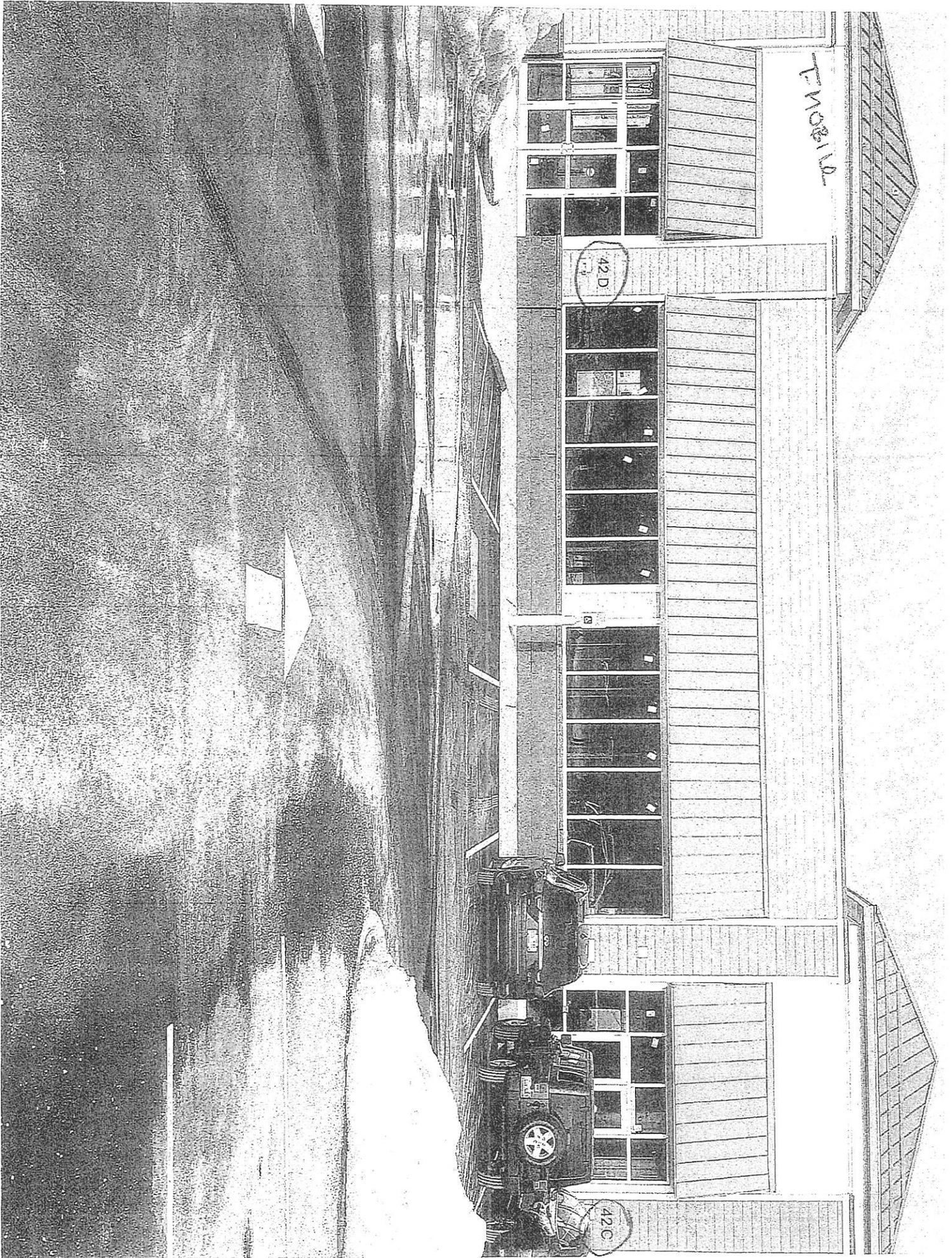
PROPOSED MONUMENT



SCALED PROPORTIONALLY

EXISTING CONDITIONS

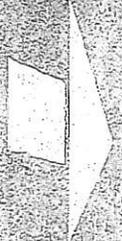


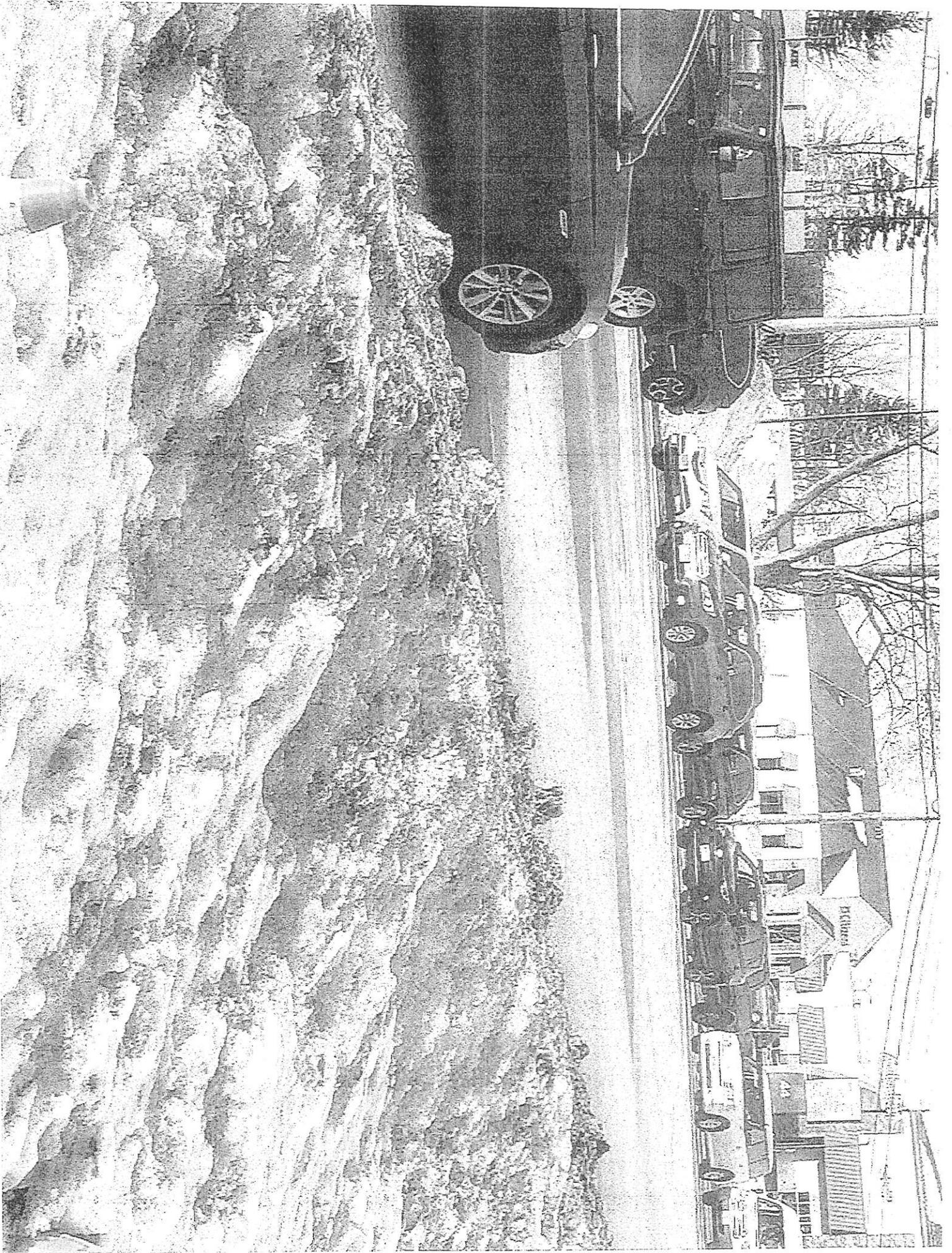


