



Town of Londonderry Zoning Board of Adjustment Agenda

April 15, 2026 at 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

- I. Minutes To Approve
- II. Report By Town Council Liaison
- III. Regional Impact Determinations
- IV. Public Hearing Of Cases:
 - A. **Case No. 03-18-2026-1 Request For Special Exception From LZO 4.1.2 Use Table To Allow Construction Of A Single-Family Home In The Commercial III Zoning District. The Parcel Is Located At 22 Buttrick Road. In The Commercial III (C-III) Zoning District. Tax Map 6, Lot 75- 8, Anne D. Peterson Revocable Trust (Owner), Brian Daniels (Applicant).**

(Continued from the March 18, 2026 meeting)

Documents:

[CASE NO. 03-18-2026-1 22 BUTTRICK ROAD_REDACTED.PDF](#)
 - B. **Case No. 03-18-2026-2 Request For Special Exception From LZO 4.1.2 Use Table To Allow Construction Of A Single-Family Home In The Commercial III Zoning District. The Parcel Is Located At 20 Buttrick Road. In The Commercial III (C-III) Zoning District. Tax Map 6, Lot 75-9, Anne D. Peterson Revocable Trust (Owner), Brian Daniels (Applicant).**

(Continued from the March 18, 2026 meeting)

Documents:

[CASE NO. 03-18-2026-2 20 BUTTRICK ROAD_REDACTED.PDF](#)
 - C. **Case No. 03-18-2026-3 Request For Variance From LZO 7.6.D.3.A.i**

To Allow Construction Of A Sign In The Commercial I Zoning District. The Parcel Is Located At 213 Rockingham Road. In The Commercial I (C-1) Zoning District. Tax Map 15, Lot 23-1, Carroll Holding Co, LLC (Owner), Spectrum Signs And Graphics – Michael Gallagher (Applicant).

(Continued from the March 18, 2026 meeting)

Documents:

[CASE NO. 03-18-2026-3 213 ROCKINGHAM ROAD_REDACTED.PDF](#)

D. Case No. 04-15-2026-1 Request For Special Exception From LZO 5.15.1 To Allow A Portable Storage Container In The Agricultural Residential (AR-1) Zoning District. The Parcel Is Located At 132 Pillsbury Road In The Agricultural Residential (AR-1) Zoning District. Tax Map 9, Lot 51, Pillsbury Farm, LLC (Owner) And Heather Burr Carey (Applicant).

Documents:

[CASE NO. 04-15-2026-01_REDACTED.PDF](#)

V. Communication And Miscellaneous

VI. Other Business

A. Case No. 02-20-2026-2 Request For A Rehearing Of February 18, 2026, Denial Of A Variance From LZO Section 5.15.1.A.1 To Allow Two Portable Storage Containers. The Parcel Is Located At 55 Windsor Boulevard In The Agricultural Residential (AR-1) Zoning District. Tax Map 003, Lot 045-103, Randy And Andrea Byrd (Owner/Applicant)

VII. Adjourn

Case No. 03-18-2026-11

ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

APPLICANT NAME Annie Peterson
(Please Print)

DATE: 9-11-25


ADDRESS: 22 Buttrick

MAP & LOT 6-75-8

PHONE NUMBER: Brian Daniels
603-289-2488

ZONE C III

PROPOSED USE: Single Family Dwelling

APPLICANT SIGNATURE: 

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Special Exception is required for
Single Family Dwelling in C III

TYPE OF APPEAL: Please circle one of the four appeal

1. Variance

2. Special Exception (choose one)

Other - Single Family Dwelling
in C III

-For Home Occupation

-For Residential Garage Setbacks

-For Off-Premise Sign

-For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Zoning Section for the Appeal: 4.1


Nick Codner, Zoning Administrator

DATE: 9/5/25

Case No.
03-18-2026-1



Planning & Economic
Development Department
FEB 17 2026
RECEIVED

TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road Londonderry, New Hampshire 03053 · Phone: 432-1100, ext.123

Prior to completing this application, you will need to obtain and provide as part of your application a completed ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL form. This form requires a determination from the Zoning Administrator.

