

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

**MINUTES FROM 11/28/18 MEETING**

The meeting was called to order at 7:00 p.m. Members introduced themselves. The following members were present: Neil Dunn, Chair; Jacqueline Benard, Vice Chair; Jim Tirabassi, Clerk; Suzanne Brunelle, member; Bill Berardino, member; Brendan O'Brien, alternate member. Also, in attendance were Brad Anderson, Code Enforcement Officer, Laura Gandia, Associate Planner; and Beth Morrison, Recording Secretary. Chairman Dunn reviewed the hearing procedures.

I. APPROVAL OF MINUTES

**J. Tirabassi made a motion to accept the October 17, 2018, minutes as presented.**

**Motion was seconded by J. Benard.**

**Motion was granted, 5-0-0.**

**Tirabassi made a motion to accept the November 1, 2018, minutes as presented.**

**Motion was seconded by J. Benard.**

**Motion was granted, 5-0-0.**

II. REPORT BY TOWN COUNCIL – N/A

III. PUBLIC HEARING OF CASES

**A. CASE NO. 11/28/18-1: Request for a special exception from LZO 3.12 for a home occupation business for an on-line independent insurance agency, 82 Wiley Hill Road, Map 5 Lot 12-2, Zoned AR-1, Melissa & Nicholas Cannata (Owners) and Melissa Cannata (Applicant)**

B. O'Brien recused himself for this case. J. Tirabassi read the case into the record noting there were no previous cases. Melissa Cannata, applicant, addressed the Board. M. Cannata said that she is trying to start an agency that is all online based from her home where clients can request quotes for

personal insurance policies, report claims, view bills, etc. She stated the business would be conducted through the website, email and telephone.

Chairman Dunn asked for questions from the Board. J. Benard asked her to clarify her hours of operation that she listed are 6 p.m. to 9 p.m. on weekdays and 7 a.m. to 9 p.m. on weekends. M. Cannata said she still has to work her full time job, which is 8:30 a.m. to 4 p.m., so when she gets home, she will be available for this business. J. Benard asked if the days of operation are correct that state three to seven days a week, noting that if she becomes successful at this would she quit her current full time job. M. Cannata stated that is she does in fact become successful, she would like to convert the hours of operation to normal business hours. J. Benard asked what she would deem as normal business hours. M. Cannata stated Monday through Friday from 9 a.m. to 5 p.m. N. Dunn asked if the hours of operation could be amended later. L. Gandia stated that if the hours of operation were not addressed now and she changed them, then she would have to come back to the Board and noted that as an option, the Board could list her current hours as stated on the application with a condition if she were to go full time the hours of operation would be expanded to 9 a.m. to 5 p.m.

Chairman Dunn asked for public input and there was none.

The Board closed public input and began its deliberation. J. Benard reviewed the special exception home occupation sheet with the Board noting that she meets all of the qualifications. She stated that the home occupation shall be carried on by the home occupant only within a dwelling and/or garage, it will not change the residential character of the neighborhood, there will be no exterior renovation done and the home occupation may not occupy more than 25%. J. Benard stated that for the record the applicant's percentage of home occupation is 8.5%. She stated that the hours of operation would be 6 p.m. to 9 p.m. on weekdays, 7 a.m. to 9 p.m. on weekends, with the option to go full time if successful with normal business hours of Monday through Friday 9 a.m. to 5 p.m. She noted that the applicant is not requesting a sign.

**J. Benard made a motion in CASE NO. 11/28/18-1 to grant the applicant's request for a special exception from LZO 3.12 for a home occupation business for an on-line independent insurance agency, 82 Wiley Hill Road, Map 5 Lot 12-2, Zoned AR-1, Melissa & Nicholas Cannata (Owners) and Melissa Cannata (Applicant) with the conditions that the hours of operation be Monday – Friday from 6 p.m. to 9 p.m. and weekends from 9 a.m. to 7 p.m. with the option of the hours increasing to normal business hours of Monday to Friday 9 a.m. to 5 p.m. if the applicant chooses to expand the business to a full time operation.**

**Member B. Berardino seconded the motion.**

The motion was granted with conditions, 5-0-0. The applicant's request for a special exception was granted.

