

**LONDONDERRY ZONING BOARD OF ADJUSTMENT
268B MAMMOTH ROAD
LONDONDERRY, NH 03053**

MINUTES FROM 03/17/21 MEETING

The meeting was called to order at 7:00 p.m. Members introduced themselves. The following members were present: Jacqueline Benard, Vice Chair; Brendan O'Brien, member; Suzanne Brunelle, member; Bill Berardino, member; Mitch Feig, alternate member; Irene Macarelli, alternate member and David Armstrong, alternate member. Also, participating was Laura Gandia, Associate Planner; and Beth Morrison, Recording Secretary.

I. APPROVAL OF MINUTES

B. O'Brien made a motion to accept the February 17, 2021, minutes as presented.

The motion was seconded by B. Berardino.

The motion was granted by, 5-0-0.

II. REPORT BY TOWN COUNCIL – D. Paul informed the Board that she had no update this evening.

III. REGIONAL IMPACT DETERMINATIONS: Associate Planner Gandia informed the Board that she had three projects for their consideration.

1. CASE NO. 03/17/2021-1: Request for a special exception from LZO 8.1.5.3 for residential garage setbacks, 15 King George Drive, Map 9 Lot 64-29, Zoned AR-1, Nicholas & Kellie Loring (Owners & Applicants)
2. CASE NO. 03/17/2021-2: Request for a special exception from LZO 5.12 for a home occupation for the sale of food products, 28 Woodside Drive, Map 14 Lot 3-14, Zoned AR-1, Namreen Awan (Owner & Applicant)
3. CASE NO. 03/17/2021-3: Request for a variance from LZO 4.2.1.4 to allow chickens on a 1.38 lot where two acres are required, 158 Mammoth Road, Map 3 Lot 106, Zoned AR-1, Jason & Kelsey Goldman (Owners & Applicants)

B. O'Brien made a motion that none of these projects are of regional impact.

The motion was seconded by B. Berardino.

The motion was granted by, 5-0-0.

IV. PUBLIC HEARING OF CASES

A. CASE NO. 02/17/2021-1: Request for two variances: (1) LZO 7.6.D.3.B.i for two wall signs where only one is allowed; and (2) LZO 7.6.D.3.B.i to allow 65.6 SF of signage where only 40 SF is allowed, 42 Nashua Road & Michels Way, Map 7 Lot 68-1, Zoned C-I, NH Realty Trust (Owner) and T-Mobile (Applicant) – continued from the February 17, 2021 meeting

B. O'Brien read the case into the record noting it was continued from the last meeting. Jim Steiner, Esq. from Steiner Law Office, PLLC, introduced himself to the Board. J. Steiner informed the Board that there was a correction to the square footage of the signs, noting they will each total 28 SF making the combined total 56 SF, which is now 16 SF over the limit. He passed out, Exhibit B, to the Board, which is attached hereto. He noted that in the packet he passed out to the Board there are signs in the same vicinity, specifically Papa Gino's and Citizens Bank, which are similar to the request from T-Mobile as they have signs on two different sides of their buildings. He noted the additional sign is to promote visibility to the motoring public, which would mean less confused drivers and safer access. He said that T-Mobile has made the sign smaller, and changed the color of the pink background. He said that the property is unique due to maintain the limit of 40 SF when two signs are necessary due to lack of visibility due the location of the property. He said that the proposed use is reasonable. He said that T-Mobile does anticipate walk-in volume and the appropriate signage would attract this for the business. He said that he does have a T-Mobile representative that he can call if the Board should require.

He then read the criteria for granting the variance for the two signs:

- (1) The granting of the variance is not contrary to the public interest: because it does not threaten the health, safety or welfare of the general community or change the essential character of the neighborhood.
- (2) The spirit of the ordinance is observed: because it will not change the essential character of the neighborhood. He said that it is similar to other business in the area and is the minimal amount needed to safely direct the motoring public to the business safely.
- (3) Substantial justice is done: because the loss to the applicant would outweigh any gain to the public.
- (4) Values of surrounding properties are not diminished: because it will not have any adverse effect on any neighboring properties by adding a second sign for safety of the motoring public.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the lack of visibility to the premises as a result of an abutting building blocking the sight line creates a hardship both form a visibility standpoint and safety standpoint. He said that the proposed use is a reasonable one.

He then read the criteria for granting the variance for the extra square footage:

- (1) The granting of the variance is not contrary to the public interest: because it does not threaten the health, safety or welfare of the general community or change the essential character of the neighborhood.
- (2) The spirit of the ordinance is observed: because it will not change the essential character of the neighborhood. He said that it is the minimal amount needed to safely direct the motoring public to the business safely.
- (3) Substantial justice is done: because the loss to the applicant would outweigh any gain to the public.
- (4) Values of surrounding properties are not diminished: because it will not have any adverse effect on any neighboring properties by adding a second sign for safety of the motoring public.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the lack of visibility to the premises as a result of an abutting building blocking the sight line creates a hardship both from a visibility standpoint and safety standpoint. He added that each of the two requested signs are individually less square footage than the maximum allowed. He said that the proposed use is a reasonable one.

Vice Chair Benard asked for questions from the Board. Vice Chair appointed M. Feig to be a full voting member this evening for all three cases. S. Brunelle asked if the sign was going to look exactly as presented in Exhibit B this evening. J. Steiner replied that was correct. B. Berardino asked if it would be channel block lettering. J. Steiner responded that was correct. Vice Chair clarified that it is no longer 65.6 SF but 56 SF total for both signs, which would be 28 SF feet for each. J. Steiner replied that was correct. Vice Chair asked for verification of placement of the signs. J. Steiner stated that on page 4 of Exhibit B, one is to be on the front of the store, where there is parking, and page 5 the second sign is anticipated to be on the backside of the building. Vice Chair asked if the color is magenta. J. Steiner replied that was correct. M. Feig asked if Papa Gino's and Citizens Bank were approved. L. Gandia directed the Board to LZO 7.6.D.3.b.ii which provides that when a building faces two rights-of-way, the permitted area of the wall sign may be divided between the two building faces. She noted she could not confirm when the signs were approved and what ordinance was in effect at that time. D. Armstrong asked if there would be two tenants. Paul Mahoney, 30 Adams St., Malden MA, manager from NH Realty Trust informed the Board that there will be two tenants occupying the building. B. Berardino asked if the signs are illuminated. J. Steiner replied that he does not have the answer and looked through the packet. He noted that there is a power unit displayed on the third page and thought it would mean the signs would be illuminated. Vice Chair asked for clarification on the current proposal of the proposed lettering. J. Steiner replied that it was the photo in Exhibit B, noting that the letters would be magenta, not the background. He referred them to page 4 of Exhibit B, illustrating the magenta lettering to be used for voting. B. O'Brien received a page from the packet, which they marked as Exhibit C to use for voting, which is attached hereto.

Vice Chair Benard asked for public input and there was none.

Vice Chair brought the discussion back to the Board and began deliberation on LZO 7.6.D.3.B.i for two wall signs where only one is allowed:

- (1) The granting of the variance is not contrary to the public interest: because it does not change the essential character of the neighborhood nor threaten the health, safety or welfare of the general community.
- (2) The spirit of the ordinance is observed: because it will not change the essential character of the neighborhood and encourages public safety of the motoring public.
- (3) Substantial justice is done: because the loss to the applicant would outweigh any gain to the public.
- (4) Values of surrounding properties are not diminished: because it will not have any adverse effect on any neighboring property values and will not add to any visual clutter.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the property is unique given its remote location creating visibility issues for the motoring public and potentially creating a safety issue. The proposed use is a reasonable one.

B. O'Brien made a motion in CASE NO. 02/17/2021-1 to grant the variance request from LZO 7.6.D.3.B.i for two wall signs where only one is allowed, 42 Nashua Road & Michels Way, Map 7 Lot 68-1, Zoned C-I, NH Realty Trust (Owner) and T-Mobile (Applicant) with the condition that the sign appear as depicted in Exhibit C.

M. Feig seconded the motion.

The motion was GRANTED, 5-0-0. The applicant's request for a variance was GRANTED with conditions.

The Board closed public input and began deliberation on LZO 7.6.D.3.B.i to allow 56 SF of signage where only 40 SF is allowed:

- (1) The granting of the variance is not contrary to the public interest: because it does not change the essential character of the neighborhood nor threaten the health, safety or welfare of the general community.
- (2) The spirit of the ordinance is observed: because it will not change the essential character of the neighborhood and encourage public safety of the motoring public.
- (3) Substantial justice is done: because the loss to the applicant would outweigh any gain to the public.
- (4) Values of surrounding properties are not diminished: because it will not have any adverse effect on any neighboring property values and will not add to any visual clutter.

(5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the property is unique given its remote location creating visibility issues for the motoring public and potentially creating a safety issue. The proposed use is a reasonable one.

B. O'Brien made a motion in CASE NO. 02/17/2021-1 to grant the variance request from LZO 7.6.D.3.B.i to allow 65.6 SF of signage where only 40 SF is allowed, 42 Nashua Road & Michels Way, Map 7 Lot 68-1, Zoned C-I, NH Realty Trust (Owner) and T-Mobile (Applicant) with the condition:

- 1. Maximum of 28 SF for one sign as depicted in Exhibit C; and**
- 2. The color of channel lettering shall be depicted as in Exhibit C.**

S. Brunelle seconded the motion.

The motion was GRANTED, 5-0-0. The applicant's request for a variance was GRANTED with conditions.