SPECIAL EXCEPTION LZ0 8.1.5

PLEASE READ THE GENERAL AND SPECIAL EXCEPTION GUIDELINES BEFORE COMPLETING APPLICATION

Location of property: Street address 22 Buttrick Road
Tax map 6 Parcel 8 Zone _____

Owner's name (s) Anne Peterson Tel. No. 603-339-6757

Owner's address PO Box 462
Jackson, NH 03846

Owner's Email address _____

Applicant's name (s) Brian Daniels Tel. No. 603-289-2488

Applicant's address 5 Carousel Court
Londonderry, NH 03053

Applicant's Email address _____

Representative's name _____ Tel. No. _____

Representative's address _____

Representative's Email address _____

Previous Zoning Board action on this property: N/A

Description of proposed use, showing justification for a Special Exception as specified in the zoning ordinance, Section 4.1.2 use table as permitted under 8.1.5 special exceptions.
(Please describe the structure for which you are applying for and the use it entails):

Proposing a single family home which is permitted by special exception. Currently a vacant lot zoned in C-III surrounded by residential homes both on Buttrick Road and Gardner Circle.

SPECIAL EXCEPTION LZO 5.15.1

Please answer yes or no to each question:

- A. Is the use detrimental to the health or safety of residents? ___ Yes X No
- B. Will such a use create undue traffic congestion or a traffic safety hazard in the vicinity of the proposed development? ___ Yes X No
- C. Will the use be incompatible with the surrounding neighborhood? ___ Yes X No
- D. Will the use be a detriment to property values in the vicinity of the proposed development with consideration given to the location or scale of buildings, structures, parking areas, or other access ways? ___ Yes X No
- E. Will a nuisance be created by such use by way of emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or the unsightly outdoor storage of equipment, vehicles, or other materials? ___ Yes X No
- F. Will the use create a hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials? ___ Yes X No
- G. Will the use result in the degradation of existing surface and groundwater quality standards, or have adverse effects on the natural functions of wetlands on the site which would result in the loss of significant habitat or flood control protection? ___ Yes X No
- H. If applicable, will adequate and appropriate facilities be provided for the intended use? X Yes ___ No
- I. If applicable, will all necessary state and federal permits be obtained? X Yes ___ No

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

a. Peterson
Owner's Signature

Anne Peterson
Owner's printed name

Owner's Signature

Owner's printed name

Dated: 2/10/26

Total fee due (to be calculated by the Planning & Economic Development Department): \$ _____



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 006-075-8
at 22 BUTTRICK RD

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 03/31/2025.

Property	Site Address	Ownership
006-075-0	28 PEABODY RW LONDONDERRY, NH 03053	TURCOTTE, ERIC 28 PEABODY RW LONDONDERRY, NH 03053
006-075-10	4 GARDNER CR	DUTRA, DANIEL E REVOCABLE TRUST OF 2025; DANIEL E DUTRA, TRUSTEE 4 GARDNER CR LONDONDERRY, NH 03053
006-075-11	3 GARDNER CR	BUCKLIN, SEAN REVOCABLE TRUST OF 2023; SEAN BUCKLIN, TRUSTEE 3 GARDNER CR LONDONDERRY, NH 03053
006-075-12	6 GARDNER CR	DIRSA THOMAS C PO BOX 954 LONDONDERRY, NH 03053-0954
006-075-13	5 GARDNER CR	BELLEGARDE BRUCE A + ALLISON G 5 GARDNER CR LONDONDERRY, NH 03053
006-075-14	8 GARDNER CR	LEMIRE MELANIE J GAGNON GERALD J III 8 GARDNER CR LONDONDERRY, NH 03053
006-075-2	30 BUTTRICK RD	CSENGER, JOHN J. REV TRST OF 2022 30 BUTTRICK RD LONDONDERRY, NH 03053
006-075-3	28 BUTTRICK RD	28 BUTTRICK RD INVESTMENT LLC 26 BUTTRICK RD LONDONDERRY, NH 03053



Town of Londonderry, NH Abutters Report

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at 22 BUTTRICK RD

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006-075-7	26 BUTTRICK RD	26 BUTTRICK ROAD LLC 26 BUTTRICK RD LONDONDERRY, NH 03053
006-075-9	20 BUTTRICK RD	PETERSON ANNE D REVOC TRUS PO BOX 462 JACKSON, NH 03846
006-076-0	24 PEABODY RW	WEBBER, MARILYN K. REVOCABLE TRUST 24 PEABODY RW LONDONDERRY, NH 03053
006-028-0	19 BUTTRICK RD	BOUCHARD REVOCABLE TRUST 19 BUTTRICK RD LONDONDERRY, NH 03053
006-028-1	21 BUTTRICK RD	MULLEN BARBARA G REV TRUST 584 N BAY ST MANCHESTER, NH 03104-1613
006-034-0	25 B BUTTRICK RD	ELMO DEVELOPMENT CORPORATION 25 BUTTRICK RD UNIT A1 LONDONDERRY, NH 03053
081-014-0	15 BUTTRICK RD	LIBERTY ENERGY UTILITIES NH CO 15 BUTTRICK ROAD LONDONDERRY, NH 03053



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at 22 BUTTRICK RD

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I hereby certify that the names and mailing addresses of the persons shown on the above list are the names and addresses of the owners of record as shown on the most recent certified tax list dated _____.