**B. CASE NO. 11/28/18-2: Request for a variance from LZO 2.4.3.B.2 to encroach 30 ft into the 50 ft landscape buffer, 209 Rockingham Road, Map 15 Lot 23-3, Zoned C-I, Theodore Alexandrou (Owner & Applicant)**

B. O'Brien and S. Brunelle recused themselves for this case. N. Dunn advised the applicant that there would only be four voting members, of which three are needed to grant the variance. He stated the applicant has the option to request a continuance until next month. The applicant wished to proceed with the case. J. Tirabassi read the case into the record noting no previous zoning cases. George Chadwick, from Bedford Design Consultants, 177 E Industrial Park Dr, Manchester, NH addressed the Board. G. Chadwick said the application is to construct a 5700 SF commercial building on an existing lot on record on Route 28/Rockingham Road. He reviewed the plan on the map on the screen with the Board noting the residential zone behind the building to the right. He stated they are asking for a variance from LZO 2.3.4.B.2 that states a 50 foot landscape buffer is required when a commercial use building drive aisle is within 200 feet of a residential zone district. He reviewed the site plan regulations that have to do with screening in the buffers. He stated that on the plan there is an area that is encroaching on the 50 foot buffer, which is for a drive aisle and emergency access for around the building. He noted that the building is completely out of the buffer and all the parking is away from the residential zone to keep noise to a minimum. He pointed out that the closet house to the plan is 262 feet away from the project. He said that on the site today there is an existing stockade fence that will stay and they plan on supplementing it with additional evergreen plantings. He then reviewed the five criteria for the granting of the variance:

- (1) The granting of the variance is not contrary to the public interest: because it will not alter the essential character of the neighborhood nor threaten the health, safety or welfare of the general public.
- (2) The spirit of the ordinance is observed: because the intent of the ordinance is to screen or buffer commercial uses from residential developments by utilizing plants, fences and walls, which is what the plan proposes.
- (3) Substantial justice is done: because the loss to the applicant would be more than any gain to the general public.
- (4) Values of surrounding properties are not diminished: because the plan meets the zoning requirements of the neighborhood.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the

property is unique because it is only 1.4 acres in size, due to the 60 foot front building setback along with the 30 foot side and rear setbacks, the buildings envelope width is reduced to as little as 100 feet in the front and 50 feet in the rear. He stated that this property also has the Performance Overlay District requirements as well. He stated that the proposed use is a reasonable one.

Chairman Dunn asked for questions from the Board. J. Benard asked if the whole building would be occupied by one tenant. G. Chadwick stated that it would not, the proposed applicant is looking to use 2200 SF and leave 3500 SF for other commercial use that has not been defined yet. N. Dunn asked what the access would be. G. Chadwick stated that it would be used for delivery access and for emergency vehicles. He noted that the encroachment is really for vehicular movement.

Chairman Dunn asked for public input and there was none.

The Board closed public input and began its deliberations as follows:

- (1) The variance would not be contrary to the public interest: because it would not alter the essential character of the neighborhood nor threaten the health, safety or welfare of the general public.
- (2) The spirit of the ordinance would be observed: because it would not alter the essential character of the neighborhood.
- (3) Substantial justice would be done: because there is no harm to the public that would outweigh the loss to the applicant.
- (4) Values of the property would not be diminished: because it would not alter the essential character of the neighborhood.
- (5) There is no fair and substantial relationship that exists between the general public purposes of the ordinance provision and the specific application of that provision to the property: because the property is unique as it has the Performance Overlay District setbacks, as well as the regular setbacks of the site to work with. The proposed use is a reasonable one.

**J. Benard made a motion in CASE NO. 11/28/18-2 to grant the applicant's request for a variance from LZO 2.4.3.B.2 to encroach 30 ft into the 50 ft landscape buffer, 209 Rockingham Road, Map 15 Lot 23-3, Zoned C-I, Theodore Alexandrou (Owner & Applicant)**

**Member B. Berardino seconded the motion.**

**The motion was granted, 4-0-0. The applicant's request for a variance was granted.**

**C. CASE NO. 11/28/18-3: Request for three variances from (1) LZO 3.11.6.D.3.b.1 to allow a 116.03 SF wall sign where only 50 SF are allowed; (2) LZO 3.11.5.C.1 to allow a freestanding 18 ft sign where only 10 feet in height are allowed; (3) LZO 3.11.6.D.3.a to allow a 147 SF freestanding sign where only 65 SF are allowed, 76 Perkins Road, Map 15 Lot 52, Zoned C-II, Bluebird Londonderry, LLC (Owner & Applicant)**