B. CASE NO. 03/17/2021-1: Request for a special exception from LZO 8.1.5.3 for residential garage setbacks, 15 King George Drive, Map 9 Lot 64-29, Zoned AR-1, Nicholas & Kellie Loring (Owners & Applicants)

B. O'Brien read the case into the record noting there is no prior zoning. Nicholas Loring, owner and applicant of 15 King George Drive, addressed the Board. N. Loring said that he is proposing 16 feet by 24 feet garage four feet of the property line on the northerly side of the lot. He read his answers to the special exception criteria. He noted that the lot was constructed in 1970 and that the abutting garage to the north and a shed are also four feet from the property line, which he stated is a pattern. He said that they tried to keep the proposed garage in a flatter area of the lawn, stating that if the garage had to be pushed to the 15 foot set back, it would block visibility from the house, impact use of the pool and patio area pool area. He added that it would allow access to the rear of the property, so he would not have to drive across the septic system or leach field. He stated that he is not looking to have another driveway to the garage. He said that the garage will be at least 10 feet from an existing building. He said the garage architecture will blend with the character of the neighborhood. He pointed out that there is an email from an abutter along the common lot line that they are not opposed to the new garage. Vice Chair asked if the existing shed would be taken out. N. Loring replied that was correct. S. Brunelle asked if the applicant was going to have two garages. N. Loring replied that is correct. B. Berardino asked where the septic system was located. N. Loring responded that it was behind the house. D. Armstrong asked if he there would be a driveway to the new garage. N. Loring replied that he is not proposing a driveway at this time. D. Armstrong asked if the proposed garage would face the patio. N. Loring answered that was correct. D. Armstrong asked how far the garage was from the patio. N. Loring stated that it is 15 feet to 16 feet, noting there is enough room to get by. D. Armstrong asked for the overall height of the garage is. N. Loring replied that it would be 18 feet from the concrete slab. M. Feig mentioned that one of the requirements would be to not damage any wetlands on the site, noting there is a pond on the site and asked if someone would be doing an assessment on this. L. Gandia replied that the Board can add a

condition to address that concern. Vice Chair asked if the structure would be checked by code enforcement. L. Gandia stated that it would be inspected by the building department during the permitting process. Vice Chair asked if the garage would be on a cement slab. N. Loring replied that it would. B. O'Brien stated that there is a case from the 1970's where a variance was granted to be within 5 feet of the property line. L. Gandia stated that the variance was granted as the special exception part of the ordinance was not in effect.

Vice Chair asked for public input. B. O'Brien read the email, Exhibit D, into the record.

Vice Chair brought the discussion back to the Board for deliberation and reviewed the fact-finding sheet with the Board:

1. Was the lot created by a subdivision that occurred after January 1, 2004: No
(The answer to this question must be "NO")
2. Is there an existing pattern in the area for garage setbacks smaller than those required? Yes
(The answer to this question must be "YES")
3. Does locating the garage in conformance with the side and/or rear yard requirements significantly impact existing vegetation, views from the residence, use of the yard or site circulation, or is such location impractical due to lot dimensions or other constraints? Yes
(The answer to this question must be "YES")
4. Is there a new driveway serving the garage? NO
If yes, it must have an approved Driveway Permit issued by the Department of Public Works & Engineering prior to the public hearing. Was the permit provided? _
5. Is the proposed garage set back at least 10 ft from any existing building located on an adjacent lot? Yes
(The answer to this question must be "YES")
6. Does the design of the proposed garage blend with the architectural character of the neighborhood (siding, roof pitch, etc.). (Elevation drawings must be submitted to and approved by the ZBA)? Yes
(The answer to this question must be "YES")
7. Does the garage exceed 24 feet in either length or width? No
(The answer to this question must be "NO")
8. Do the garage walls exceed 10 feet in height (the roof may exceed this 10 foot limit)? No
(The answer to this question must be "NO")

B. O'Brien made a motion in CASE NO. 03/17/2021-1 to grant a special exception from LZO 8.1.5.3 for residential garage setbacks, 15 King George Drive, Map 9 Lot 64-

252 **29, Zoned AR-1, Nicholas & Kellie Loring (Owners & Applicants) with the condition**
253 **that the garage no exceed 24 feet by 16 feet.**

254
255 **B. Berardino seconded the motion.**

256
257 **The motion was GRANTED, 5-0-0. The applicant's request for a special exception was**
258 **GRANTED.**

259
260 **C. CASE NO. 03/17/2021-2: Request for a special exception from LZO 5.12 for a home**
261 **occupation for the sale of food products, 28 Woodside Drive, Map 14 Lot 3-14, Zoned AR-1,**
262 **Namreen Awan (Owner & Applicant)**

263
264 B. O'Brien read the case into the record noting the previous zoning. Nasir Awan, owner of 28 Woodside
265 Drive addressed the Board. N. Awan informed the Board that his wife, the owner of Frooty Fresh, wants
266 to sell chocolate covered fruit and cookies. He stated that it is going to be 90% delivery or mail order.
267 Vice Chair Benard asked if there will be any other employee. N. Awan replied that there will be no
268 employees. Vice Chair Benard asked how many delivery trucks will there be. N. Awan answered that his
269 wife will deliver all the orders one time a day in her car. Vice Chair Benard asked for the percentage the
270 home occupation takes up of his home. N. Awan replied that it is 132 SF, which is about 6% of the total
271 living space. Vice Chair asked if someone could pick up products at the house. N. Awan stated that
272 someone could and there is a parking space in their driveway. Vice Chair Benard asked if the home
273 occupation had all town and state licensing requirements. N. Awan replied that was correct. Vice Chair
274 Benard asked if they are requesting a sign. N. Awan responded that they are not. Vice Chair asked the
275 hours of operation. N. Awan replied that the hours are Monday through Sunday 8 a.m. to 4 p.m. D.
276 Armstrong asked if there would be one delivery a day. N. Awan replied that it could be a maximum of
277 two deliveries a day, which will only be done by his wife.

278
279 Vice Chair asked for public input. B. O'Brien read a letter of support, Exhibit F, into the record.

280
281 Deb Paul, 118 Hardy Road, addressed the Board. D. Paul commented that she is not for or against the
282 special exception, but would like to encourage the licensing from the state to be attached to this so that
283 the public can view all the requirements for handling food.

284
285 Vice Chair brought the discussion back to the Board and reviewed the fact finding sheet noting that the
286 activities associated with the home occupations would not detract from the rural character of the
287 residential neighborhood, nor shall they create traffic, environmental or aesthetic impacts substantially
288 different than the impacts created by other permitted uses in the neighborhood. The Board was in
289 consensus that the home occupation will be incidental and secondary to the use of the property as a
290 residential dwelling. The Board was in consensus that the home occupation is not more than 25% of the
291 existing living area, there will be no exterior renovations, no exterior storage and no extra traffic will be
292 generated. The Board was in consensus that the applicant will comply with all town and state licensing
293 requirements.

295 **B. O'Brien made a motion in CASE NO. 03/17/2021-2 to grant a special exception**
296 **from LZO 5.12 for a home occupation for the sale of food products, 28 Woodside**
297 **Drive, Map 14 Lot 3-14, Zoned AR-1, Namreen Awan (Owner & Applicant)**

298
299 **M. Feig seconded the motion.**

300
301 **The motion was GRANTED, 5-0-0. The applicant's request for a special exception was**
302 **GRANTED.**

303
304 **D. CASE NO. 03/17/2021-3: Request for a variance from LZO 4.2.1.4 to allow chickens on a**
305 **1.38 lot where two acres are required, 158 Mammoth Road, Map 3 Lot 106, Zoned AR-1,**
306 **Jason & Kelsey Goldman (Owners & Applicants)**

307
308 B. O'Brien read the case into the record noting there is no previous zoning. Jason and Kelsey Goldman,
309 owners of 158 Mammoth Road introduced themselves to the Board. J. Goldman told the Board that he
310 attached documents to the application, noting the first is a plot plan of the parcel and the second
311 attachment is the proposal for their chickens. He commented that they are seeking eight hens, no
312 roosters, with one chicken coop to be located in the rear of the property and the setback would be 25
313 feet as required. He said that the chickens will be used for personal and will not be free range. He stated
314 that the chickens will not be a nuisance of sight, sound or smell to the neighbors.

315
316 He then read the criteria for granting the variance:

- 317
318 (1) The granting of the variance is not contrary to the public interest: because the chickens will be
319 housed in the back of the yard away from any neighbors.
320 (2) The spirit of the ordinance is observed: because the chickens will not create a disturbance to the
321 community.
322 (3) Substantial justice is done: because they would get to have chickens and no one is hurt by this
323 action.
324 (4) Values of surrounding properties are not diminished: because the chickens will be housed in the
325 back of the property in a wooded area that will not affect any property values.
326 (5) There is no fair and substantial relationship exists between the general public purpose of the
327 ordinance provision and the specific application of that provision to the property because the
328 ordinance restricts our ability to own animals of our choice and having chickens will have no harm
329 to the community. He said that the proposed use is a reasonable one.

330
331 Vice Chair asked for more clarification on two of the criteria, specifically the second and fifth criteria. She
332 said that the onus on the applicant is to prove that granting the variance will not violate the basic
333 objectives of the ordinance, which is the protection of health, safety or welfare of the general public. J.
334 Goldman stated that there would be no detriment to the general public by having chickens in their
335 backyard or any safety concerns. Vice Chair asked for additional information for the fifth criteria, such as
336 something unique to their property that is different from other properties in their area. J. Goldman

replied that he does not meet the setback requirements. S. Brunelle said that in her opinion, there is a health and safety issue if the chickens do get out because they live on Mammoth Road. J. Goldman said that the back of the house is woods and the surrounding property is woods as well, so he does not think this is a safety issue. Vice Chair asked if the neighbors had wooded backyard as well. J. Goldman replied that some neighbors have wooded backyards. B. Berardino asked why they wanted eight chickens. J. Goldman replied that the minimum number to order from the hatchery is six chickens, so they picked eight to start. B. Berardino asked what size chicken coop they were going to use. J. Goldman replied that he is not sure yet. B. Berardino commented that he believes their location is safety issue as well given the nature of Mammoth Road. M. Feig asked if any neighbors had chickens. J. Goldman replied that he was not sure. M. Feig asked if the lots surrounding his property are smaller than two acres. S. Brunelle mentioned that she is concerned about safety with the chickens getting loose on Mammoth Road. B. Berardino asked why they wanted chickens. K. Goldman replied that her husband, J. Goldman is allergic to all other pets. J. Goldman added that having moved from Massachusetts they were looking to have a more rural experience.