Signed, _____

Not official unless stamped by
the Board of Assessors

Name: _____

Title: _____

Date: _____

BOUCHARD REVOCABLE TRUST
19 BUTTRICK RD
LONDONDERRY, NH 03053

MULLEN BARBARA G REV TRUST
584 N BAY ST
MANCHESTER, NH 03104-1613

ELMO DEVELOPMENT CORPORATION
25 BUTTRICK RD UNIT A1
LONDONDERRY, NH 03053

TURCOTTE, ERIC
28 PEABODY RW
LONDONDERRY, NH 03053

DUTRA, DANIEL E REVOCABLE TRUST OF 2025;
DANIEL E DUTRA, TRUSTEE
4 GARDNER CR
LONDONDERRY, NH 03053

BUCKLIN, SEAN REVOCABLE TRUST OF 2023; SE
BUCKLIN, TRUSTEE
3 GARDNER CR
LONDONDERRY, NH 03053

DIRSA THOMAS C
PO BOX 954
LONDONDERRY, NH 03053-0954

BELLEGARDE BRUCE A + ALLISON G
5 GARDNER CR
LONDONDERRY, NH 03053

LEMIRE MELANIE J GAGNON GERALD J III
8 GARDNER CR
LONDONDERRY, NH 03053

CSENGER, JOHN J. REV TRST OF 2022
30 BUTTRICK RD
LONDONDERRY, NH 03053

28 BUTTRICK RD INVESTMENT LLC
26 BUTTRICK RD
LONDONDERRY, NH 03053

26 BUTTRICK ROAD LLC
26 BUTTRICK RD
LONDONDERRY, NH 03053

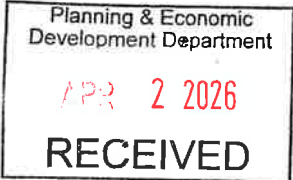
PETERSON ANNE D REVOC TRUS
PO BOX 462
JACKSON, NH 03846

WEBBER, MARILYN K. REVOCABLE TRUST
24 PEABODY RW
LONDONDERRY, NH 03053

LIBERTY ENERGY UTILITIES NH CO
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

22 BUTTRICK

Londonderry Zoning Board of Adjustment



I, Anne Peterson, hereby designate, Brian Daniels, to act on my behalf as I cannot appear in person at the April 15, 2026 Zoning Board meeting. He is representing me for the request for a special exception to build a single family home for my two lots located at 20 and 22 Buttrick Road.


Owners Signature

Anne Peterson
Owner's Name

Case No 03-18-2026-2

ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

APPLICANT NAME Anne Peterson
(Please Print)

DATE: 9-11-25

ADDRESS: 20 Bottrock

MAP & LOT 6-75-9

PHONE NUMBER: Brian Daniels
603-289-2488

ZONE C III

PROPOSED USE: Single Family Dwelling

APPLICANT SIGNATURE: 

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Special Exception is required for
Single Family Dwelling in C III

TYPE OF APPEAL: Please circle one of the four appeal

1. Variance

2. Special Exception (choose one) other - Single Family Dwelling
in C III

-For Home Occupation

-For Residential Garage Setbacks

-For Off-Premise Sign

-For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Zoning Section for the Appeal: 4.1

Nick Codner
Nick Codner, Zoning Administrator

DATE: 9/5/25

Case No.
03-18-2026-2



Planning & Economic
Development Department
FEB 17 2026
RECEIVED

TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

268B Mammoth Road Londonderry, New Hampshire 03053 · Phone: 432-1100, ext.123

Prior to completing this application, you will need to obtain and provide as part of your application a completed **ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL** form. This form requires a determination from the Zoning Administrator.

