



**TOWN OF LONDONDERRY  
ZONING BOARD OF ADJUSTMENT**

WILL MEET **WEDNESDAY, APRIL 16, 2014** AT 7:00 P.M.  
in the Moose Hill Council Chambers, 268B Mammoth Road

**PLEASE NOTE: THE BOARD RESERVES THE RIGHT TO CONTINUE PRESENTATIONS, DELIBERATIONS,  
AND/OR DISCUSSION TO MAY 1, 2014 HEARING IF THE NEED ARISES.**

MINUTES (MARCH 19, 2014)

7:00 P.M.

CASE NO. 4/16/2014-1

7:01 P.M.

**BRIAN C. LEHMAN II AND REBECCA L. LEHMAN REQUEST A SPECIAL EXCEPTION  
TO ALLOW A FAMILY GROUP DAY CARE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3.12.2.  
44 SHERWOOD ROAD; 9-9-59; AR-I**

CASE NO. 4/16/2014-2

7:10 P.M.

**J&A REVOCABLE TRUST, ANGELA POITRAS, TRUSTEE, REQUESTS A SPECIAL EXCEPTION  
TO ALLOW THE INTERNET SALES OF FIREARMS AS A HOME OCCUPATION  
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3.12.  
42 LITCHFIELD ROAD; 12-8-1; AR-I**

CASE NO. 4/16/2014-3

7:20 P.M.

**STEPHEN M. AND TRACY L. PARSONS REQUEST A VARIANCE  
TO ALLOW A FENCE LOCATED IN THE FRONTAGE TO EXCEED THE HEIGHT LIMITATIONS OF SECTION 3.14.  
2 BUCKINGHAM DRIVE; 12-84-67; AR-I**

CASE NO. 3/19/2014-4 (CONTINUED FROM MARCH 19, 2014)

7:30 P.M.

**TEAM BUSINESS DEVELOPMENT CORPORATION REQUESTS A VARIANCE  
TO ALLOW AN ELDERLY HOUSING DEVELOPMENT ON A 7.96 ACRE PARCEL  
WHERE 15 ACRES IS REQUIRED BY SECTION 3.6.4.1;  
AND TO ALLOW AN ELDERLY HOUSING DEVELOPMENT WITH 56% OPEN SPACE  
WHERE 70% IS REQUIRED UNDER SECTION 3.6.4.8.1.  
5 BUTTON DR., 4 GOLEN DR., 6 GOLEN DR., 8 GOLEN DR., 12 GOLEN DR., 1 REED ST. & 3 REED ST.,  
7-132-8, 9, 13, 14, 18, 19, AND 20; C-I, WITHIN THE RTE. 102 PERFORMANCE OVERLAY DISTRICT**

CASE NO. 3/19/2014-5 (CONTINUED FROM MARCH 19, 2014)

7:30 P.M.

**TEAM BUSINESS DEVELOPMENT CORPORATION REQUESTS A VARIANCE  
TO ALLOW AN INCREASE IN THE NUMBER OF DWELLING UNITS IN A SINGLE BUILDING  
OF AN ELDERLY HOUSING DEVELOPMENT TO 36 UNITS AND 42 UNITS  
WHERE 16 IS THE MAXIMUM NUMBER OF UNITS ALLOWED BY SECTION 3.6.4.7;  
AND TO ALLOW AN INCREASE IN DENSITY IN AN ELDERLY HOUSING DEVELOPMENT  
TO 15.8 UNITS PER ACRE WHERE ONLY 6 UNITS PER ACRE IS ALLOWED BY SECTION 3.6.4.14.2.1.  
5 BUTTON DR., 4 GOLEN DR., 6 GOLEN DR., 8 GOLEN DR., 12 GOLEN DR., 1 REED ST. & 3 REED ST.;  
7-132-8, 9, 13, 14, 18, 19, AND 20; C-I, WITHIN THE RTE. 102 PERFORMANCE OVERLAY DISTRICT**

CASE NO. 3/19/2014-6 (CONTINUED FROM MARCH 19, 2014)

7:30 P.M.

**TEAM BUSINESS DEVELOPMENT CORPORATION REQUESTS A VARIANCE  
TO ALLOW AN ELDERLY HOUSING DEVELOPMENT WITH SEPARATION BETWEEN BUILDINGS  
OF 20 FEET WHERE 60 FEET IS REQUIRED BY SECTION 3.6.4.2;  
AND TO ALLOW AN ELDERLY HOUSING DEVELOPMENT WITH A MIX OF 1-BEDROOM AND 2-BEDROOM UNITS  
WHERE THE STANDARD 2-BEDROOM UNIT IS REQUIRED BY SECTION 3.6.4.7.1.  
5 BUTTON DR., 4 GOLEN DR., 6 GOLEN DR., 8 GOLEN DR., 12 GOLEN DR., 1 REED ST. & 3 REED ST.;  
7-132-8, 9, 13, 14, 18, 19, AND 20; C-I, WITHIN THE RTE. 102 PERFORMANCE OVERLAY DISTRICT**

This agenda was created with reference to the Londonderry Zoning Ordinance dated December, 2013