Vice Chair Benard asked for public input.

Deb Paul, 118 Hardy Road, addressed the Board in favor of the variance. D. Paul told the Board that she has chickens and they do not go far when out of their coop. She noted that she puts them in the coop at night. She commented that they can be trained as pets and they eat insects, especially ticks. She said that as long as they keep up with the pen, there should not be a strong odor. She mentioned that the Planning Board or Town Council might want to take a look at revamping the ordinance, as she feels that the acreage requirement could be changed. She gave them some advice on what type of chicken coop they should get.

Bill Nette, 22 Griffin Road, addressed the Board in favor of granting the variance. B. Nette said that he was in favor of granting the variance.

Vice Chair brought the discussion back to the Board and began their deliberation:

- (1) The granting of the variance is contrary to the public interest: because of safety concerns with the amount of traffic on Mammoth Road and the essential character of the neighborhood would be altered.
- (2) The spirit of the ordinance is not observed: because of safety concerns with the amount of traffic on Mammoth Road and the essential character of the neighborhood would be altered.
- (3) Substantial justice is not done: because the loss to the applicant is not outweighed by the gain to the public, as the public's loss due to safety concerns and traffic issues far outweigh any gain to the applicant.
- (4) Values of surrounding properties are not diminished: because there are no facts to support that the property values will be diminished.
- (5) There is a fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the

property is not unique as other properties in the area were of similar size. The proposed use is not a reasonable one given the amount of traffic on Mammoth Road.

B. O'Brien made a motion in CASE NO. 03/17/2021-3 to deny the request for a variance from LZO 4.2.1.4 to allow chickens on a 1.38 lot where two acres are required, 158 Mammoth Road, Map 3 Lot 106, Zoned AR-1, Jason & Kelsey Goldman (Owners & Applicants)

B. Berardino seconded the motion.

The motion was DENIED, 4-1-0. The applicant's request for a variance was DENIED for the following reasons:

Granting the variance would be contrary to the public interest and the spirit of the ordinance would not be observed because of safety concerns with the amount of traffic on Mammoth Road. The Board also expressed concerns over how busy Mammoth Road and allowing chickens in that area would alter the essential character of the neighborhood. Substantial justice would not be done by granting the variance. The loss to the applicant is not outweighed by the gain to the public in keeping the zoning intact. The public's loss due to safety concerns and traffic issues far outweigh any gain to the applicant in allowing chickens on a lot less than two acres. The Board noted the size of the lot in relation to the other lots in the area which were mostly under two acres. The Board also found that there was no uniqueness to this property as other properties in the area were of similar size. The proposed use would not be a reasonable use given the business and amount of traffic on Mammoth Road in that area.

VI. Other Business

Adjournment:

B. Berardino made a motion to adjourn at 8:51 p.m.

S. Brunelle seconded the motion.

The motion was granted, 5-0-0. The meeting adjourned at 8:51 p.m.

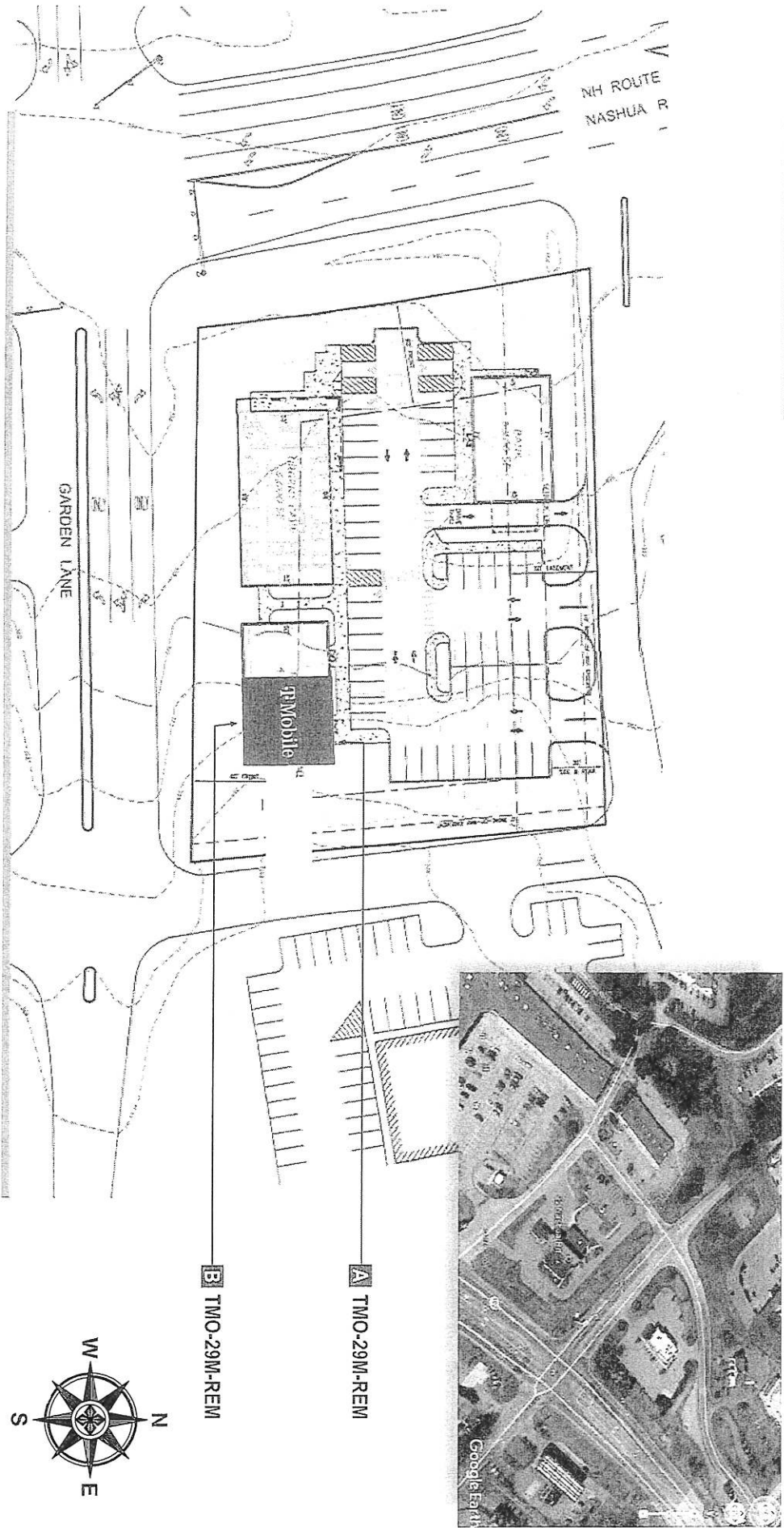
RESPECTFULLY SUBMITTED,

CLERK

TYPED AND TRANSCRIBED BY Beth Morrison, Recording Secretary.

423 **APPROVED (X)** WITH A MOTION MADE BY _____, SECONDED BY _____, ____ - ____ - ____.

DRAFT



StratusTM

stratusunlimited.com

8055 J. P. Boulevard
Wentz, Ohio 41080
888.503.1569

Client
T-Mobile

ADDRESS: NASHUA & MITCHELLS WAY
12 NASHUA
LONDONDERRY, NH 03053

PAGE NO.: 2

ORDER NUMBER: 60543

PROJECT NUMBER: 000000

SITE NUMBER: 49404

PROJECT MANAGER: KEITH PATTERSON

ELECTRONIC FILE NAME: G:\ACCOUNTS\T-MOBILE\2004\NH\CORPORATE\

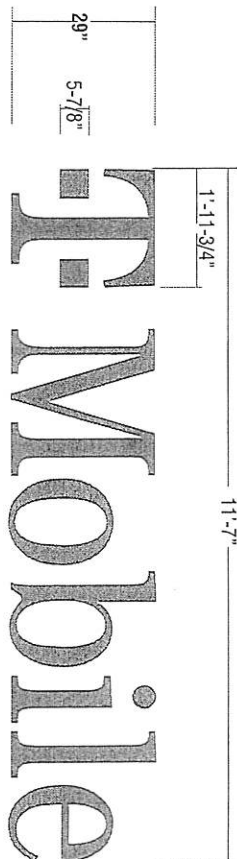
LONDONDERRY, NASHUA & MITCHELLS WAY

Rev #	Rev #	Date/Issue	Description	Rev #	Rev #	Date/Issue	Description
Original	151904	11/09/20 DN					
Rev 1	151925	12/01/20 DN					
Rev 2	151929	12/01/20 MD	Added signage C for second storefront				
Rev 3	151735	01/09/21 DN					
Rev 4	151893	01/27/21 DN	Update w/ survey				
Rev 5	151880	02/24/21 DN					

PRINTED AT THE END OF THE PROJECT OR AT THE END OF THE SITE PLAN. THIS DOCUMENT IS NOT BE USED FOR ANY OTHER PURPOSES. ANY CHANGES TO THE PROJECT WILL BE NOTED IN THE PROJECT HISTORY SECTION.

A **B** TMO-29M-REM

Scale: $1/2"=1'-0"$
28 square feet



Translucent Miracel Film
30532-1 Magenta printed on
White vinyl

Matthews Magenta
MP66055 R155445
N Semi-gle V1.0
over MP55698 White Basecoat

Black Satin finish / standard
Alum. coil

Clear Autoglas or Equal

digitally printed Magenta vinyl from Miratec

RETURNS: .040 aluminum 3" deep painted Black Satin finish

BACKS: .063 alum. - pre-finished alum White

LED: Principal ($\geq 20''$) SF Mini 6500K; ($< 20''$) Qwik Mod 3 6500K White LED's
Remote power supplies

INSTALL: Thru bolted flush to wall surface using min 3/8" all thread fasteners with wood blocking as required. Need to verify if access is available for thru bolting.