SPECIAL EXCEPTION LZO 8.1.5

PLEASE READ THE GENERAL AND SPECIAL EXCEPTION GUIDELINES BEFORE COMPLETING APPLICATION

Location of property: Street address 20 Buttrick Road
Tax map 6 Parcel 9 Zone _____

Owner's name (s) Anne Peterson Tel. No. 603-339-6757

Owner's address PO Box 462
Jackson, NH 03846

Owner's Email address _____

Applicant's name (s) Brian Daniels Tel. No. 603-299-2488

Applicant's address 5 Carousel Court
Londonderry, NH 03053

Applicant's Email address _____

Representative's name _____ Tel. No. _____

Representative's address _____

Representative's Email address _____

Previous Zoning Board action on this property: N/A

Description of proposed use, showing justification for a Special Exception as specified in the zoning ordinance, Section 4.1.2 use Table as permitted under 8.1.5 special exceptions
(Please describe the structure for which you are applying for and the use it entails):

Proposing a single family home which is permitted by special exception. Currently a vacant lot zoned in C III surrounded by residential homes both on Buttrick Road and Gardner Circle.

SPECIAL EXCEPTION LZO 5.15.1

Please answer yes or no to each question:

- A. Is the use detrimental to the health or safety of residents? ___ Yes No
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- E. Will a nuisance be created by such use by way of emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or the unsightly outdoor storage of equipment, vehicles, or other materials? ___ Yes No
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I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.



Owner's Signature

Anne Peterson

Owner's printed name

Owner's Signature

Owner's printed name

Dated: 2/10/26

Total fee due (to be calculated by the Planning & Economic Development Department): \$ _____



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 006-075-9
at 20 BUTTRICK RD

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006-075-3	28 BUTTRICK RD	28 BUTTRICK RD INVESTMENT LLC 26 BUTTRICK RD LONDONDERRY, NH 03053
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006-075-8	22 BUTTRICK RD	PETERSON ANNE D REVOC TRUS PO BOX 462 JACKSON, NH 03846



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 006-075-9
at 20 BUTTRICK RD

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006-028-1	21 BUTTRICK RD	MULLEN BARBARA G REV TRUST 584 N BAY ST MANCHESTER, NH 03104-1613
006-034-0	25 B BUTTRICK RD	ELMO DEVELOPMENT CORPORATION 25 BUTTRICK RD UNIT A1 LONDONDERRY, NH 03053
007-034-0	11 BUTTRICK RD	HUTCHINSON KAREN K 11 BUTTRICK RD LONDONDERRY, NH 03053
081-014-0	15 BUTTRICK RD	LIBERTY ENERGY UTILITIES NH CO 15 BUTTRICK ROAD LONDONDERRY, NH 03053



Town of Londonderry, NH Abutters Report

**400ft. Abutters of Property 006-075-9
at 20 BUTTRICK RD**

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I hereby certify that the names and mailing addresses of the persons shown on the above list are the names and addresses of the owners of record as shown on the most recent certified tax list dated _____.

Signed,

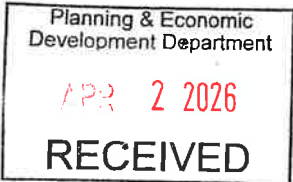
Not official unless stamped by
the Board of Assessors

Name: _____

Title: _____

Date: _____

Londonderry Zoning Board of Adjustment



I, Anne Peterson, hereby designate, Brian Daniels, to act on my behalf as I cannot appear in person at the April 15, 2026 Zoning Board meeting. He is representing me for the request for a special exception to build a single family home for my two lots located at 20 and 22 Buttrick Road.


Owners Signature

Anne Peterson
Owner's Name

Case No-03-18-2026-3
ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

APPLICANT NAME Spectrum Signs and Graphics - Michael Gallagher DATE: 02/13/26
(Please Print)

ADDRESS: 97 Eddy Rd Suite 4 Manchester, Nh 03102 MAP & LOT 015 / 023-1

PHONE NUMBER: 6036577079 ZONE C-1

PROPOSED USE: Mr. C's Taxi

APPLICANT SIGNATURE: Michael Gallagher

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL _____

TYPE OF APPEAL: Please circle one of the four appeal

1. Variance

2. Special Exception (choose one)

- For Home Occupation
- For Residential Garage Setbacks
- For Off-Premise Sign
- For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Zoning Section for the Appeal: 7.6.D.3.A.i

Nick Codner, Zoning Administrator

DATE: _____

Case No.
03-18-2026-3



Planning & Economic
Development Department
FEB 18 2026
RECEIVED

ZONING BOARD OF ADJUSTMENT - VARIANCE
268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.122

Prior to completing this application, you will need to obtain and provide as part of your application a completed ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL form. This form requires a determination from the Zoning Administrator.

