



**Town of Londonderry**  
**Zoning Board of Adjustment Agenda**  
**August 21, 2019 - 7:00 p.m.**  
**Moose Hill Council Chambers, 268B Mammoth Road**

- I. **Draft minutes to approve:** July 17, 2019
- II. **Report by Town Council liaison (if any):** n/a
- III. **Public hearing of cases:**
  - A. **CASE NO. 7/17/19-2:** Request for a variance from LZO 7.7.E.3 for the installation of a changeable electronic message board sign for a gas station, Eight Nashua Road, Map 10 Lot 140, Zoned C-II, Aranosian Oil Company, Inc. (Owner) and NH Signs (Applicant) - **continued from July 17, 2019 meeting**
  - B. **CASE NO. 7/17/19-3:** Request for a variance from LZO 7.7.E.3 for the installation of a changeable electronic message board sign for a gas station, 231 Rockingham Road, Map 15 Lot 149, Zoned C-II and RTE 28 POD, Aranosian Oil Company, Inc. (Owner) and NH Signs (Applicant) - **continued from July 17, 2019 meeting**
  - C. **CASE NO. 7/17/19-4:** Request for a variance from LZO 7.7.E.3 for the installation of a changeable electronic message board sign for a gas station, 137 Rockingham Road, Map 16 Lot 66, Zoned C-II, Aranco Realty, Inc. (Owner) and NH Signs (Applicant) - **continued from July 17, 2019 meeting**
  - D. **CASE NO. 7/17/19-5:** Request for a variance from LZO 7.6.D.5.d to allow a free standing sign to be placed 0 feet from the property line where 10 feet is required, 6A Kitty Hawk Landing, Map 17 Lot 5-6, Zoned IND-I, Falling Water, LLC (Owner) and Jutras Signs (Applicant) - **continued from July 17, 2019 meeting**
  - E. **CASE NO. 8/21/19-1:** Request for eight variances from LZO for a sunroom, roof structure and pool apron (cement patio), 8 Tanager Way, Map 5 Lot 10-34, Zoned AR-1, Ouellette Family Trust (Owner) and Jeff Moulton (Applicant) from the Londonderry Zoning Ordinance as follows:
    - (1) Section 4.6.1.3.10 to allow a 364 SF accessory structure sunroom in the conservation overlay district where a maximum accessory structure of 200 SF is allowed (this will encroach into the CO district by 4.7' – total impact of 45 SF)
    - (2) Section 4.6.1.3.10 to allow an 210 SF accessory structure roof structure in the conservation overlay district where a maximum accessory structure of 200 SF is allowed (this will encroach into the CO district by 4.7' – total impact of 71 SF)

(3) Section 4.6.1.3.10 to allow 896 SF accessory structure pool apron (cement patio) in the conservation overlay district where a maximum accessory structure of 200 SF is allowed (this will encroach into the CO district by 3.8' – total impact of 102 SF)

(4) Section 4.6.1.3.10 to allow use of pressure treated wood for the construction of the sunroom and roof structure in the conservation overlay district, which is prohibited;

(5) Section 4.6.1.3.10 to allow use asphalt shingles for the construction of the sunroom and roof structure in the conservation overlay district, which is prohibited;

(6) Section 4.6.1.3.12 to allow the use of a sunroom in the conservation overlay district, which is prohibited;

(7) Section 4.6.1.3.12 to allow the use of a roof overhang in the conservation overlay district which is prohibited; and

(8) Section 4.6.1.3.12 to allow the use of a patio in the conservation overlay district, which is prohibited.

F. **CASE NO. 8/21/19-2:** Request for a special exception for a home occupation pursuant to LZO 5.12.5 for a child care facility, 111 Litchfield Road, Map 11 Lot 25-2, Zoned AR-1, Jeffrey & Raelen Nielsen (Owners) and Raelen Nielsen (Applicant)

G. **CASE NO. 8/21/19-3:** Request for a variance from LZO section 4.2.1.3.4.D to allow a water tank 156 feet in height, where only 35 feet in height is allowed, Seven Rear Gordon Drive, Map 10, Lot 142, Zoned AR-1, Pennichuck East Utility, Inc. (Owner & Applicant)

**IV. Communications and miscellaneous:**

**V. Other business:**