



Town of Londonderry
Zoning Board of Adjustment Agenda
March 20, 2024 - 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

- I. **Draft minutes to approve:** February 21, 2024
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
 - A. **CASE NO. 02/21/2024-2** Request for a variance from LZO section 8.2.A.2 to re-establish an existing non-confirming use of a small machine parts and service use, after discontinuance for one (1) year. The parcel is located at 347 Rockingham Rd in the Residential (R-III) zoning district. Tax Map 17, Lot 17. Thibeault Corporation of NE, (owner), & Vinnie Iacozzi, (applicant).
 - B. **CASE NO. 02/21/2024-3** Request for a variance from LZO section 8.2.A.4 to rebuild a parts and service use after damage exceeding seventy-five (75) percent of its replacement value. The parcel is located at 347 Rockingham Rd in the Residential (R-III) zoning district. Tax Map 17, Lot 17. Thibeault Corporation of NE, (owner), & Vinnie Iacozzi, (applicant).
 - C. **CASE NO. 02/21/2024-4** Request for a variance from LZO section 4.1.2 to allow a contractor yard, parts and service distribution operation in the R-III zoning district. The parcel is located at 347 Rockingham Rd in the Residential (R-III) zoning district. Tax Map 17, Lot 17. Thibeault Corporation of NE, (owner), & Vinnie Iacozzi, (applicant).
 - D. **CASE NO. 03/20/2024-1** Request for a variance from LZO section 4.3.3.B.1 to allow a fifteen (15) foot front green space area whereas thirty (30) feet is required. The parcel is located at 83 Nashua Road in the Commercial I (C- I) zoning district. Tax Map 7, Lot 130. CM-Londonderry, LLC (Owners) & Benchmark LLC (Applicants).
 - E. **CASE NO. 03/20/2024-2** Request for a variance from LZO section 4.3.3.B.1 to allow a fifteen (15) foot front green space area whereas thirty (30) feet is required. The parcel is located at 77 Nashua Road in the Commercial I (C- I) zoning district. Tax Map 7, Lot 129. CM-Londonderry, LLC (Owners) & Benchmark LLC (Applicants).
 - F. **CASE NO. 03/20/2024-3** Request for a variance from LZO section 4.3.3.A to allow a thirty-five (35) foot front setback from Route 102 and forty-six (46) foot front setback from Mcallister Road whereas sixty (60) feet is required. The parcel is located at 77 Nashua Road in the Commercial I (C- I) zoning district. Tax Map 7, Lot 129. CM-Londonderry, LLC (Owners) & Benchmark LLC (Applicants).
 - G. **CASE NO. 03/20/2024-4** Request for a variance from LZO section 4.3.3.B.2 to allow a thirty (30) foot setback from the side lot lines whereas a fifty (50) foot landscape buffer is required. The parcel is located at 77 Nashua Road in the Commercial I (C- I) zoning district.

Tax Map 7, Lot 129. CM-Londonderry, LLC (Owners) & Benchmark LLC (Applicants).

- H. **CASE NO. 03/20/2024-5** Request for a variance from LZO section 4.3.3.B.2 to allow a walkway twenty (20) feet, a parking area thirty (30) feet and a fenced in dumpster area forty (40) feet from the lot lines whereas a fifty (50) foot landscape buffer is required. The parcel is located at 77 Nashua Road in the Commercial I (C- I) zoning district. Tax Map 7, Lot 129. CM-Londonderry, LLC (Owners) & Benchmark LLC (Applicants).
- I. **CASE NO. 03/20/2024-6** Request for a variance from LZO section 4.6.1.3.B to allow parking and grading for a detention pond within one hundred (100) feet of Indian Brook and within fifty (50) feet of the wetland setback whereas parking and grading are not permitted in the wetland setbacks. The parcel is located at 77 Nashua Road in the Commercial I (C- I) zoning district. Tax Map 7, Lot 129. CM-Londonderry, LLC (Owners) & Benchmark LLC (Applicants).
- J. **CASE NO. 03/20/2024-7** Request for a variance from LZO section 4.2.1.3.C.3 to allow encroachment of a pool shed into the fifteen foot rear setback . The parcel is located at 1 Chase Brook Road in the Agricultural-Residential (AR- 1) zoning district. Tax Map 11, Lot 24-1. Timothy Marion (Owner & Applicant).
- K. **CASE NO. 03/20/2024-8** Request for a variance from LZO section 5.18.H.2 to allow an accessory dwelling unit to be located in the front yard of the property whereas accessory dwelling units are permitted in the side or rear yard. The parcel is located at 5 Noyes Road in the Agricultural-Residential (AR- 1) zoning district. Tax Map 12, Lot 92-2. Laura and James Tebo (Owners) & Sebastian Rossino (Applicant).
- L. **CASE NO. 03/20/2024-9** Request for a variance from LZO section 5.18.F to allow an accessory dwelling unit to be greater than forty percent of the living area of the principal dwelling. The parcel is located at 5 Noyes Road in the Agricultural-Residential (AR- 1) zoning district. Tax Map 12, Lot 92-2. Laura and James Tebo (Owners) & Sebastian Rossino (Applicant).

V. Communications and miscellaneous

VI. Other business