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 213 Rockingham Rd
Tax map 015/ Parcel 023-1 Zone C-1

Owner's name (s) CARROLL HOLDING CO, LLC Tel. No. 6034554174
Owner's address 213 Rockingham Rd Londonderry, NH 03053

Owner's Email address _____

Applicant's name(s) Spectrum Signs and Graphics - Michael Gallagher Tel. No. 6036577079
Applicant's address 97 Eddy Rd Suite 4 Manchester, Nh 03102

Applicant's Email address [REDACTED]

Representative's name Spectrum Signs and Graphics - Michael Gallagher Tel. No. 6036577079
Representative's address 97 Eddy Rd Suite 4 Manchester, Nh 03102

Representative's Email address [REDACTED]

NOTE: THIS APPLICATION IS NOT ACCEPTABLE UNLESS ALL THE FOLLOWING REQUIRED STATEMENTS HAVE BEEN MADE. Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from Section 7.6.D.3.A.i of the zoning ordinance for the following reason(s):
The client would face undue hardship in needing to relocate the sign and sign structure. The lot has limited space for a sign to be legible from the road and at the average rate of travel on this road. The sign dimensions are smaller than the existing, there is no structural change, and is a continuation of the existing condition.

Previous Zoning Board action on this property: _____

Facts supporting this request:

1. The variance will not be contrary to the public interest:
because the request involves only the replacement of an existing sign panel on a pre-existing structure. There are no proposed changes to the sign's location, height, size, illumination, or overall footprint. The existing sign has functioned at its current location without adverse impact to traffic safety, neighboring properties, or the character of the area. The proposed panel replacement will not increase the degree of nonconformity and will not alter the site in any way that would negatively affect the public.

2. The spirit of the ordinance is observed:

because the request does not alter the location, size, height, or intensity of the existing sign structure.

The proposed work is limited to replacing the sign panel only. The purpose of the setback requirement is to ensure public safety maintain visibility, preserve neighborhood character, and prevent visual clutter. Granting this variance will not undermine the intent of the ordinance, as the request does not expand the nonconformity or create any new impact.

3. Substantial justice is done:

because granting the variance allows the continued use of an existing sign structure without increasing its nonconformity, while denial would require unnecessary removal and reconstruction of the structure solely to relocate it a short distance. There is no measurable public benefit to forcing relocation, as the existing sign has functioned safely and appropriately at its current location. Conversely, denial would impose a financial and operational burden on the property owner without improving safety, visibility, or neighborhood character.

4. The values of surrounding properties are not diminished:

because the request involves only the replacement of an existing sign panel on a pre-existing structure. There are no changes proposed to the sign's location, no increased height or size, or illumination.

The replacement panel will maintain or improve the appearance of the site and will not introduce any new visual, lighting, or safety concerns.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and because the request involves only the replacement of an existing sign panel on a pre-existing structure.

The purpose of the setback requirement is to protect public safety, preserve sight distance, and maintain orderly site design. The existing sign has functioned safely at its current location and does not interfere with traffic visibility, pedestrian movement, or neighboring properties.

(ii) The proposed use is a reasonable one.

The proposed use is reasonable because it involves only the replacement of a sign panel on an existing freestanding sign structure that has long served as identification for the property. The request does not involve expansion, relocation, increased height, additional signage, or any intensification of use.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

I hereby designate Michael Gallagher

By signing below, I hereby confirm that all information contained in this application is truthful and accurate to the best of my knowledge and belief. I also certify that I am the lawful owner of the subject property and have verified the attached list of abutters with the Assessing Department.