S. Brunelle recused herself from this case. B O'Brien came back to the Board at this point. J. Tirabassi read the case into the record noting no previous cases. Daniel Muller, Esq., from Cronin, Bisson & Zalinsky, P.C., 722 Chestnut Street, Manchester, NH addressed the Board noting he was covering for John Cronin, Esq. D. Muller referenced a letter that the Board had received (Exhibit 1). He stated that given the location of the property, next to I-93 and the intersection of Perkins Road and Route 28, they are seeking a larger and higher free standing sign, as well as larger wall sign in part to accommodate the symbol of the wings. He noted that specifically the relief they are seeking for the wall sign is 116.03 SF where only 50 SF is allowed and an 18 foot height sign where only 10 feet are allowed for the free standing sign. He then reviewed the five criteria for the granting of the variance:

- (1) The granting of the variance is not contrary to the public interest: because the relative sign of the signs will not crowd the building or add to clutter and it will not alter the essential character of the neighborhood,
- (2) The spirit of the ordinance is observed: because there will be no violation of the health, safety or welfare of the general public. He noted that the signs will allow the motoring public to have time to recognize where the building is.
- (3) Substantial justice is done: because the loss to the applicant would be greater than any gain to the public.
- (4) Values of surrounding properties are not diminished: because all the other buildings are in the C-III zone and the letter from the real estate expert noting there will be no diminishing of values.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the property is unique given the location of the property behind the cigar shop and the down-grade from I-93 making it more difficult to see, make the visibility of the building limited and therefore larger signs are needed. He stated the proposed use is a reasonable one.

Chairman Dunn asked for questions from the Board. B. Berardino asked where the free standing sign would be located on the property. D. Muller stated he believed it was going to be near the entrance, but if confirmation was wanted on that, he would have to ask that the hearing be continued to allow him to find out the specific location of the sign, as he could not confirm this information before tonight's hearing. B. Berardino and J. Tirabassi both stated that where the free standing sign would be is critical for them to know. J. Benard also added that there was no information in the application regarding what

the standard sign package for Bluebird storage. D. Muller stated he would get that information for the Board. He noted that there is a site in Greenland, NH where the sign configuration will be similar to the requested one her tonight. B. O'Brien asked if the wall sign dimensions was counting the wings. D. Muller stated that it was counting the wings. N. Dunn asked for clarity on the dimensions. B. Anderson stated it would be one rectangular box. D. Muller said he would speak to staff and make sure the calculations are correct SF based on one single rectangular box. D. Muller withdrew his application with the intention of filing an updated/new one for the January meeting to provide the Board with information on the standard sign package, specific location of the free standing sign and clarification of the wall sign SF with a single rectangle.

**D. CASE NO. 11/28/18-4: Request for two variances from (1) LZO 3.11.5.C.1 to allow an off premise sign 20 feet in height where only 10 feet in height is allowed; and (2) LZO 3.11.6.C.6.c to allow an off-premise sign of 100 SF where only 25 SF is allowed, Four Orchard View, Map 7 Lot 040-2, Zoned C-I, Vernco Apple, LLC (Owner & Applicant)**

J. Tirabassi read the case into record noting a previous zoning case verdict. Peter March, President of NH Signs 66 Gold Ledge Avenue, Auburn, NH and George Vernet, Manager of Vernco Apple, LLC, 70 Washington St., Salem, NH addressed the Board. P. March stated that the variance request is to allow a 20 foot high sign where only 10 feet is allowed at the Apple Tree Mall where the property is 25 acres total. He noted that in 1993 a special exception was granted to a previous applicant to install a sign of 25 feet in height with state approval given. He noted that ownership has changed several times since this special exception was granted. He reviewed the special exception criteria that was granted previously with the Board. He reviewed the five criteria for the granting of the variance as follows:

- (1) The granting of the variance is not contrary to the public interest: because the new sign will attract and encourage economic growth at the current Apple Tree Mall, which the town would like to see. He stated the height would not obstruct the view of cars. He stated that the essential character of the neighborhood would not change.
- (2) The spirit of the ordinance is observed: because it will not alter the essential character of the neighborhood.
- (3) Substantial justice is done: because the loss to the individual will not be outweighed by a gain to the general public.
- (4) Values of surrounding properties are not diminished: because property values would increase if more retail space is occupied with appropriate signage.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the property is unique as it is large, greater than 20 acres, setback 850 feet from the main road and is hidden by buildings that were built after the Apple Tree Mall was built. The proposed use is reasonable one.

