

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

MINUTES FROM 03/20/19 MEETING

The meeting was called to order at 7:00 p.m. Members introduced themselves. The following members were present: Neil Dunn, Chair; Jim Tirabassi, Clerk; Brendan O'Brien, alternate member and Mitch Feig, alternate member. Also, in attendance were Laura Gandia, Associate Planner. Chair Dunn reviewed the hearing procedures and appointed Brendan O'Brien and Mitchell Feig as voting members.

I. APPROVAL OF MINUTES

J. Tirabassi made a motion to accept the February 20, 2019, minutes as presented.

The motion was seconded by B. O'Brien

The motion was granted, 4-0-0.

II. REPORT BY TOWN COUNCIL – N/A

III. PUBLIC HEARING OF CASES

A. CASE NO. 2/20/19-1: Request for a variance from LZO 7.7.E.3 to allow an illuminated LED changeable electronic message board sign that is otherwise prohibited, 66 Nashua Road, Map 7 Lot 40-4, Zoned C-I, The Matarozzo Family Trust (Owner) and Speedway, LLC (Applicant) – continued from the February 20, 2019 meeting

J. Tirabassi read the case into the record noting the applicant has requested the case to be continued until the April 17, 2019 meeting.

J. Tirabassi made a motion to continue CASE NO. 2/20/19-1 until the April 17, 2019, Zoning Board of Adjustment meeting.

The motion was seconded by B. O'Brien

The motion was granted, 4-0-0.

B. CASE NO. 2/20/19-2: Request for a special exception pursuant to LZO 5.12 to allow a home occupation for office use for an excavation company, 46 Auburn Road, Map 16 Lot 49, Zoned AR-1, James Reid (Owner & Applicant) – continued from the February 20, 2019 meeting

J. Tirabassi read the case into the record noting it was continued from the February 20, 2019 meeting. Jason Reid, 46 Auburn Road, addressed the Board. Chairman Dunn explained that the Board had a concern with one of the criteria for granting a special exception that states "no exterior renovation or construction or outside storage materials related to the home occupation will be permitted as part of the home occupation." He noted that the building has not yet been constructed and the Board was looking for clarification regarding this criteria. M. Feig asked if the applicant would still build the garage the same size if there was not going to be dedicated office space for the home occupation. J. Reid said that he would build the garage the same size, even if the special exception was denied. Chairman Dunn reiterated to the applicant that no equipment can be stored outside as that would be a violation of the home occupation.

Chairman Dunn asked for public input and there was none. The Board closed public input and began its deliberations. The Board reviewed the special exception fact finding sheet noting that the only criteria not checked off was the one addressed tonight. The Board concluded that the criteria was met.

J. Tirabassi made a motion in CASE NO. 2/20/19-2 to grant a special exception pursuant to LZO 5.12 to allow a home occupation for office use for an excavation company, 46 Auburn Road, Map 16 Lot 49, Zoned AR-1, James Reid (Owner & Applicant)

B. O'Brien seconded the motion.

The motion was granted, 4-0-0. The applicant's request for a special exception was granted.

II. Other business:

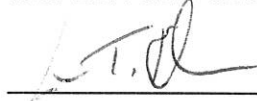
Adjournment:

J. Tirabassi made a motion to adjourn at 7:25 p.m.

M. Feig seconded the motion.

The motion was granted, 4-0-0. The meeting adjourned at 7:25 p.m.

RESPECTFULLY SUBMITTED,



CLERK

TYPED AND TRANSCRIBED BY Beth Morrison, Recording Secretary.

APPROVED (X) WITH A MOTION MADE BY J. Tirabassi, SECONDED BY B. O'Brien, 3-0-2