Cindy Carroll

Owner's Signature

Owner's Signature

Michael Gallagher

Applicant's Signature

Applicant's Signature

2/13/2026

Dated

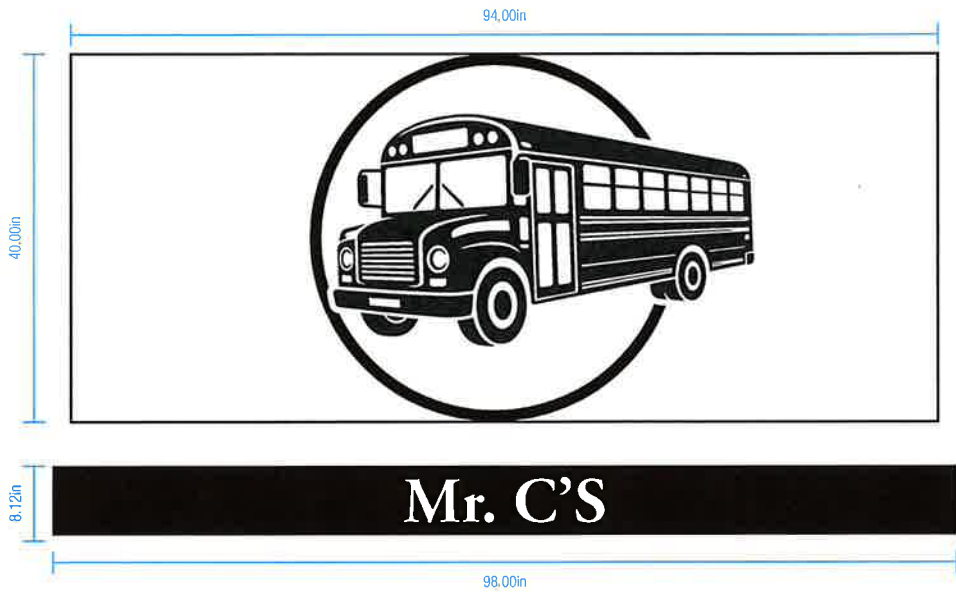
Total fee due (to be calculated by the Planning Department): \$ _____



Ne

Mr C Option 2

Material: 1/4" White Dibond Direct Print First Surface



Scale: 1:10

Name (Print): _____ Signature: _____ Date: _____

By signing this final proof, you acknowledge that you have thoroughly reviewed and approved all content, including spelling, grammar, layout, images, and design elements. Approval confirms that all information is accurate and correct. You accept full responsibility for any errors or omissions found after approval. Any changes requested after signing may incur additional costs and affect the project timeline.

SPECTRUM
SIGNS & GRAPHICS
We Are Visual.
603.657.7079
87 EDDY RD MANCHESTER NH 03102

Rev	Revision Notes	DATE	BY
1	Initial Design	01/23/2026	EC

Customer: Mr C's
Contact Name: XX
Contact Tel: NA
Site Address: XX
File Name: MCE-45on102-0126

Job#: SSGD000598
Designer: EC
Date: 01/23/2026
Page: 3

2 Mr. C Mockup

Material: 1/4" White Dibond Direct Print First Surface



Scale: 1:10

Name (Print): _____ Signature: _____ Date: _____

By signing this final proof, you acknowledge that you have thoroughly reviewed and approved all content, including spelling, grammar, layout, images, and design elements. Approval signifies that all information is accurate and correct. You accept full responsibility for any errors or omissions found after approval. Any changes requested after signing may incur additional costs and affect the project timeline.

SPECTRUM
SIGNS & GRAPHICS
We Are Visual.
603.657.7079
37 EDDY RD MANCHESTER NH 03102

REV	REVISION NOTES	DATE	BY
1	Initial Design	01/23/2025	EC

Customer: M: C'S
Contact Name: XX
Contact Tel: NA
Site Address: XX
File Name: M-C-EstSign100-010

Job#: SSGD000598
Designer: EC
Date: 01/23/2025
Page: 4



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-023-1
at 213 ROCKINGHAM RD

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 03/31/2025.

Property	Site Address	Ownership
015-124-0	219 ROCKINGHAM RD	CELSIUS LONDONDERRY PROPERTY OWNER LLC 1600 NEWPORT CENTER DR, STE 140 NEWPORT BEACH, CA 92660
015-021-0	214 ROCKINGHAM RD	MARK'S DISCOUNT TRUCK AND AUTO SALES, LLC 214 ROCKINGHAM RD LONDONDERRY, NH 03053
015-021-1	216 ROCKINGHAM RD	DEGELAN ROBERT PO BOX 174 LONDONDERRY, NH 03053
015-022-1	217 ROCKINGHAM RD	V + W INVESTMENT GROUP, LLC 1 VERANI WY LONDONDERRY, NH 03053
015-023-0	211 ROCKINGHAM RD	IODICE, EZABELLA V. TRUST 5 CLARK RD LONDONDERRY, NH 03053
015-024-0	212 ROCKINGHAM RD	BERRY HAROLD R & GALLOWAY, LINDA L 212 ROCKINGHAM RD LONDONDERRY, NH 03053
015-025-1	210 ROCKINGHAM RD	DOUCET, JOYA R REVOCABLE TRUST 10 SADIES WAY LONDONDERRY, NH 03053
015-026-0	206 ROCKINGHAM RD	GRANITE YMCA 206 ROCKINGHAM RD LONDONDERRY, NH 03053