Chairman Dunn asked for questions from the Board. N. Dunn stated that the sign display has seven spaces on it, but the mall can hold more than that with tenants. G. Vernet stated they want to advertise the main anchor tenants on the main sign and the other little tenants can do their own marketing. N. Dunn asked what the height was from the bottom of the sign. P. March stated it would be ten feet from the ground to the bottom of the sign to allow visibility entering onto Nashua Road.

Chairman Dunn asked for public input and there was none.

Chairman Dunn brought it back to the Board for questions. S. Brunelle asked if it would look the same on both sides. P. March stated that it would. N. Dunn asked if this sign would go through the Heritage Commission and Planning Board. L. Gandia clarified that if the sign was part of a site plan review it would go before the Heritage Commission and Planning Board, but in this case they are just seeking a variance and it would not.

The Board closed public input and began its deliberations as follows to allow 100 SF where only 25 SF are allowed, LZO 3.11.6.C.6.c:

- (1) The variance would not be contrary to the public interest: because it would not alter the essential character of the neighborhood.
- (2) The spirit of the ordinance would be observed: because it does not threaten the health, safety or welfare of the general public or alter the essential character of the neighborhood.
- (3) Substantial justice would be done: because the sign will increase public safety and will help identify businesses for economic growth.
- (4) Values of the property would not be diminished: because it would enhance the values to have more tenants at the mall.
- (5) There is no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property: because the property is unique as it sits back 850 feet from the road and has buildings that were built between it and the road. The proposed use is a reasonable one.

**J. Benard made a motion in CASE NO. 11/28/18-4 to grant the applicant's request for a variance from (1) LZO 3.11.5.C.1 to allow an off-premise sign 20 feet in height where only 10 feet in height is allowed, Four Orchard View, Map 7 Lot 040-2, Zoned C-I, Vernco Apple, LLC (Owner & Applicant)**

**Member B. Berardino seconded the motion. The motion was granted, 5-0-0. The applicant's request for a variance was granted.**

The Board closed public input and began its deliberations as follows to allow 20 feet where only 10 feet are allowed, LZO 3.11.5.C.1:

- (1) The variance would not be contrary to the public interest: because it would not alter the essential character of the neighborhood.
- (2) The spirit of the ordinance would be observed: because it does not threaten the health, safety or welfare of the general public or alter the essential character of the neighborhood.
- (3) Substantial justice would be done: because the sign will increase public safety and will help identify businesses for economic growth.
- (4) Values of the property would not be diminished: because it would enhance the values to have more tenants at the mall.
- (5) There is no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property: because the property is unique as it sits back 850 feet from the road and has buildings that were built between it and the road. The proposed use is a reasonable one.

**J. Benard made a motion in CASE NO. 11/28/18-4 to grant the applicant's request for a variance from LZO 3.11.6.C.6.c to allow an off-premise sign of 100 SF where only 25 SF is allowed, Four Orchard View, Map 7 Lot 040-2, Zoned C-I, Vernco Apple, LLC (Owner & Applicant)**

**Member B. Berardino seconded the motion. The motion was granted, 5-0-0.**

**The Board further noted that as condition that the sign is to be as presented.**

**The applicant's request for a variance was granted.**

**E. CASE NO. 11/28/18-5: Request for a variance from LZO 2.2 Table of Uses to allow a car dealership in the C-I & Rte 28 POD where it is otherwise prohibited, 501 Mammoth Road, Map 15 Lot 133, Zoned C-I and Rte 28 POD, Stratosphere Invest. Property, LLC (Owner) and Savvy Motors, LLC (Applicant)**