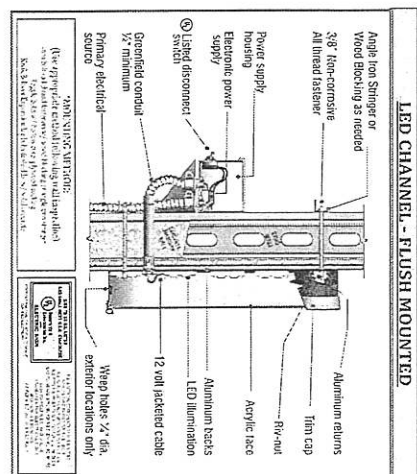
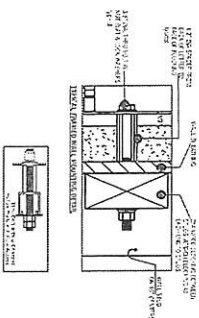
WALL TYPE: Signband wall type to be determined

JOB NOTE: UL label location - one to be visible from ground, others to be placed on top of letters and one on power supply

QUANTITY: (2) TWO lettersets required for storefront and rear elevations

CLIENT:		ORDER NUMBER:	
JP Mobile		603543	
ADDRESS:		PROJECT NUMBER:	
MASHUA & MICHEL'S WAY 42 SHIMMERS RD LONDONDERRY, NH 03053		000000	
PAGE NO.:		PROJECT MANAGER:	
3		KEITH PATTERSON	
ELECTRONIC FILE NAME:		SITE NUMBER:	
G:\ACCOUNTS\JP-MOBILE\2009\INCORPORATE\		49404	
LONDONDERRY, MASHUA & MICHEL'S WAY			

Row #	Row #	Description	Row #	Row #	Description
Original	153834	11/05/20 DN			
Row 1	155435	12/01/20 DN			
Row 2	156359	12/15/20 DN			update quantity
Row 3	157736	01/18/21 DN			updated quantity to include 2nd server/1
Row 4	151869	01/21/21 DN			update w/ survey
Row 5	155860	02/25/21 DN			update to NIO-25N-RE4

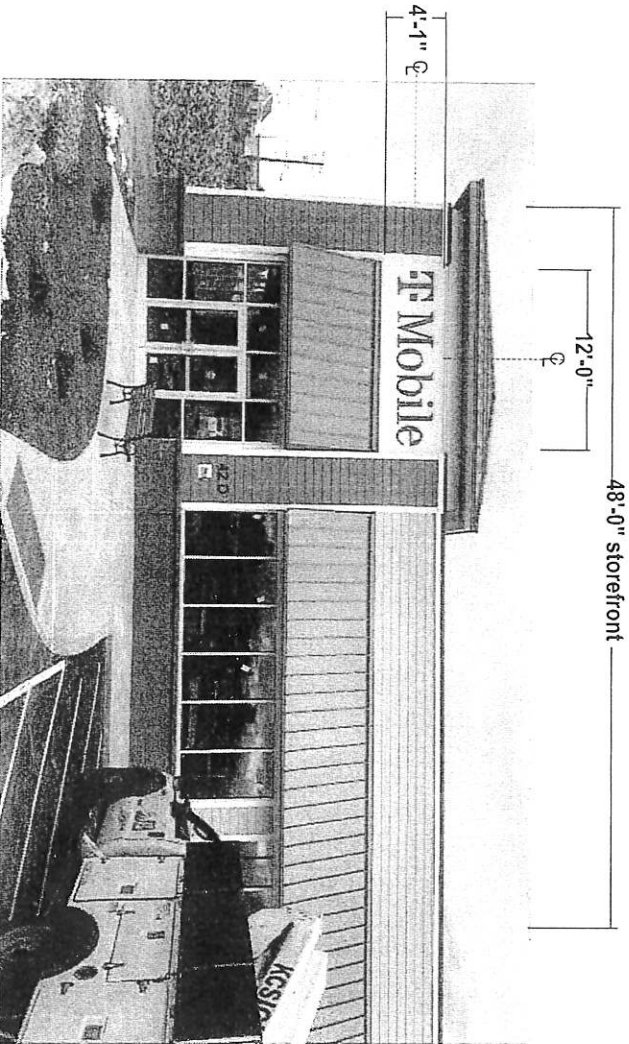
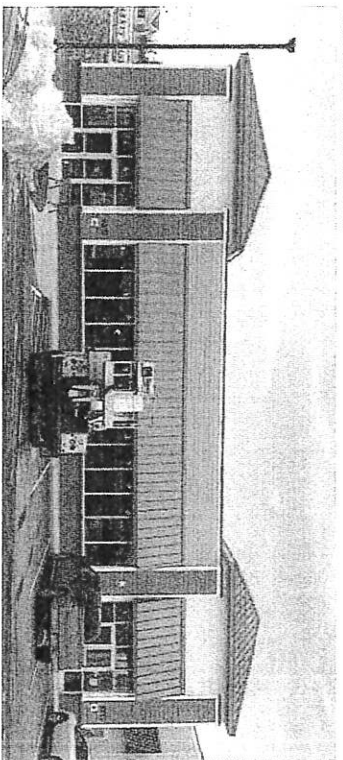


STOREFRONT ELEVATION

Scale: 1/8"=1'-0"

TMO-29M-REM

EXISTING CONDITIONS



Stratus™

stratusunlimited.com

8953 Tyler Boulevard
Menton, Ohio 44060
888.503.1569

CLIENT:	T-Mobile		
ADDRESS:	NASHUA & MICHELS WAY 42 NASHUA RD LONDONDERRY, NH 03063		
PAGE NO.:	4		
ORDER NUMBER:	603543	PROJECT NUMBER:	000000
SITE NUMBER:	49404	PROJECT MANAGER:	KEITH PATTERSON
ELECTRONIC FILE NAME:	G:\ACCOUNTS\T-Mobile\2020\NH\CORPORATE\		
LONDONDERRY, NASHUA & MICHELS WAY			

Rev #	Rev #	Date/Issued	Description	Rev #	Rev #	Date/Issued	Description
Original	15394	11/09/20 DN					
Rev 1	158125	12/01/20 DN	update elevation				
Rev 2	158259	12/18/20 MD	updated elevation to include 2nd storefront				
Rev 3	151736	01/19/21 DN	reissue "T" signage				
Rev 4	151760	01/27/21 DN	update w/ survey				
Rev 5	15360	02/24/21 DN	update to TMO29M-REM				

