



Town of Londonderry
Zoning Board of Adjustment Agenda
November 17, 2021 - 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

- I. **Draft minutes to approve:** October 20, 2021
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
 - A. **CASE NO. 07/21/2021-2:** Request for a variance from LZO 4.3.3.B to reduce the required 33% green landscaping area to 11% with the addition of an 8 ft x 12 ft extension to the existing patio, 103 Nashua Road, Map 6 Lot 35-17, Zoned C-I, Rivard Pizza, LLC (Owner) and Renegades Pub North (Applicant) – continued from the October 20, 2021 meeting
 - B. **CASE NO. 07/21/2021-3:** Request for a variance from LZO 4.3.3.A.1 to encroach 32.2 feet into the 60 foot front setback for the addition roll up/down plastic barriers on an existing patio, 103 Nashua Road, Map 6 Lot 35-17, Zoned C-I, Rivard Pizza, LLC (Owner) and Renegades Pub North (Applicant) – continued from the October 20, 2021 meeting
 - C. **CASE NO. 11/17/2021-1:** Request for a variance from LZO 4.3.2.B to allow outdoor storage between a frontage street and a building line which is otherwise prohibited, 307 Nashua Road, Map 2 Lot 34A, Zoned C-II, Mal-Mar, LLC (Owner) and Tegra Equipment, Inc. d/b/a Bobcat of NH (Applicant)
 - D. **CASE NO. 11/17/2021-2:** Request for a variance to encroach 15 feet into the 150 foot Planned Residential Development (“PRD”) setback for the construction of an addition, 17 Saddleback Road, Map 6 Lot 13-13, Zoned AR-1, William & Cassie Eacrett (Owners and Applicants)
 - E. **CASE NO. 11/17/2021-3:** Request for two variances from (1) LZO 4.2.2.2 (B) to eliminate the use requirement at least 75% of single family and two family dwellings shall be restricted housing for older persons in the multi-family residential (R-III) zone; and (2) LZO 4.2.2.3.B.1.b to allow 55 residential 3 bedroom units where only 35 are permitted, 22 Young Road, Map 6 Lot 53, Zoned R-III, Zoned R-III, Edgar L. Pitts and Winnifred L. Pitts Revocable Trust (Owner) and Cedar Crest Development, LLC (Applicant)
 - F. **CASE NO. 11/17/2021-4:** Request for two variances from (1) LZO 4.2.2.2.B to eliminate the use requirement of at least 75% of single family and two family dwellings shall be restricted housing for older persons in the multi-family residential (R-III) zone; and (2) LZO

4.2.2.3.B.1.b to allow 55 residential 3 bedroom units where only 35 are permitted, 20 Young Road, Map 6 Lot 53, Zoned R-III, Edgar L. Pitts and Winnifred L. Pitts Revocable Trust (Owner) and Cedar Crest Development, LLC (Applicant)

- G. **CASE NO. 11/17/2021-5:** Request for a variance from LZO 4.2.1.3.C.1 to encroach 12 feet into the 40 foot front setback for the construction of a garage, 44 Kimball Road, Map 11 Lot 57-2, Zoned AR-1, James Mechachonic (Owner & Applicant)

- H. **CASE NO. 11/17/2021-6:** Request for a variance from LZO 4.1.2 Use Table to permit a “mixed use residential” use that is otherwise not allowed, 215 Rockingham Road, Map 15 Lot 23-2, Zoned C-II and 217 Rockingham Road, Map 15 Lot 22-1, Zoned C-II, Zoned C-II, V&W Investment Group, LLC (Owner & Applicant)

- I. **CASE NO. 11/17/2021-7:** Request for an equitable waiver of dimensional requirements regarding 710 SF of pavement that encroaches into the 30 foot landscaping buffer, 25 Orchard View Drive, Map 7 Lot 38-1, Zoned C-I, Brilor Corporation (Owner & Applicant)

- J. **CASE NO. 11/17/2021-8:** Request for an equitable waiver of dimensional requirements regarding the location of a dumpster that encroaches 13 feet into the 30 foot landscaping buffer and 43 feet into the 60 foot front setback, 25 Orchard View Drive, Map 7 Lot 38-1, Zoned C-I, Brilor Corporation (Owner & Applicant)

V. Communications and miscellaneous:

VI. Other business