



Town of Londonderry
Zoning Board of Adjustment Agenda
May 15, 2024 - 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

- I. **Draft minutes to approve:** April 17, 2024
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
 - A. **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). ***Continued from March 20 and April 17, 2024.***
 - B. **CASE NO. 05/15/2024-1** Request for a variance from LZO section 4.3.3.B.2 to allow parking within the fifty (50) foot residential buffer zone. The parcel is located at 39 Rockingham Road in the Commercial-II (C-II) zone. Tax Map 13, Lot 65-1. AK Investments, LLC (Owner & Applicant).
 - C. **CASE NO. 05/15/2024-2** Request for a special exception from LZO section 5.12.5 to allow a child care facility as a home occupation. The parcel is located at 162 South Road in the Agricultural Residential (AR- 1) zoning district. Tax Map 7, Lot 108-10. Kerri Madigan, (Owner & Applicant)
 - D. **CASE NO. 05/15/2024-3** Request for a variance from LZO section 7.6.D.5.B to allow two (2) wall signs, totaling 228 square feet whereas one (1) wall sign totaling one hundred (100) square feet is permitted. The parcel is located at 55 Pettengill Road in the Gateway Business Zone (GB) Map 14 Lot 49-03. Business Finance Authority of State of New Hampshire (owner). NB Development Group LLC (applicant).
 - E. **CASE NO. 05/15/2024-4** Request for a variance from LZO section 4.3.3.B.2 to allow parking within the fifty (50) foot residential buffer zone. The parcels are located at 4 Nashua Road & 6 Londonderry Road in the Commercial II (C-II) zoning district. Tax Map 10 Lots 118 & 121. Windham Realty Limited Company & Windham Realty, LLC, (Owner & Applicant).
 - F. **CASE NO. 05/15/2024-5** Request for a variance from LZO section 4.1.2 to allow outdoor storage in the Commercial-II (C-II) zone. The parcels are located at 4 Nashua Road & 6 Londonderry Road in the Commercial II (C-II) zoning district. Tax Map 10 Lots 118 & 121. Windham Realty Limited Company & Windham Realty, LLC, (Owner & Applicant).

- G. CASE NO. 05/15/2024-6** Request for a variance from LZO section 4.3.3.B.1 to allow parking to encroach into the thirty (30) foot landscape buffer. The parcels are located at 4 Nashua Road & 6 Londonderry Road in the Commercial II (C-II) zoning district. Tax Map 10 Lots 118 & 121. Windham Realty Limited Company & Windham Realty, LLC, (Owner & Applicant).

V. Communications and miscellaneous

VI. Other business

VII. Adjourn