



**TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT**

WILL MEET **WEDNESDAY, JULY 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 AUGUST 7, 2014 HEARING IF THE NEED ARISES.**

MINUTES (JUNE 18, 2014) 7:00 P.M.

CASE NO. 3/19/2014-4 (AMENDED AND CONTINUED FROM JUNE 18, 2014) 7:01 P.M.

**TEAM BUSINESS DEVELOPMENT CORPORATION REQUESTS A VARIANCE
TO ALLOW AN ELDERLY HOUSING DEVELOPMENT ON A 12.72 ACRE PARCEL
WHERE 15 ACRES IS REQUIRED BY SECTION 3.6.4.1.**

**5 BUTTON DR., 4 GOLEN DR., 6 GOLEN DR., 8 GOLEN DR., 7 GOLEN DR., 9 GOLEN DR., 11 GOLEN DR.,
12 GOLEN DR., 1 REED ST. & 3 REED ST.; 7-132-8, 9, 13, 14, 15, 16, 17, 18, 19, AND 20;
C-I, WITHIN THE RTE. 102 PERFORMANCE OVERLAY DISTRICT**

CASE NO. 3/19/2014-5 (AMENDED AND CONTINUED FROM JUNE 18, 2014) 7:01 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 32, 36 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 8.6 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., 7 GOLEN DR., 9 GOLEN DR., 11 GOLEN DR.,
12 GOLEN DR., 1 REED ST. & 3 REED ST.; 7-132-8, 9, 13, 14, 15, 16, 17, 18, 19, AND 20;
C-I, WITHIN THE RTE. 102 PERFORMANCE OVERLAY DISTRICT**

CASE NO. 3/19/2014-6 (AMENDED AND CONTINUED FROM JUNE 18, 2014) 7:01 P.M.

**TEAM BUSINESS DEVELOPMENT CORPORATION REQUESTS A VARIANCE
TO ALLOW AN ELDERLY HOUSING DEVELOPMENT WITH SEPARATION BETWEEN BUILDINGS
OF 26 AND 30 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., 7 GOLEN DR., 9 GOLEN DR., 11 GOLEN DR.,
12 GOLEN DR., 1 REED ST. & 3 REED ST.; 7-132-8, 9, 13, 14, 15, 16, 17, 18, 19, AND 20;
C-I, WITHIN THE RTE. 102 PERFORMANCE OVERLAY DISTRICT**

CASE NO. 5/21/2014-2 (AMENDED AND CONTINUED FROM JUNE 18, 2014) 7:01 P.M.

**TEAM BUSINESS DEVELOPMENT CORPORATION REQUESTS A VARIANCE
TO ALLOW 1.0 PARKING SPACES PER BEDROOM**

**WHERE 1.2 SPACES ARE REQUIRED PER BEDROOM IN EACH UNIT BY SECTION 3.6.4.5.
5 BUTTON DR., 4 GOLEN DR., 6 GOLEN DR., 8 GOLEN DR., 7 GOLEN DR., 9 GOLEN DR., 11 GOLEN DR.,
12 GOLEN DR., 1 REED ST. & 3 REED ST.; 7-132-8, 9, 13, 14, 15, 16, 17, 18, 19, AND 20;
C-I, WITHIN THE RTE. 102 PERFORMANCE OVERLAY DISTRICT**

CASE NO. 7/16/2014-1

7:10 P.M.

**CHRISTOPHER AND KATELYN ELLISON REQUEST A VARIANCE
TO ALLOW REPLACEMENT OF AN EXISTING DECK STRUCTURE WITHIN THE FRONT SETBACK
AS REQUIRED BY SECTION 2.3.1.3.3.
78 OLD DERRY ROAD, 18-21-1, AR-I**

CASE NO. 7/16/2014-2

7:15 P.M.

**TANA PROPERTIES LIMITED PARTNERSHIP REQUESTS A VARIANCE
TO ALLOW DEVELOPMENT OF A LOT IN THE GATEWAY BUSINESS DISTRICT WITHOUT FRONTAGE
AS REQUIRED BY SECTION 2.7.2.2.
20 REAR INDUSTRIAL DRIVE, 28-20-5, GB**

CASE NO. 7/16/2014-3

7:20 P.M.

**BALLINGER PROPERTIES AND FIVE-N-ASSOCIATES GENERAL PARTNERSHIP REQUEST A VARIANCE
TO ALLOW A SUBDIVISION TO CREATE A LOT WITH NO FRONTAGE ON A CLASS V ROAD
AS REQUIRED BY SECTION 2.7.2.2.
30 INDUSTRIAL DRIVE, 28-17-4, GB**

CASE NO. 7/16/2014-4

7:25 P.M.

**BALLINGER PROPERTIES AND FIVE-N-ASSOCIATES GENERAL PARTNERSHIP AND TANA PROPERTIES LIMITED
PARTNERSHIP REQUEST A VARIANCE TO ALLOW THE KEEPING OF LIVESTOCK IN THE GATEWAY BUSINESS
DISTRICT WHERE OTHERWISE NOT LISTED AS A PERMITTED USE PER SECTION 2.7.2.1.
68 REAR HARVEY ROAD, 14-34, GB; 68 REAR LITCHFIELD ROAD, 14-35, GB AND AR-I;
68 REAR HARVEY ROAD, 14-36, GB; 68 REAR HARVEY ROAD, 14-38, GB; 51 PETTENGILL ROAD, 14-45, GB;
AND 65 PETTENGILL ROAD, 28-17, GB**

CASE NO. 7/16/2014-5

7:30 P.M.

**M + M A SMITH PROPERTIES, LP REQUESTS A VARIANCE
TO ALLOW A RETAINING WALL STRUCTURE WITHIN THE REAR AND SIDE SETBACKS
AS RESTRICTED BY SECTIONS 2.4.3.1.1 AND 2.4.3.1.3.
31 NASHUA ROAD, 7-73-2, C-I**

CASE NO. 7/16/2014-6

7:30 P.M.

**M + M A SMITH PROPERTIES, LP REQUESTS A VARIANCE
TO ALLOW PAVEMENT TO ENCROACH INTO THE GREEN SPACE AREAS AS RESTRICTED BY SECTION 2.4.3.2.1.
31 NASHUA ROAD, 7-73-2, C-I**

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