N. Tirabassi read the case into the record, noting a previous zoning case from 1966 that was granted with restrictions. L. Gandia clarified that there is no proof that the special exception was ever exercised in 1966. She read the special exception to the Board "All cars for sale shall be kept back 50 feet according to the zoning rules and that he retain for sale not more than 15 cars at any time." George



Morales, owner of Savvy Motors addressed the Board. He gave a background on his current company, Savvy motors, noting it was just him and his wife for employees and they are very passionate about cars. He stated he has sold over 130 cars since he started in 2017. He said he would like to focus on high-end cars, such as Porsche. He said the majority of his sales will be online. He will not have signs or balloons on the property. He noted that he would have a maximum of 8 parking spaces on the lot. He reviewed the five criteria for the granting of the variance as follows:

- (1) The granting of the variance is not contrary to the public interest: because it will not alter the essential character of the neighborhood as there are other car dealerships there.
- (2) The spirit of the ordinance is observed: because there will be no harm to the general public, safety or welfare.
- (3) Substantial justice is done: because it would be a loss to himself with no gain to the public.
- (4) Values of surrounding properties are not diminished: because the essential character of the neighborhood will not change.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the property is unique as it borders on five different zones within Londonderry. The proposed use is reasonable one.

Chairman Dunn asked for questions from the Board. J. Benard asked how many cars he sold a month. G. Morales stated 6-8 per month, noting he would like to sell less cars than he does now. J. Benard asked if he would have any banners. G. Morales stated he would not. J. Benard asked if the cars would be registered. G. Morales stated they would not be registered, but would have to pass state inspection to be sold. J. Benard asked if he was a New Hampshire dealer. G. Morales stated he was under Savvy Motors. J. Benard asked who Stratosphere was. G. Morales stated they owned the building and he would be renting from them. He noted that he signed a twelve month lease. J. Benard asked what his hours of operation would be. G. Morales stated his hours would be 9 a.m. to 7 p.m. from Monday through Friday and 9 a.m. to 3 p.m. on Saturdays. J. Benard asked if any repairs would be done on site. G. Morales stated no repairs would be done. J. Benard asked how many parking spaces he will be allowed. G. Morales said he was allowed eight. N. Dunn asked for clarification on the number of parking spaces. L. Gandia explained that if there is no car dealership use on the existing site plan, then it would be a change of use possibly requiring an amended site plan and further review. S. Brunelle asked why the Board should allow him to sell cars at this particular location. G. Morales said the property is within five different zoning locations and right next to the location is a C-II zone with two car dealerships that are within walking distance. J. Benard asked if the cars would be secured. G. Morales stated there would be security cameras and his insurance would cover any cost associated with the cars. L. Gandia clarified an answer for N. Dunn stating that four parking spaces are required per 1000 SF of office space, noting that this would require an amended site plan or administrative review from the Planning Board.

Chairman Dunn asked for public input.

Daniel Bouchard, 507 Mammoth Road, 10 Raintree Drive, addressed the Board in opposition of granting the variance. D. Bouchard said that he thought there were enough businesses in that plaza right now, with a Chinese food place, pizza place, hair place, etc., and thought there would not be enough parking. He also stated he is concerned about another car dealership near wetlands and a brook. G. Morales stated that they would not be using the rear parking spaces and he thought the parking would be the same as the gun store who used to occupy the same spot. L. Gandia reiterated if there is no car dealership use on the existing site plan, then it would be a change of use possibly requiring an amended site plan and further review would include review of drainage, stormwater management, etc. D. Bouchard asked if he could request for this to go before the Planning Board. L. Gandia stated that the determination of whether the application would go in front of the planning board or be reviewed administratively is based on the Town's regulations.

James Demonter, Nine Hunter Blvd, addressed the Board in opposition of granting the variance. J. D said he did not think there should be another car dealership there with two other ones there. He also stated that this is in a flood zone. G. Morales stated that he thought there was a place for his store to encourage small businesses.

Doreen Martignetti, 18 Eglin Boulevard, addressed the Board in opposition of granting the variance. D. Martinetti asked where his inventory would be. G. Morales stated that the cars would be on site and all the marketing and advertising would be done online. She stated that it is very hard to come in and out of the park as it stands now.