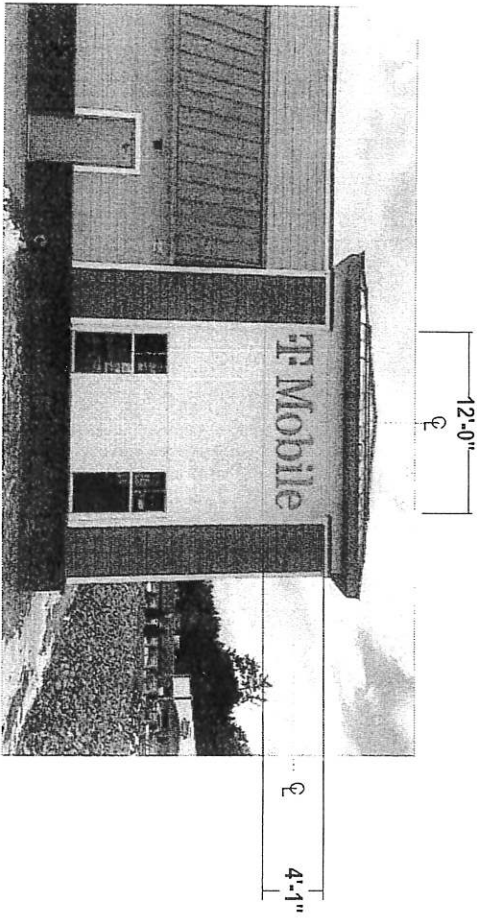
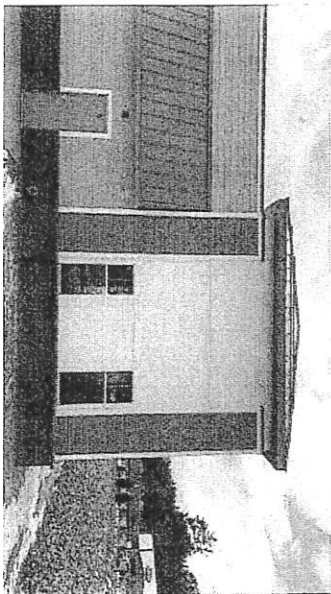
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS SYSTEM IS A FULLY INTEGRATED, 3D/4D/5D/6D/7D/8D/9D/10D/11D/12D/13D/14D/15D/16D/17D/18D/19D/20D/21D/22D/23D/24D/25D/26D/27D/28D/29D/30D/31D/32D/33D/34D/35D/36D/37D/38D/39D/40D/41D/42D/43D/44D/45D/46D/47D/48D/49D/50D/51D/52D/53D/54D/55D/56D/57D/58D/59D/60D/61D/62D/63D/64D/65D/66D/67D/68D/69D/70D/71D/72D/73D/74D/75D/76D/77D/78D/79D/80D/81D/82D/83D/84D/85D/86D/87D/88D/89D/90D/91D/92D/93D/94D/95D/96D/97D/98D/99D/100D/101D/102D/103D/104D/105D/106D/107D/108D/109D/110D/111D/112D/113D/114D/115D/116D/117D/118D/119D/120D/121D/122D/123D/124D/125D/126D/127D/128D/129D/130D/131D/132D/133D/134D/135D/136D/137D/138D/139D/140D/141D/142D/143D/144D/145D/146D/147D/148D/149D/150D/151D/152D/153D/154D/155D/156D/157D/158D/159D/160D/161D/162D/163D/164D/165D/166D/167D/168D/169D/170D/171D/172D/173D/174D/175D/176D/177D/178D/179D/180D/181D/182D/183D/184D/185D/186D/187D/188D/189D/190D/191D/192D/193D/194D/195D/196D/197D/198D/199D/200D/201D/202D/203D/204D/205D/206D/207D/208D/209D/210D/211D/212D/213D/214D/215D/216D/217D/218D/219D/220D/221D/222D/223D/224D/225D/226D/227D/228D/229D/230D/231D/232D/233D/234D/235D/236D/237D/238D/239D/240D/241D/242D/243D/244D/245D/246D/247D/248D/249D/250D/251D/252D/253D/254D/255D/256D/257D/258D/259D/260D/261D/262D/263D/264D/265D/266D/267D/268D/269D/270D/271D/272D/273D/274D/275D/276D/277D/278D/279D/280D/281D/282D/283D/284D/285D/286D/287D/288D/289D/290D/291D/292D/293D/294D/295D/296D/297D/298D/299D/300D/301D/302D/303D/304D/305D/306D/307D/308D/309D/310D/311D/312D/313D/314D/315D/316D/317D/318D/319D/320D/321D/322D/323D/324D/325D/326D/327D/328D/329D/330D/331D/332D/333D/334D/335D/336D/337D/338D/339D/340D/341D/342D/343D/344D/345D/346D/347D/348D/349D/350D/351D/352D/353D/354D/355D/356D/357D/358D/359D/360D/361D/362D/363D/364D/365D/366D/367D/368D/369D/370D/371D/372D/373D/374D/375D/376D/377D/378D/379D/380D/381D/382D/383D/384D/385D/386D/387D/388D/389D/390D/391D/392D/393D/394D/395D/396D/397D/398D/399D/400D/401D/402D/403D/404D/405D/406D/407D/408D/409D/410D/411D/412D/413D/414D/415D/416D/417D/418D/419D/420D/421D/422D/423D/424D/425D/426D/427D/428D/429D/430D/431D/432D/433D/434D/435D/436D/437D/438D/439D/440D/441D/442D/443D/444D/445D/446D/447D/448D/449D/450D/451D/452D/453D/454D/455D/456D/457D/458D/459D/460D/461D/462D/463D/464D/465D/466D/467D/468D/469D/470D/471D/472D/473D/474D/475D/476D/477D/478D/479D/480D/481D/482D/483D/484D/485D/486D/487D/488D/489D/490D/491D/492D/493D/494D/495D/496D/497D/498D/499D/500D/501D/502D/503D/504D/505D/506D/507D/508D/509D/510D/511D/512D/513D/514D/515D/516D/517D/518D/519D/520D/521D/522D/523D/524D/525D/526D/527D/528D/529D/530D/531D/532D/533D/534D/535D/536D/537D/538D/539D/540D/541D/542D/543D/544D/545D/546D/547D/548D/549D/550D/551D/552D/553D/554D/555D/556D/557D/558D/559D/560D/561D/562D/563D/564D/565D/566D/567D/568D/569D/570D/571D/572D/573D/574D/575D/576D/577D/578D/579D/580D/581D/582D/583D/584D/585D/586D/587D/588D/589D/590D/591D/592D/593D/594D/595D/596D/597D/598D/599D/600D/601D/602D/603D/604D/605D/606D/607D/608D/609D/610D/611D/612D/613D/614D/615D/616D/617D/618D/619D/620D/621D/622D/623D/624D/625D/626D/627D/628D/629D/630D/631D/632D/633D/634D/635D/636D/637D/638D/639D/640D/641D/642D/643D/644D/645D/646D/647D/648D/649D/650D/651D/652D/653D/654D/655D/656D/657D/658D/659D/660D/661D/662D/663D/664D/665D/666D/667D/668D/669D/670D/671D/672D/673D/674D/675D/676D/677D/678D/679D/680D/681D/682D/683D/684D/685D/686D/687D/688D/689D/690D/691D/692D/693D/694D/695D/696D/697D/698D/699D/700D/701D/702D/703D/704D/705D/706D/707D/708D/709D/710D/711D/712D/713D/714D/715D/716D/717D/718D/719D/720D/721D/722D/723D/724D/725D/726D/727D/728D/729D/730D/731D/732D/733D/734D/735D/736D/737D/738D/739D/740D/741D/742D/743D/744D/745D/746D/747D/748D/749D/750D/751D/752D/753D/754D/755D/756D/757D/758D/759D/760D/761D/762D/763D/764D/765D/766D/767D/768D/769D/770D/771D/772D/773D/774D/775D/776D/777D/778D/779D/780D/781D/782D/783D/784D/785D/786D/787D/788D/789D/790D/791D/792D/793D/794D/795D/796D/797D/798D/799D/800D/801D/802D/803D/804D/805D/806D/807D/808D/809D/810D/811D/812D/813D/814D/815D/816D/817D/818D/819D/820D/821D/822D/823D/824D/825D/826D/827D/828D/829D/830D/831D/832D/833D/834D/835D/836D/837D/838D/839D/840D/841D/842D/843D/844D/845D/846D/847D/848D/849D/850D/851D/852D/853D/854D/855D/856D/857D/858D/859D/860D/861D/862D/863D/864D/865D/866D/867D/868D/869D/870D/871D/872D/873D/874D/875D/876D/877D/878D/879D/880D/881D/882D/883D/884D/885D/886D/887D/888D/889D/890D/891D/892D/893D/894D/895D/896D/897D/898D/899D/900D/901D/902D/903D/904D/905D/906D/907D/908D/909D/910D/911D/912D/913D/914D/915D/916D/917D/918D/919D/920D/921D/922D/923D/924D/925D/926D/927D/928D/929D/930D/931D/932D/933D/934D/935D/936D/937D/938D/939D/940D/941D/942D/943D/944D/945D/946D/947D/948D/949D/950D/951D/952D/953D/954D/955D/956D/957D/958D/959D/960D/961D/962D/963D/964D/965D/966D/967D/968D/969D/970D/971D/972D/973D/974D/975D/976D/977D/978D/979D/980D/981D/982D/983D/984D/985D/986D/987D/988D/989D/990D/991D/992D/993D/994D/995D/996D/997D/998D/999D/1000D/1001D/1002D/1003D/1004D/1005D/1006D/1007D/1008D/1009D/1010D/1011D/1012D/1013D/1014D/1015D/1016D/1017D/1018D/1019D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REAR ELEVATION

Scale: 1/8"=1'-0"

B TMO-29M-REM

EXISTING CONDITIONS



Stratus™

stratusunlimited.com

8939 Tyler Boulevard
Mentor, Ohio 44030
888.503.1659

CLIENT:		ORDER NUMBER:		PROJECT NUMBER:	
T-Mobile		603543		000000	
ADDRESS:		SITE NUMBER:		PROJECT MANAGER:	
NASHUA & MICHELS WAY 42 NASHUA RD LONDONDERRY, NH 03053		49404		KEITH PATTERSON	
PAGE NO.:		ELECTRONIC FILE NAME:			
5		6:\ACCOUNTS\T-MOBILE\2020\HCCORPORATE\			
		LONDONDERRY\NASHUA & MICHELS WAY			

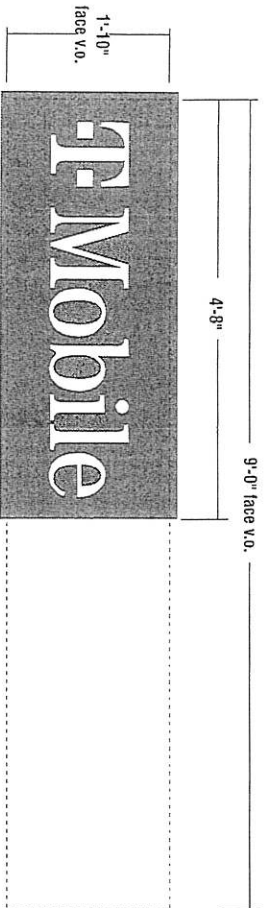
Rev #	Rev #	Date/Artist	Description	Rev #	Rev #	Date/Artist	Description
Original	15304	11/05/2010					
Rev 1	155125	12/01/2010	update elevation				
Rev 2	156259	12/18/2010	updated elevation to include 2nd storefront				
Rev 3	157735	01/18/2011	remove "T" signage				
Rev 4	157609	01/27/2011	update of survey				
Rev 5	159980	02/24/2011	update to TMO-29M-REM				

DATE/ARTIST/REVISIONS/PROJECT/STATUS: THIS SHEET IS VALID TO BE USED FOR LATER QUOTE ENDS HEREOF. DESIGN NOT FOR CONSTRUCTION.

