



Town of Londonderry
Zoning Board of Adjustment Agenda
June 21, 2023 - 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

- I. **Draft minutes to approve:** May 17, 2023
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
 - A. **CASE NO. 05/17/2023-4**: Request for a variance from LZO 4.2.1.4.A to allow one horse on a parcel containing less than two acres, 34 Kitt Lane, Map 10 Lot 16-25, Zoned AR-1, David Coscia (Owner & Applicant). *Continued from May 17, 2023.*
 - B. **CASE NO. 06/21/2023-1**: Request for a variance from LZO 4.1.2 to allow multi-family residential in the Industrial II Zoning District, 104 Grenier Field Road, Map 17 Lot 2, Zoned Ind-II, Londonderry Holdings, LLC (Owner & Applicant).
 - C. **CASE NO. 06/21/2023-2**: Request for a special exception from LZO 4.1.2 to allow a group child care center in the Industrial II Zoning District, 6 Akira Way, Map 28 Lot 31-6, Zoned Ind-II, Londonderry Holdings, LLC (Owner & Applicant).
 - D. **CASE NO. 06/21/2023-3**: Request for a special exception from LZO 4.1.2 to allow a group child care center in the Industrial II Zoning District, 104 Grenier Field Road, Map 17 Lot 2, Zoned Ind-II, Londonderry Holdings, LLC (Owner & Applicant).
 - E. **CASE NO. 06/21/2023-4**: Request for a variance from LZO 4.6.1.3.B.12 to allow retaining walls in the conservation overlay district, 104 Grenier Field Road, Map 17 Lot 2, Zoned Ind-II, Londonderry Holdings, LLC (Owner & Applicant).
 - F. **CASE NO. 06/21/2023-5**: Request for a variance from LZO 4.1.2 to allow a retail sales establishment in the Industrial II Zoning District, 6 Akira Way, Map 28 Lot 31-6, Zoned Ind-II, Londonderry Holdings, LLC (Owner & Applicant).
 - G. **CASE NO. 06/21/2023-6**: Request for a variance from LZO 4.1.2 to allow retail sales establishment in the Industrial II Zoning District, 104 Grenier Field Road, Map 17 Lot 2, Zoned Ind-II, Londonderry Holdings, LLC (Owner & Applicant).

- H. **CASE NO. 06/21/2023-7**: Request for a variance from LZO 4.2.1.3.B.1 to allow 100.58 feet of frontage on High Range Road and 50 feet of frontage on Wiley Hill road whereas 150 feet of continuous feet is required in the Agricultural Residential District (AR-1), 8 Wiley Hill Road, Map 5 Lot 28, Zoned AR-1, Belize Real Estate Holding, LLC (Owner & Applicant).

- I. **CASE NO. 06/21/2023-8**: Request for a variance from LZO 4.2.1.3.C.1 to allow an encroachment of 20 feet into the front setback area whereas 40 feet is required in the Agricultural Residential District (AR-1), 16 Happy Lane, Map 4 Lot 3-13, Zoned AR-1, Dennis Demers (Owner & Applicant).

- J. **CASE NO. 06/21/2023-9**: Request for a variance from LZO 4.2.1.2.A to allow an a motorhome, travel trailer or similar recreational vehicle to be used as an accessory living space in the Agricultural Residential District (AR-1), 17 Brewster Road, Map 13 Lot 112-1, Zoned AR-1, Ross Williams (Owner) and Gavin Williams (Applicant).

- K. **CASE NO. 06/21/2023-10**: Request for a variance from LZO 4.2.1.3.C.2 to allow an encroachment of 5.5 feet into the side setback area whereas 15 feet is required in the Agricultural Residential District (AR-1), 34 Holton Circle, Map 9 Lot 14-23, Zoned AR-1, Joel Diagostino & Alyssa Wright-Diagostino (Owners) and Jack Diagostino & Maryann Diagostino (Applicants).

- L. **CASE NO. 06/21/2023-11**: Request for a variance from LZO 4.2.1.3.C.2 and LZO 4.2.1.3.C.1 to allow an encroachment into the side and front setback areas in the Agricultural Residential District (AR-1), 49 Perkins Road, Map 15 Lot 49-4, Zoned AR-1, Jonathan & Aria Emery (Owners & Applicants).

V. Communications and miscellaneous

VI. Other business

VII. Adjourn