Chairman Dunn brought it back to the Board for questions. J. Benard asked how he would not bring in more traffic to that area with his store. G. Morales said that where he is right now at his current garage, he has about 3-4 customers come in per week to look at a particular car. He said he did not think he would add more traffic than any other business that could go there. J. Benard disagreed with G. Morales stating that she believed it would increase the amount of traffic. She asked him if he were to become successful and sell 15 cars a week, what would then happen. G. Morales stated he could physically not sell 15 cars a week. B. Berardino asked how old the cars he sold were. G. Morales stated they were 2012-2015. B. Berardino asked if the cars would be leaking oil. G. Morales stated that if the cars leaked oil they would not pass state inspection. B. Berardino asked how many dumpsters were behind the building. G. Morales stated he could not answer that question. S. Brunelle said that unfortunately, granting the variance goes with the property and not the person. J. Benard went on the applicant's current website and reviewed his current inventory, pricing and hours. G. Morales reiterated that he was looking to change his current business to a smaller, higher end, niche area of the market.

Chairman Dunn went back out the public.

Dan Bouchard, 507 Mammoth Road, addressed the Board again with more questions. He stated that he has never seen a used car dealership that did not do their own repair work or be constantly washing their vehicles. He said that he was again concerned about the brook.

Chairman Dunn brought it back to the Board and asked to focus on the five points of law. G. Morales clarified there would be no repairs or washing of cars. The Board reviewed the various zoning districts in the area.

The Board closed public input and began its deliberations as follows:

- (1) The variance would be contrary to the public interest: because it would alter the essential character of the neighborhood.
- (2) The spirit of the ordinance would not be observed: because it would alter the essential character of the neighborhood.
- (3) Substantial justice would not be done: because the loss to the applicant does not outweigh any gain to the public.
- (4) Values of the property would not be diminished: because there was no evidence presented either way.
- (5) There is a fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property: because the property is unique as it surrounded by five different zones. The proposed use is not a reasonable one.

**J. Benard made a motion in CASE NO. 11/28/18-5 to deny the applicant's request for a variance from LZO 2.2 Table of Uses to allow a car dealership in the C-I & Rte 28 POD where it is otherwise prohibited, 501 Mammoth Road, Map 15 Lot 133, Zoned C-I and Rte 28 POD, Stratosphere Invest. Property, LLC (Owner) and Savvy Motors, LLC (Applicant)**

**Member B. Berardino seconded the motion. The motion was granted, 5-0-0 and the applicant's request for a variance was denied for the following reasons:**

**Granting the variance would be contrary to the public interest and the spirit of the ordinance would not be observed because the essential character of the neighborhood would be altered. The property has a zoning designation of C-I and Rte 28 POD and the overlay designation was put into place to limit and control the**

uses that are in that district. Concerns for public safety (unsecured cars) and traffic are present and the use of a car dealership in the C-I and Rte 28 POD district is not a reasonable one given the reasons already expressed.

II. Communications and miscellaneous: None

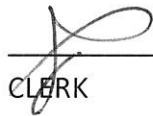
III. Other business: None

J. Tirabassi made a motion to adjourn at 10:10 p.m.

S. Brunelle seconded the motion.

The motion was granted, 5-0-0. The meeting adjourned at 10:10 p.m.

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
CLERK

TYPED AND TRANSCRIBED BY Beth Morrison, Recording Secretary.

**APPROVED (X)** WITH A MOTION MADE BY JT, SECONDED BY JB, 5-0-0.

Exhibit 11/26/18-3  
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November 26, 2018

Neil Dunn, Chairman  
Zoning Board of Adjustment  
Town of Londonderry  
268B Mammoth Road  
Londonderry, New Hampshire 03053

Re: Zoning Relief - 76 Perkins Road

Dear Chairman Dunn:

I am writing in support of the zoning relief requested in connection with the above referenced property. I have intimate knowledge of the site and neighbor based on my, and my firm's commercial brokerage activities in the Londonderry marketplace.

After review of the Application for Zoning Relief, I visited the property to acquaint myself with the proposed plan. I then contacted Attorney John Cronin, counsel for the Applicant to discuss the proposed use in more detail. Based on my review, research, and experience as a commercial real estate broker, it is my opinion that the surrounding properties will not be diminished in value if the zoning relief granted.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Rohrer, Jr.", written in a cursive style.

Robert L Rohrer, Jr.  
Colliers International  
Managing Director | New Hampshire