VINYL GRAPHIC OVERLAY

TMO-STVG-W

Scale: 3/4"=1'-0"
8.5 square feet



Distorted line indicates visible opening only and does not print
all work oversized by 1" on 3 sides to ensure proper fit

- CABINET:** Existing cabinet
- FACE:** Existing face to be cleaned & prepared for new vinyl installation
- GRAPHICS:** Surface applied Trans. TMO Magenta printed film
w/ reverse weeded copy to show thru White
- QUANTITY:** (2) Two graphic overlays required

COLOR PALETTE

Translucent Miralac Film
30532-1 Magenta printed on
White vinyl

Stratus™

stratusunlimited.com

888 508 1569
30532-1 Magenta printed on
White vinyl

CLIENT		PROJECT NUMBER	
T-Mobile		603543	
ADDRESS:		PROJECT MANAGER	
NASHUA & MICHEL'S WAY 42 NASHUA RD LONDONDERRY, NH 03053		KEITH PATTERSON	
PAGE NO.	ELECTRONIC FILE NAME		
6	G:\ACCOUNTS\TMOBILE\2020\NH\CORPORATE\		

Rev #	Rev #	Date/At	Description	Rev #	Rev #	Date/At	Description
Original	15394	11/09/20 DN					
Rev 1	155125	12/01/20 DN					
Rev 2	156259	12/18/20 DN					
Rev 3	157136	01/19/21 DN					
Rev 4	157609	01/27/21 DN	update w/ survey				
Rev 5	159980	02/24/21 DN					

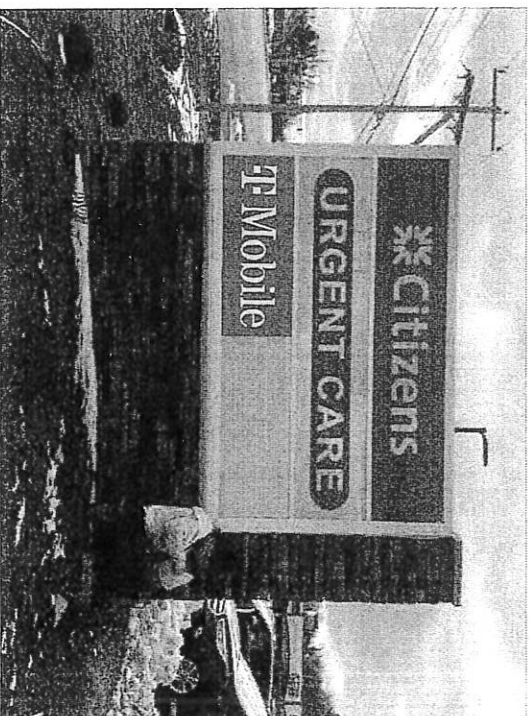
PRINTED AT THE BOTTOM OF THE PAGE IS THE DATE AND TIME THE FILE WAS PRINTED. THIS INFORMATION IS NOT BEING USED FOR TRACKING PURPOSES. IT IS THE PROPERTY OF STRATUS UNLIMITED. IT IS THE PROPERTY OF STRATUS UNLIMITED.