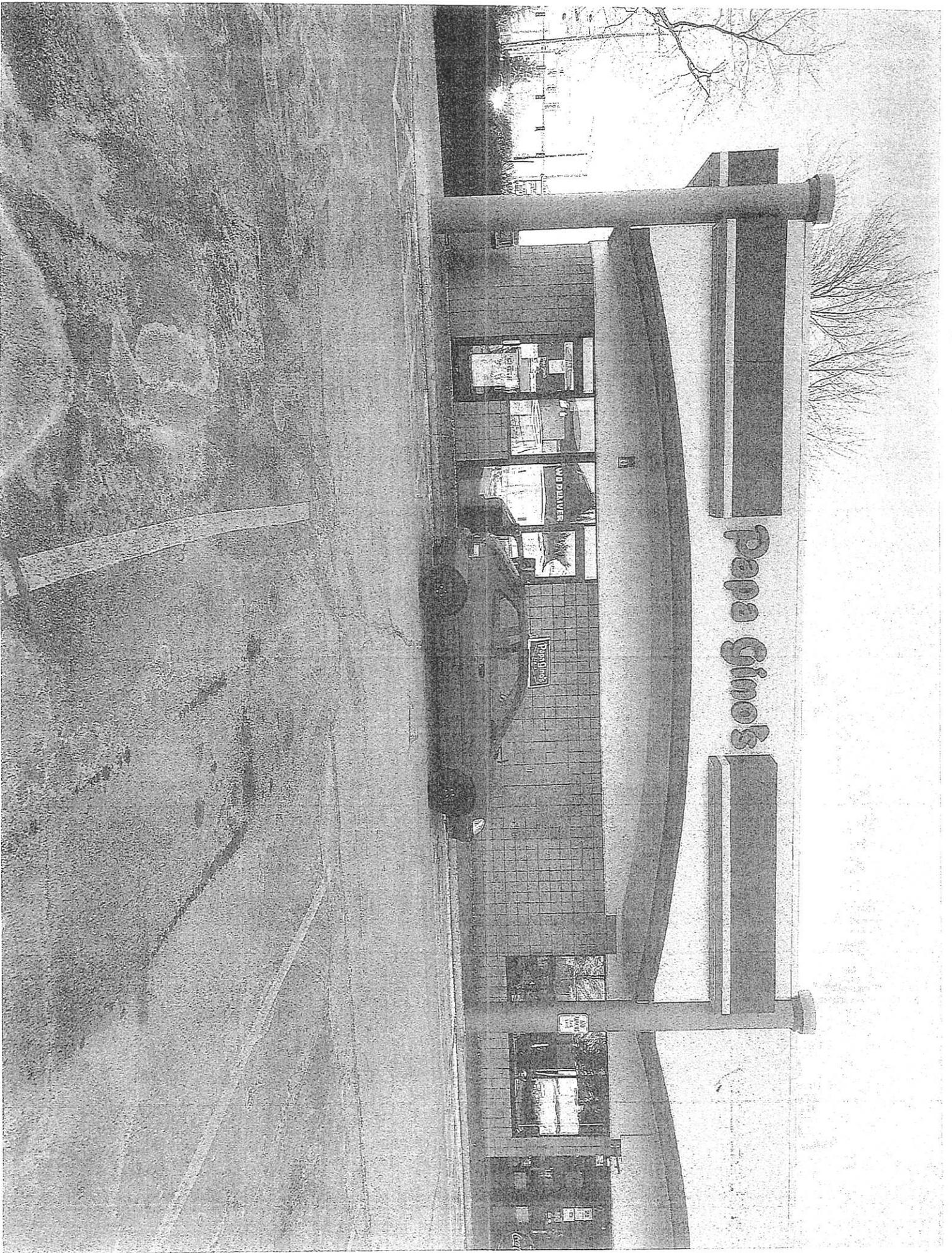
EMOBIL

42 D

42 C

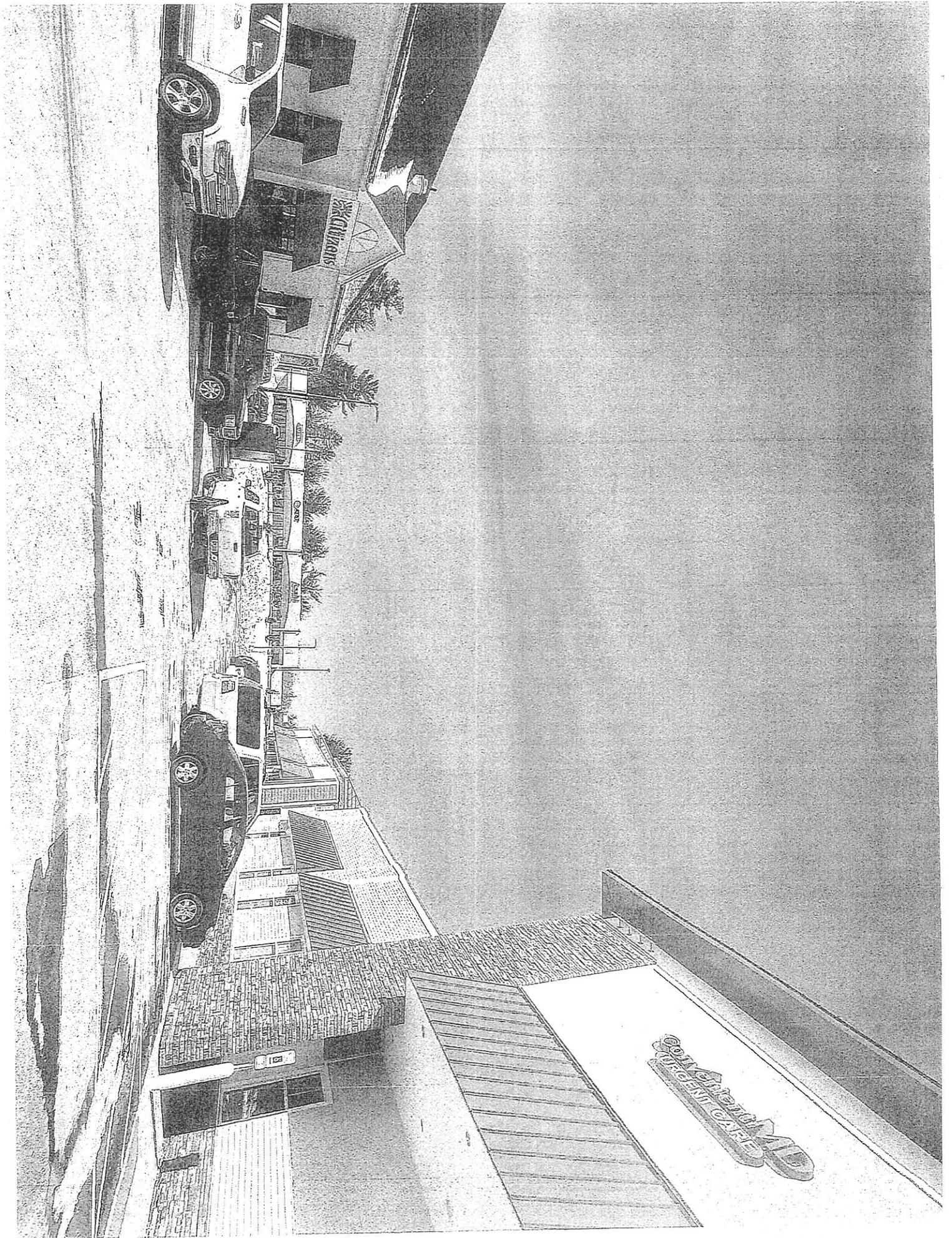














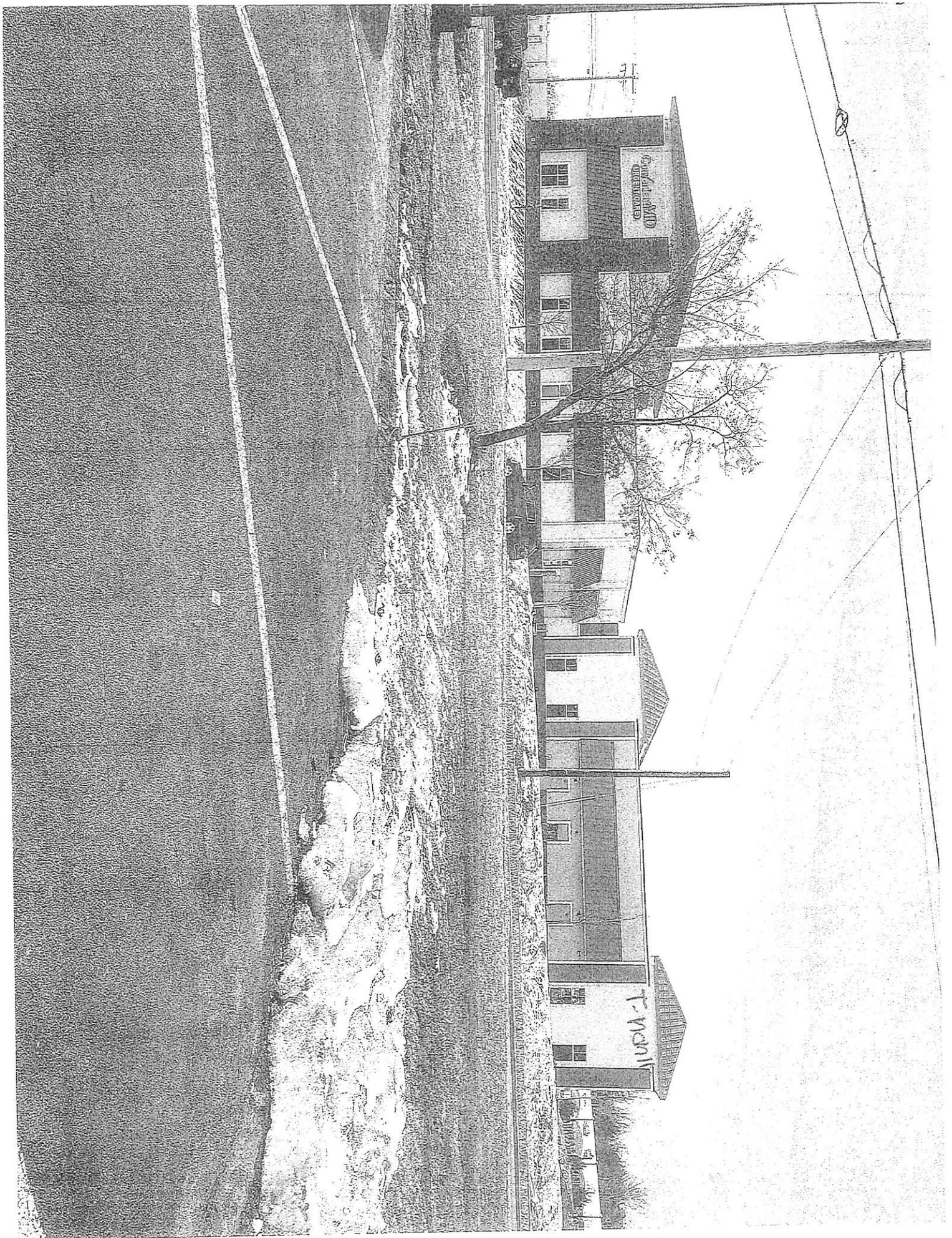
← Drive-Up
ATM
↔ Parking

Crestwood
MD
COMMERCIAL

Crestwood
MD
COMMERCIAL

42A

42



T Mobile

1'-11-3/4"

11'-7"

29" 5-7/8"

FACES: 3/16" thick Clear autoglas or equal w/ first surface applied
digitally printed Magenta vinyl from Miratec

TRIMCAP: 1" Jewelle trimcap painted to match TMO Magenta & White
base coat specified (per color palette)

RETURNS: .040 aluminum 3" deep painted Black Satin finish

BACKS: .063 alum - pre-finished alum White
Principal (220") SF Mini 6500K; (<20") Qwik Mod 3 6500K White LED's;
Remote power supplies

INSTALL: Thru drilled flush to wall surface using min 3/8" all
thread fasteners with wood blocking as required
Need to verify if access is available for thru drilling