Town of Londonderry, NH Abutters Report

**400ft. Abutters of Property 015-023-1
at 213 ROCKINGHAM RD**

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015-028-0	207 ROCKINGHAM RD	66 Gosselin Road LLC 66 GOSSELIN RD MANCHESTER, NH 03103
015-029-0	61 NOYES RD	DAILY, MARY L REVOCABLE TRUST 2 BEAVER LAKE RD DERRY, NH 03038
015-033-0	57 NOYES RD	WAITT CHERYL 57 NOYES RD LONDONDERRY, NH 03053
015-033-1	57 REAR NOYES RD	BEAULIEU, WAITT CHERYL 57 NOYES RD LONDONDERRY, NH 03053
015-023-3	209 ROCKINGHAM RD	ALEXANDROU THEODORE 66 GOSSELIN RD MANCHESTER, NH 03106



Town of Londonderry, NH Abutters Report

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I hereby certify that the names and mailing addresses of the persons shown on the above list are the names and addresses of the owners of record as shown on the most recent certified tax list dated _____.

Signed,

Not official unless stamped by
the Board of Assessors

Name: _____

Title: _____

Date: _____

ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

APPLICANT NAME HEATHER BURR CAREY DATE: 3/5/26
(Please Print)

ADDRESS: 132 PILLSBURY ROAD MAP & LOT 006/081-1

PHONE NUMBER: 603.440.7862 ZONE AR-1

PROPOSED USE: STORAGE (CONTAINER 6 MONTHS)

APPLICANT SIGNATURE: Heather Burr Carey

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL A special exception is required for a Portable Storage Structure in AR1

TYPE OF APPEAL: **Please circle one of the four appeal**

- 1. Variance
- 2. Special Exception (choose one)**
 - For Home Occupation
 - For Residential Garage Setbacks
 - For Off-Premise Sign
 - For a Portable Storage Structure**
- 3. Equitable Waiver of Dimensional Requirements
- 4. Relief of Administrative Decision

Zoning Section for the Appeal: 5.15.1

Nick Codner
Nick Codner, Zoning Administrator

DATE: 3/5/26

March 2, 2026

To: Town of Londonderry
Building, Health & Zoning Enforcement Department

Re: Portable storage structure at Map 006/081-1

As the owner of 132 Pillsbury Road in Londonderry, NH, I authorize our tenant, Heather Burr Carey, to file for a permit and/or special exemption (as needed) regarding a portable storage structure.

I give permission for Mrs. Carey to keep the structure on-site at 132 Pillsbury Road.

Thank you,

Richarda Flier

Richard Flier
43 Adams Road
Londonderry, NH 03053

Planning & Economic
Development Department
MAR 13 2026
RECEIVED



Tues, March 17
For April 15th
Meeting

Case No 04-15-2026-01

TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road Londonderry, New Hampshire 03053 · Phone: 432-1100, ext.129

Prior to completing this application, you will need to obtain and provide as part of your application a completed **ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL** form. This form requires a determination from the Zoning Administrator.

**SPECIAL EXCEPTION LZO 5.15.1
FOR A PORTABLE STORAGE STRUCTURE**

PLEASE READ THE GENERAL AND SPECIAL EXCEPTION GUIDELINES BEFORE COMPLETING APPLICATION

Location of property: Street address 132 PILLSBURY RD

Tax map _____ Parcel 006/08-1 Zone AR-1

Owner's name (s) RICHARD FLIER Tel. No. [REDACTED]

Owner's address 43 ADAMS ROAD

Owner's Email address [REDACTED]

Applicant's name (s) HEATHER BURR CAREY Tel. No. [REDACTED]

Applicant's address 132 PILLSBURY RD

Applicant's Email address [REDACTED]

Representative's name _____ Tel. No. _____

Representative's address _____

Representative's Email address _____

Previous Zoning Board action on this property: _____

Description of proposed use, showing justification for a Special Exception as specified in the zoning ordinance, Section 5.15 (Please describe the structure for which you are applying for and the use it entails):

STORAGE UNIT FOR OUTDOOR SUPPLIES (MOWER, SPORTS EQ) FOR 6 MONTHS WHILE RENTING

SPECIAL EXCEPTION LZO 5.15.1

APPLICATION FOR A PORTABLE STORAGE STRUCTURE

Portable storage structures may be permitted by Special Exception of the Zoning Board of Adjustment in the AR-I District providing that the general requirements of Section 8.1.5.1 and Section 5.15.1 are met.