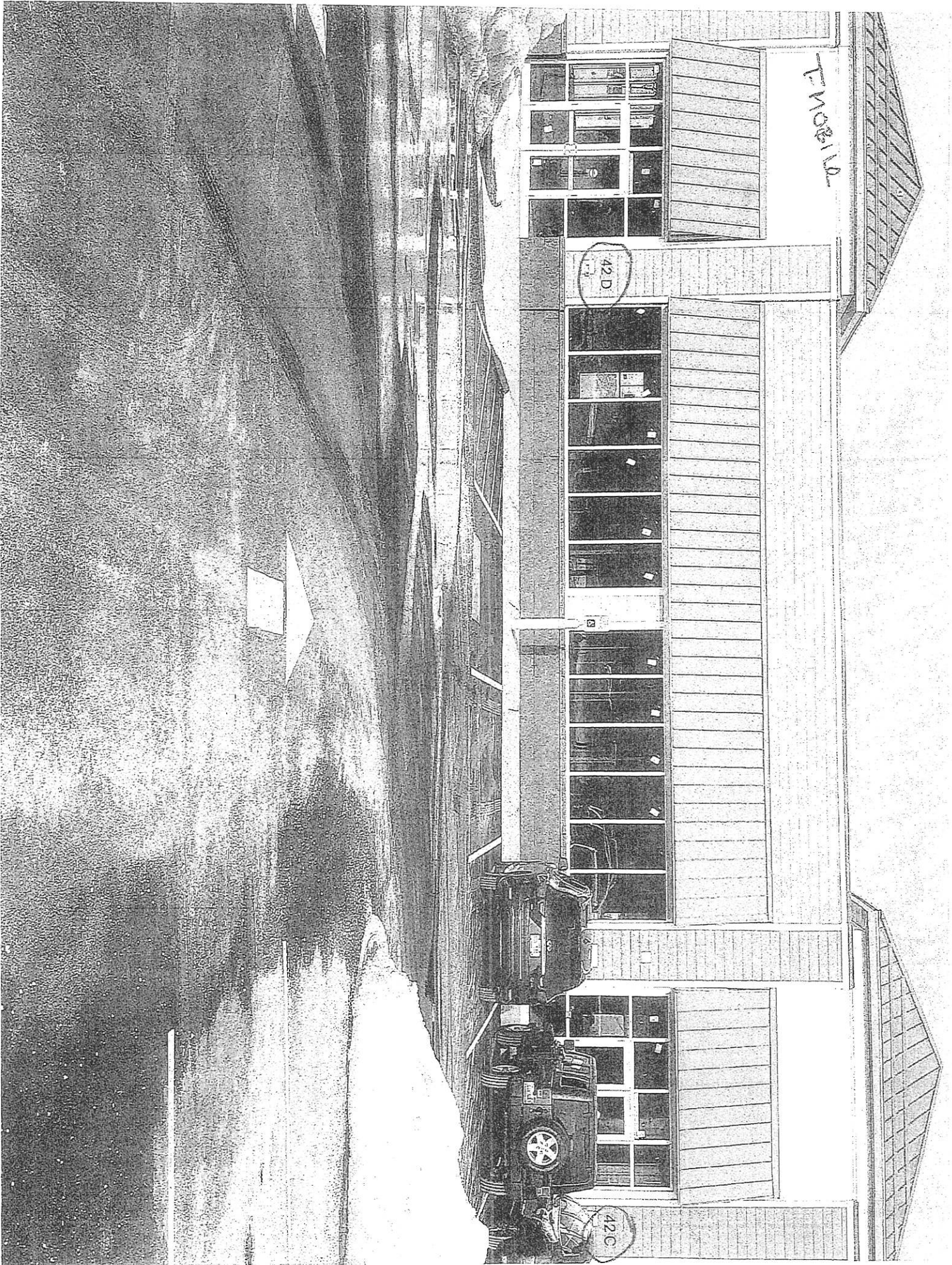
EXISTING CONDITIONS

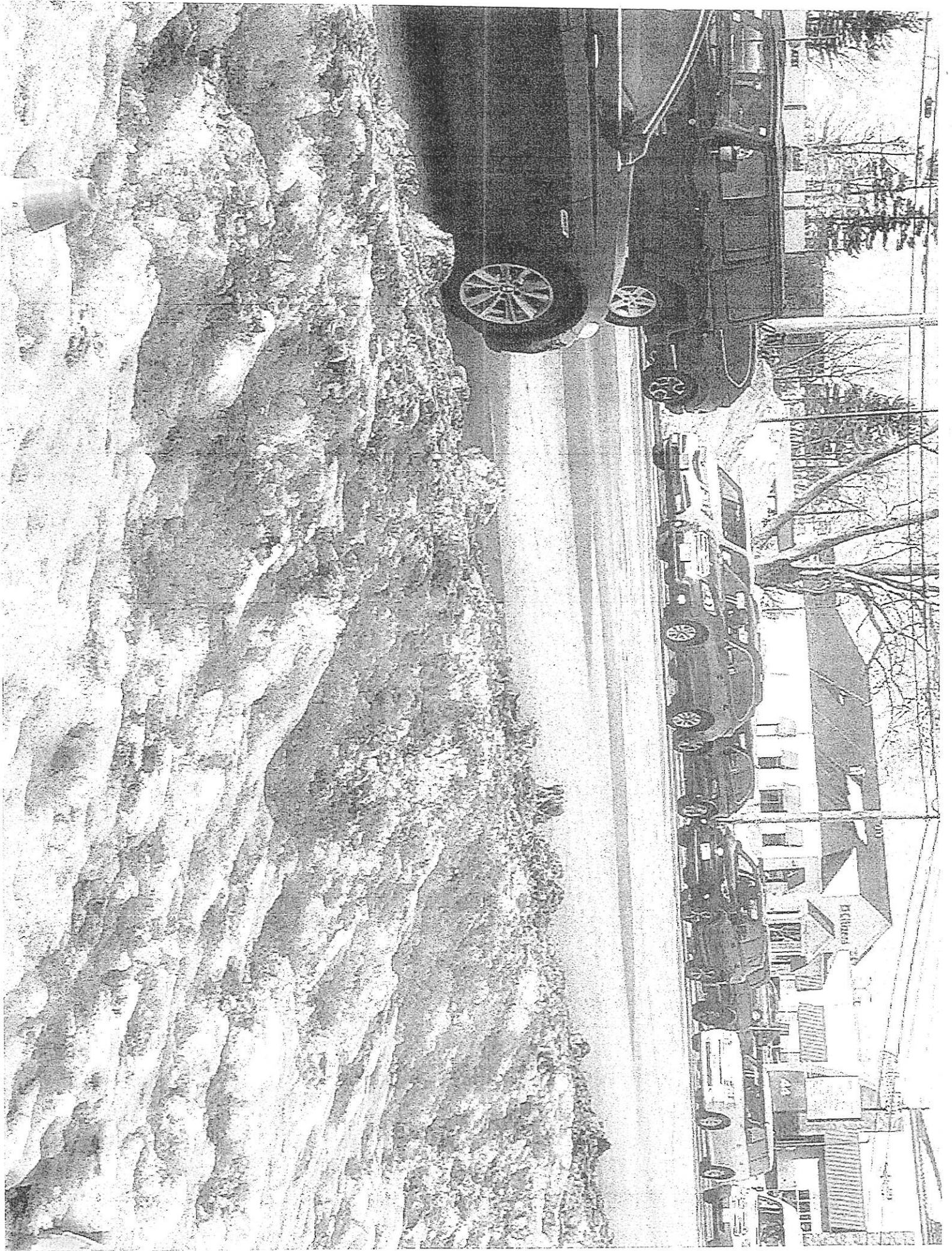


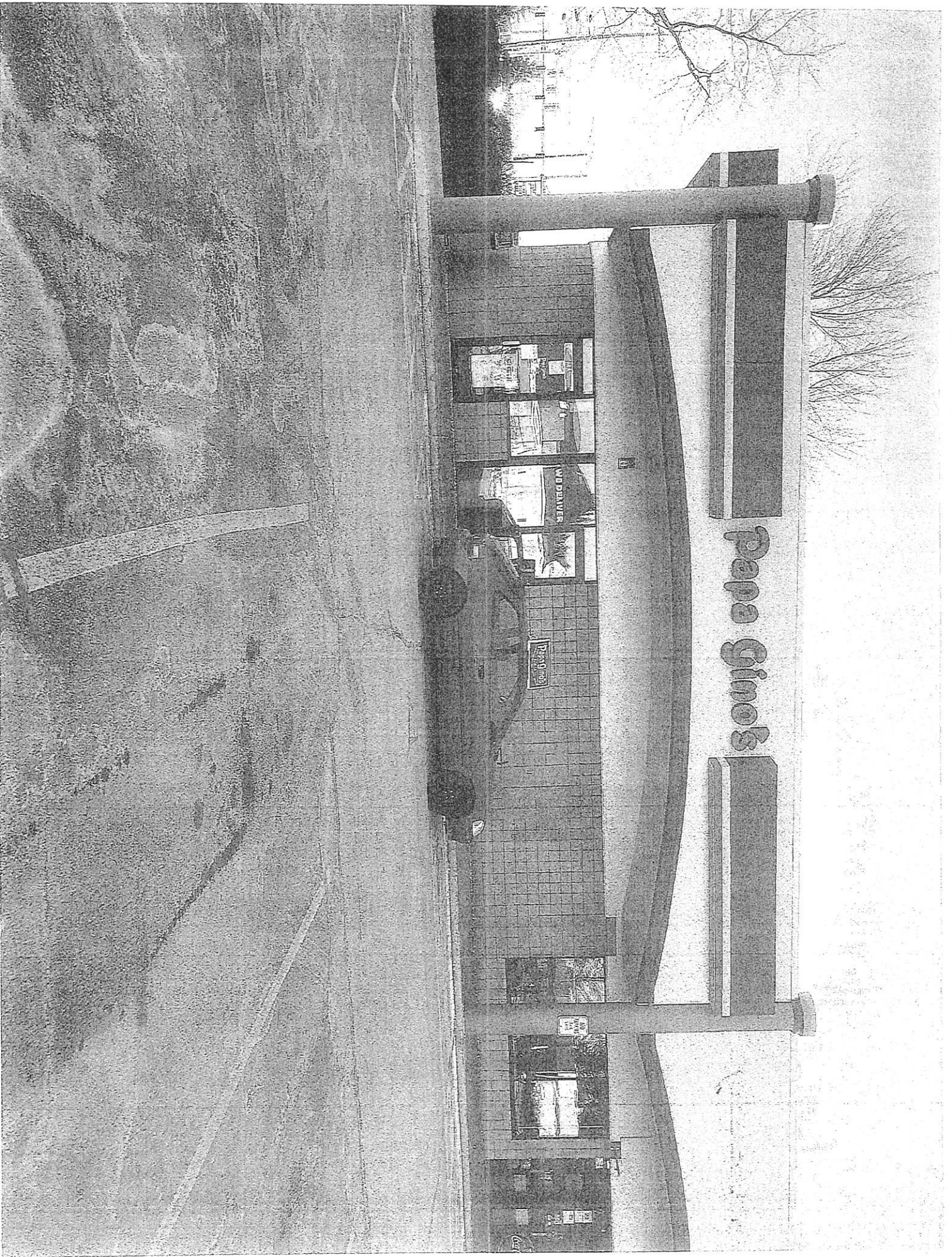
PROPOSED MONUMENT

SCALED PROPORTIONALLY



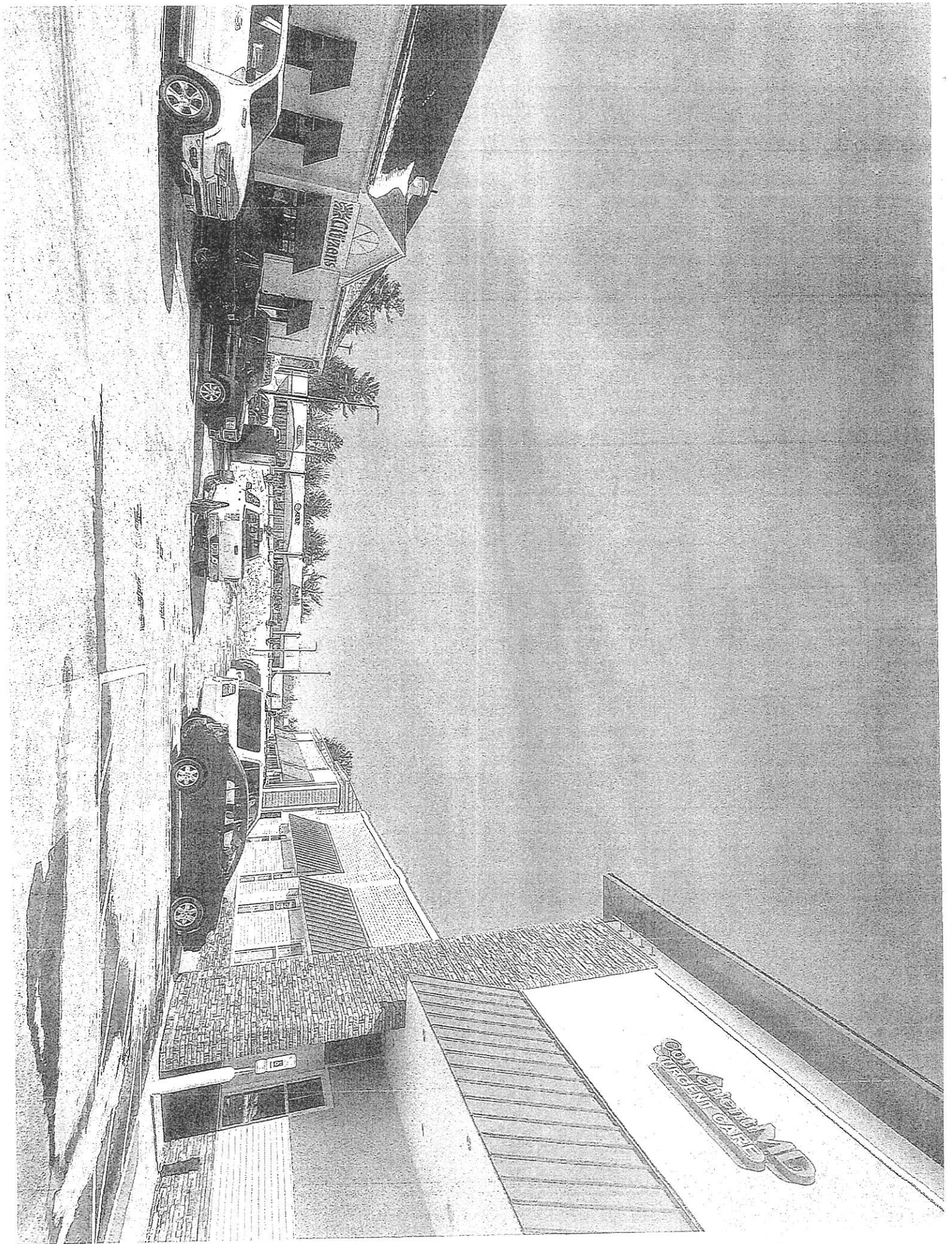


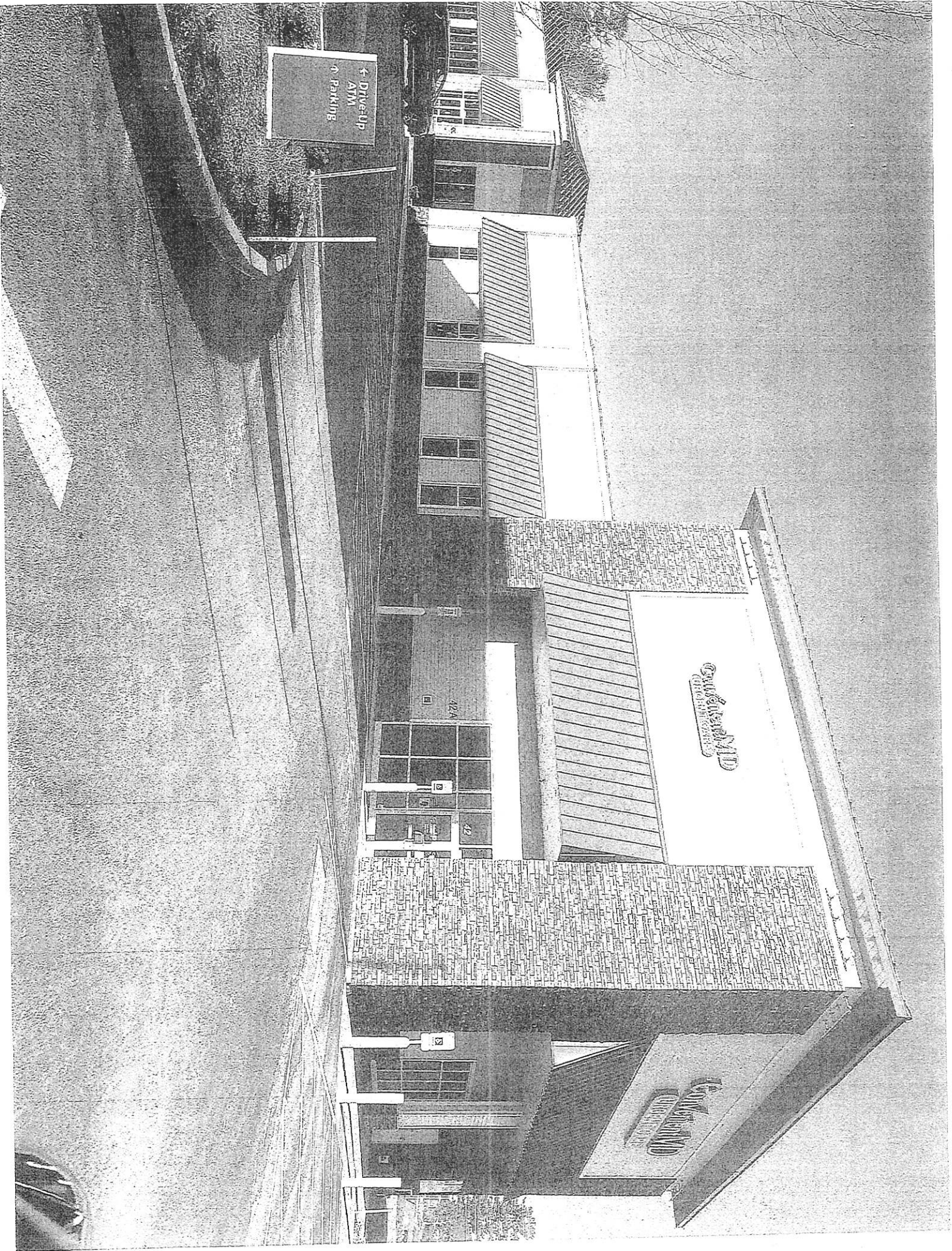


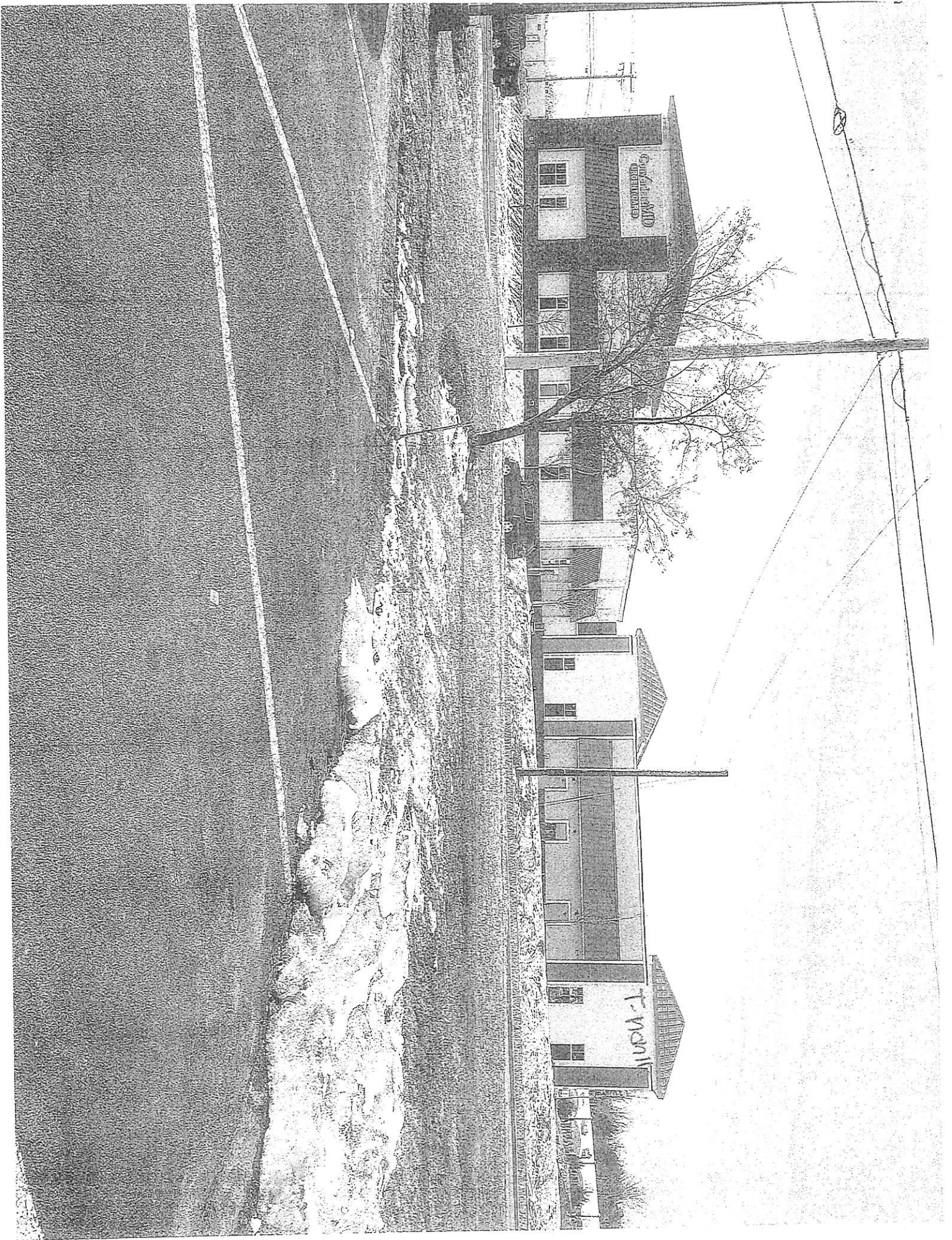












FACE LIT CHANNEL LETTERS

Scale: 1/2"=1'-0"

A B TMO-29M-REM

28 square feet

29" 5-7/8"

1'-11-3/4"

11'-7"

T Mobile

COLOR PALETTE

- Translucent Miraltec Film
- 30532-1 Magenta printed on white vinyl
- Matthews Magenta MP66055 R155445
- N Semi-gloss V1.0 over MP55898 White Basecoat
- Black Satin finish / standard Alum. coil
- Clear Autoglas or Equal

FACES:

3/16" thick Clear autoglas or equal w/ first surface applied digitally printed Magenta vinyl from Miraltec

TRIMCAP:

1" Jewelite trimcap painted to match TMO Magenta & White base coat specified (per color palette)

RETURNS:

.040 aluminum 3" deep painted Black Satin finish

BACKS:

.063 alum. - pre-finished alum White
Principal (220") SF Mini 6500K; (<20") Qwik Mod 3 6500K White LED's;
Remote power supplies

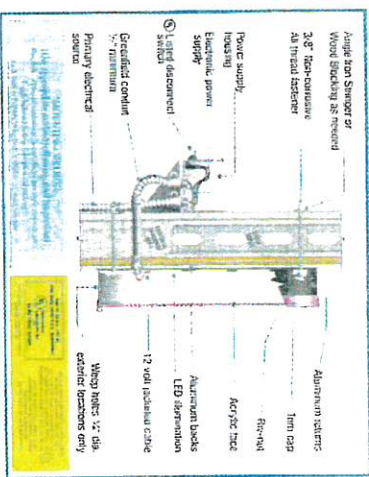
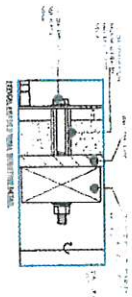
INSTALL:

Thru drilled flush to wall surface using min 3/8" all thread fasteners with wood blocking as required
Need to verify if access is available for thru drilling

WALL TYPE: Signband wall type to be determined

JOB NOTE: UL label location - one to be visible from ground, others to be placed on top of letters and one on power supply

QUANTITY: (2) TWO lettersets required for storefront and rear elevations



Stratus

stratusunlimited.com
800.545.7373
Nashua, NH 03060
BBB 5.0/5.0

CLIENT:
T Mobile

ADDRESS:
NASHUA & MITCHELS WAY
42 NASHUA RD
LONDONDERRY, NH 03063

PHONE NO.:
3

ORDER NUMBER: 603543	PROJECT NUMBER: 000000
SITE NUMBER: 19404	PROJECT MANAGER: KEITH PATTERSON
ELECTRONIC FILE NAME: G:\ACCOUNTS\TMOBILE\2020\NHCORPORATE\ LONDONDERRY_NASHUA & MITCHELS WAY	

