



**TOWN OF LONDONDERRY  
ZONING BOARD OF ADJUSTMENT**

WILL MEET **WEDNESDAY, MARCH 19, 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 APRIL 3, 2014 HEARING IF THE NEED ARISES.**

MINUTES (DECEMBER 18, 2013)

7:00 P.M.

CASE NO. 3/19/2014-1

7:01P.M.

**NEW ENGLAND INDUSTRIAL PROPERTIES, INC. REQUESTS A VARIANCE  
TO ALLOW A SUBDIVISION TO CREATE TWO LOTS IN THE C-II ZONE WITHOUT FULL PERIMETER GREEN SPACE  
AS REQUIRED BY SECTION 2.4.3.2.1  
3 GARDEN LANE; 10-54; C-II**

CASE NO. 3/19/2014-2

7:10 P.M.

**CHARLES EVANS REQUESTS A VARIANCE  
TO ALLOW AN EXISTING BUILDING TO REMAIN WITHIN THE FRONT 60-FOOT STRUCTURE SETBACK  
AS REQUIRED BY SECTION 2.4.3.1.1;  
TO ALLOW A PARKING AREA WITHIN THE FRONT 30-FOOT GREEN SPACE AS REQUIRED BY SECTION 2.4.3.2.1;  
AND TO ALLOW A PARKING AREA TO BE UNPAVED AS PROHIBITED BY SECTION 3.10.13.2.1  
199 ROCKINGHAM ROAD; 15-67; C-II, WITHIN THE RTE. 28 PERFORMANCE OVERLAY DISTRICT**

CASE NO. 3/19/2014-3

7:20 P.M.

**BALLINGER PROPERTIES AND FIVE N ASSOCIATES GENERAL PARTNERSHIP REQUESTS A VARIANCE  
TO ALLOW A SUBDIVISION TO CREATE A LOT WITH NO FRONTAGE ON A CLASS V OR BETTER ROAD,  
CONTRARY TO SECTION 2.7.2.2  
51 PETTENGILL ROAD; 14-45; GB**

CASE NO. 3/19/2014-4

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

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

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