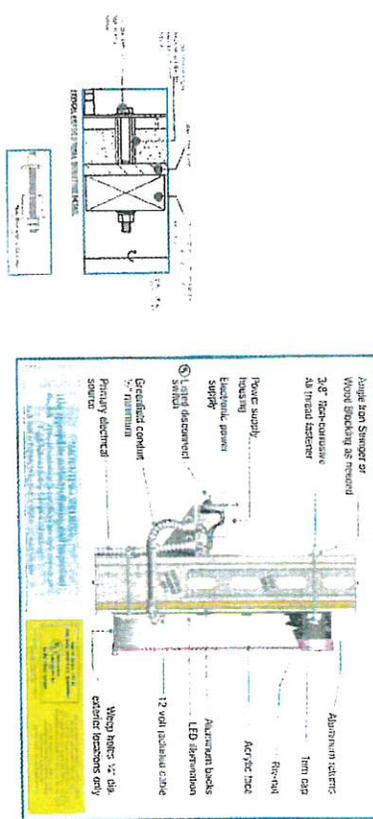
WALL TYPE: Signband wall type to be determined

JOB NOTE: UL label location - one to be visible from ground, others to be
placed on top of letters and one on power supply

QUANTITY: (2) TWO lettersels required for storefront and rear elevations

COLOR PALETTE

- Translucent Miratec Film 30532-1 Magenta printed on white vinyl
- Mathews Magenta MP86055 R15445
- N Semi-glo V1.0 over MP55898 White Basecoat
- Black Satin finish / standard Alum. coil
- Clear Autoglas or Equal



stratusunlimited.com
1815 Park Blvd
Marble, Ohio 44660
BBB 5041569

CLIENT: T Mobile

ADDRESS: NASHUA & MICHEL'S WAY
42 NASHUA RD
LONDONDERRY, NH 03053

PHONE NO.: 3

ORDER NUMBER	PROJECT NUMBER
603543	000000
SITE NUMBER	PROJECT MANAGER
49404	KEITH PATTERSON

Rev #	Rev #	Date/Artist	Description
Original	15204	11/06/2010	
Rev 1	15575	12/17/2010	update quantity
Rev 2	16259	12/18/2010	modified quantity to include 2nd direction
Rev 3	16736	01/19/2011	
Rev 4	16925	01/27/2011	update to specify
Rev 5	15350	02/24/2011	update to TMO-29M-REM

EX. C



Ex. D

Nick Loring <nickloring@gmail.com>

15 King George

2 messages

Nick Loring <nickloring@gmail.com>
To: jeffmalmquist@hotmail.com

Wed, Feb 10, 2021 at 2:46 PM

Hi Jeff,

Per our conversation earlier I just want to make sure you have no issues or concerns with constructing a 16' x 24' garage along our common property line. The garage would replace and be located no closer to the property line than the existing shed. Since the existing shed is within the town's building setback I will be applying to the Zoning Board of Adjustment.

Thanks

Nick

Jeff Malmquist <jeffmalmquist@hotmail.com>
To: Nick Loring <nickloring@gmail.com>

Thu, Feb 11, 2021 at 10:25 AM

Hi Nick,

That would be fine with us. If you need anything else, feel free to let me know.

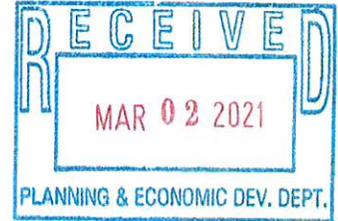
Thanks,
Jeff

From: Nick Loring <nickloring@gmail.com>
Sent: Wednesday, February 10, 2021 2:46 PM
To: jeffmalmquist@hotmail.com <jeffmalmquist@hotmail.com>
Subject: 15 King George

[Quoted text hidden]

EX. F

Daniel & Maureen Cail
29 Woodside Drive
Londonderry, NH 03053



Town of Londonderry
Zoning Board
268B Mammoth Road
Londonderry, NH 03053

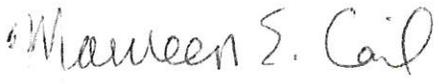
February 27, 2021

To Whom it May Concern,

This letter is in reference to Case No. 3/17/2021-2. We have no objections to the special request application for Namreen Awan residing at 28 Woodside Drive. It is our opinion that the home business would have little or no impact on the quality of life on Woodside Drive. The applicants are respectful and responsible people who deserve an opportunity to earn a living and provide for their family. Please approve her request.

Sincerely,


Daniel J. Cail


Maureen E. Cail