Rev #	Req #	Date/Author	Description
Original	13204	11/06/2019	
Rev 1	15175	12/11/2019	update quantity
Rev 2	15259	12/15/2019	update quantity to include 2nd elevation
Rev 3	15736	01/19/21 DM	
Rev 4	15736	01/27/21 DM	update to 300V
Rev 5	15860	02/24/21 DM	update to TMO-29M-REM

Rev #	Req #	Date/Author	Description



Nick Loring <nickloring@gmail.com>

Ex. D

15 King George

2 messages

Nick Loring <nickloring@gmail.com>
To: jeffmalmquist@hotmail.com

Wed, Feb 10, 2021 at 2:46 PM

Hi Jeff,

Per our conversation earlier I just want to make sure you have no issues or concerns with constructing a 16' x 24' garage along our common property line. The garage would replace and be located no closer to the property line than the existing shed. Since the existing shed is within the town's building setback I will be applying to the Zoning Board of Adjustment.

Thanks

Nick

Jeff Malmquist <jeffmalmquist@hotmail.com>
To: Nick Loring <nickloring@gmail.com>

Thu, Feb 11, 2021 at 10:25 AM

Hi Nick,

That would be fine with us. If you need anything else, feel free to let me know.

Thanks,
Jeff

From: Nick Loring <nickloring@gmail.com>
Sent: Wednesday, February 10, 2021 2:46 PM
To: jeffmalmquist@hotmail.com <jeffmalmquist@hotmail.com>
Subject: 15 King George

[Quoted text hidden]

Ex. F

Daniel & Maureen Cail
29 Woodside Drive
Londonderry, NH 03053



Town of Londonderry
Zoning Board
268B Mammoth Road
Londonderry, NH 03053


February 27, 2021

To Whom it May Concern,

This letter is in reference to Case No. 3/17/2021-2. We have no objections to the special request application for Namreen Awan residing at 28 Woodside Drive. It is our opinion that the home business would have little or no impact on the quality of life on Woodside Drive. The applicants are respectful and responsible people who deserve an opportunity to earn a living and provide for their family. Please approve her request.

Sincerely,


Daniel J. Cail


Maureen E. Cail