Please answer yes or no to each question:

1. Is the use detrimental to the health or safety of residents? NO
2. Will the use will create undue traffic congestion or a traffic safety hazard in the vicinity of the proposed development? NO
3. Will the use be incompatible with the surrounding neighborhood? NO
4. Will the use be a detriment to property values in the vicinity of the proposed development with consideration given to the location or scale of buildings, structures, parking areas, or other access ways? NO
5. Will a nuisance be created by such use by way of emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or the unsightly outdoor storage of equipment, vehicles, or other materials? NO
6. Will the use create a hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials? NO
7. Will the use result in the degradation of existing surface and groundwater quality standards, or have adverse effects on the natural functions of wetlands on the site which would result in the loss of significant habitat or flood control protection? NO
8. Will there be more than one portable storage structure per property? NO
9. Will the portable storage structure be larger than ten feet wide, twenty feet long, and ten feet high? NO
10. Will the portable storage structure be located to the side or rear of the principal structure on the property? YES
11. Will the portable storage structure be set back a minimum of 15 feet from any side or rear lot lines, and 40 feet from any front property line? YES
12. Will the portable storage structure be set back a minimum of five feet from the nearest wall of a building? YES
13. Will the portable storage structure be placed on a paved, concrete, other appropriate impervious surface, or be placed on blocks? YES
14. If applicable, will adequate and appropriate facilities be provided for the intended use? _____
15. If applicable, will all necessary state and federal permits be obtained? _____


16. Please state the length of time the portable storage structure will remain on the property (Please note that the Zoning Board of Adjustment may approve or limit the length of time a portable storage structure may remain on the property): 6 MONTHS

The Board of Adjustment may attach such conditions as it deems necessary to the granting of the special exception if the Board determines that such conditions are necessary to maintain the essential character of the neighborhood and/or to protect the health, safety and welfare of the Town and its residents. Such conditions may include but are not limited to site plan review and approval from the Planning Board which includes review and comment from the Conservation Commission and Heritage Commission. The Zoning Board of Adjustment may impose additional conditions such as appropriate screening, landscaping, fencing or other requirements that it deems necessary to protect the character of the neighborhood.

All portable storage structures shall be maintained in good condition and free from evidence of deterioration.

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment.

If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf. Such agent is:



Owner's Signature

Mr & Mrs Burr Carey

Owner's printed name

Owner's Signature

Owner's printed name

3/13/26
Dated

Total fee due (to be calculated by the Planning & Economic Development Department): \$ _____

LONDONDERRY TOWN OF
268B MAMMOTH RD
LONDONDERRY, NH 03053

LONDONDERRY TOWN OF
268B MAMMOTH RD
LONDONDERRY, NH 03053

ORCHARD CHRISTIAN FELLOWSHIP, INC
136 PILLSBURY RD
LONDONDERRY, NH 03053

LONDONDERRY SCHOOL DISTRICT
6A KITTY HAWK LANDING
LONDONDERRY, NH 03053

LONDONDERRY PRESBYTERIAN CHURCH
126 PILLSBURY RD
LONDONDERRY, NH 03053



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 009-051-0
at 132 PILLSBURY RD

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I hereby certify that the names and mailing addresses of the persons shown on the above list are the names and addresses of the owners of record as shown on the most recent certified tax list dated _____.

Signed,

Not official unless stamped by
the Board of Assessors

Name: Heather Burr Cary

Title: _____

Date: 3/13/26



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 009-051-0 at 132 PILLSBURY RD
Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 03/31/2025.

Property	Site Address	Ownership
006-097-1	259 MAMMOTH RD	LONDONDERRY TOWN OF 268B MAMMOTH RD LONDONDERRY, NH 03053 ✓
006-098-0	265 MAMMOTH RD	LONDONDERRY TOWN OF 268B MAMMOTH RD LONDONDERRY, NH 03053 ✓
006-018-2	136 PILLSBURY RD	ORCHARD CHRISTIAN FELLOWSHIP, INC 136 PILLSBURY RD LONDONDERRY, NH 03053 ✓
009-048-0	275 MAMMOTH RD	LONDONDERRY SCHOOL DISTRICT 6A KITTY HAWK LANDING LONDONDERRY, NH 03053 ✓
009-050-0	126 PILLSBURY RD	LONDONDERRY PRESBYTERIAN CHURCH 126 PILLSBURY RD LONDONDERRY, NH 03053 ✓

Total 5
Label each.