



Town of Londonderry Zoning Board of Adjustment Agenda

January 21, 2026 at 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

I. Minutes To Approve

A. December 17, 2025 ZBA Draft Minutes

Documents:

[LONDONDERRY ZBA DRAFT MINUTES 12-17-25.PDF](#)

II. Report By Town Council Liaison

III. Regional Impact Determinations

IV. Public Hearing Of Cases:

- A. Case No. 12-17-2025-2 Request For Variance From LZO Section 4.6.6.5 Of The Route 102 Performance Overlay District To Allow The Use Of The Property For The Construction Of Three Single Family Residences. The Parcel Is Located At 296 Nashua Road In The Commercial II (C-2) Zoning District. Tax Map 002, Lot 25-0, Vigeant Family Properties, LLC (Owner), Leonard Vigeant (Applicant)**

Documents:

[CASE NO. 12-17-2025-2 296 NASHUA ROAD_REDACTED.PDF](#)

- B. Case No. 12-17-2025-3 Request For Variance From LZO Section 4.6.6.7.D.4.D.i Of The Route 102 Performance Overlay District To Allow Encroachment Into The 75-Foot Buffer For A Proposed Single-Family Housing Development. The Parcel Is Located At 296 Nashua Road In The Commercial II (C-2) Zoning District. Tax Map 002, Lot 25-0, Vigeant Family Properties, LLC (Owner), Leonard Vigeant (Applicant)**

Documents:

[CASE NO. 12-17-2025-3 296 NASHUA ROAD_REDACTED.PDF](#)

- C. Case No. 12-17-2025-8 Request For Variance From LZO 4.3.3.B.1 To Allow A Retail Automobile Sales Operation With Buildings And Parking Areas Within The Front, Side And Rear Green Areas. The Parcel Is Located At 6 Dickey Street In The Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon And Tamara Lampes (Owner), TF Moran (Applicant).**

Documents:

[CASE NO. 12-17-2025-8 6 DICKEY ST_REDACTED.PDF](#)

- D. Case No. 12-17-2025-9 Request For Variance From LZO 4.3.3.B.2.A To Allow A Retail Automobile Sales Operation Without The 50-Foot Buffer To The Agricultural Residential (AR-1) Zoning District. The Parcel Is Located At 6 Dickey Street In The Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon And Tamara Lampes (Owner), TF Moran (Applicant).**

Documents:

[CASE NO. 12-17-2025-9 6 DICKEY ST_REDACTED.PDF](#)

- E. Case No. 12-17-2025-10 Request For Variance From LZO 4.3.3.B.2.B To Allow A Retail Automobile Sales Operation Without A Planted And Maintained 50-Foot Buffer To The Agricultural Residential (AR-1) Zoning District. The Parcel Is Located At 6 Dickey Street In The Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon And Tamara Lampes (Owner), TF Moran (Applicant).**

Documents:

[CASE NO. 12-17-2025-10 6 DICKEY ST_REDACTED.PDF](#)

- F. Case No. 01-21-2026-1 Request For Variance From LZO 4.2.1.3.C.1 To Allow Replacement Of A Front Porch Within The 40-Foot Front Setback. The Parcel Is Located At 40 Wilson Road In The Agricultural Residential (AR-1) Zoning District. Tax Map 18, Lot 28-15, Deborah A. Stewart (Owner/Applicant).**

Documents:

[CASE NO. 01-21-2026-1 40 WILSON RD_REDACTED.PDF](#)

- G. Case No. 01-21-2026-2 Request For Variance From LZO 5.14(B) To Allow A Fence Over Four Feet Tall. The Parcel Is Located At 20 Alexander Road In The Agricultural Residential (AR-1) Zoning District. Tax Map 11, Lot 74-3, Linda M. Foote (Owner/Applicant).**

Documents:

[CASE NO. 01-21-2026-2 20 ALEXANDER RD_REDACTED.PDF](#)

V. Communication And Miscellaneous

VI. Other Business

VII. Adjourn

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**TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT
MOOSE HILL COUNCIL CHAMBERS
268B MAMMOTH ROAD, LONDONDERRY, NH 03053**

**DECEMBER 17, 2025, MEETING
7:00 P.M.**

I. CALL TO ORDER

Members Present: Jacqueline Benard, Chair; Mitchell Feig, Member; Lisa Sussman, Alternate Member; Kristine Perez, Alternate Member

Members Absent: Suzanne Brunelle, Vice Chair; Brendan O'Brien, Clerk; Robert Robicsek, Member; John Grennon, Alternate Member

Also Present: Kristan Farr, Town Planner; Nick Codner, Building Inspector & Zoning Administrator

Chair Benard called the meeting to order at 7:00 p.m. and reviewed the meeting procedure. She appointed Lisa Sussman and Kristine Perez as voting members for this meeting. She explained there was not a full board, so offered applicants the opportunity to request a continuance to the next ZBA meeting.

II. ROLL CALL

III. APPROVAL OF DRAFT MINUTES

November 19, 2025

L. Sussman moved to accept the minutes of the November 19, 2025, meeting as written. K. Perez seconded the motion. The motion carried 4-0-0.

IV. REPORT BY TOWN COUNCIL LIAISON

Councilor Bouchard was not present.

V. REGIONAL IMPACT DETERMINATIONS

Staff determined that none of the cases being heard were of regional impact.

M. Feig moved to accept the regional impact determination. K. Perez seconded the motion. The motion carried 4-0-0.

VI. PUBLIC HEARING OF CASES

49 **A. Case No. 12-17-2025-1 Request For Variance From LZO**
50 **4.2.1.3.C.1 To Allow Encroachment Of A Deck Into The 40-Foot**
51 **Front Setback. The Parcel Is Located At 20 Ridgemont Drive In**
52 **The Agricultural Residential (AR-1) Zoning District. Tax Map**
53 **003, Lot 181-11, Shannon And Chris Soucy, McSoucy Family**
54 **Revocable Trust (Owner/Applicant).**
55

56 M. Feig read the case into the record.
57

58 Shannon and Christopher Soucy appeared before the Board to present this request.
59 C. Soucy explained the front porch was bug-infested and collapsed, so needed to be
60 replaced as it was a safety hazard. The deck will be 6' x 6' to access the front door,
61 with stairs extending from the deck.
62

63 C. Soucy reviewed the variance criteria.
64

65 Chair Benard asked for public comment; there was none.
66

67 Chair Benard closed public comment and the Board entered into deliberation. They
68 agreed they found no issues with replacing the deck and steps to provide access to
69 the front door of the home.
70

71 L. Sussman reviewed the variance criteria:
72

73 1) Granting the variance would not be contrary to the public interest because it
74 would not alter the character of the neighborhood.

75 2) The spirit of the ordinance would be observed because it will not violate the basic
76 objectives of protection of health, safety, or general welfare of the public.

77 3) Granting the variance would do substantial justice because not granting it would
78 result in a greater loss to the applicant than any gain to the public.

79 4) The values of surrounding properties would not be diminished because having a
80 house with a floating front door is more likely an impediment to the surrounding
81 property values than a standard set of steps.

82 5) Owing to special conditions of the property that distinguish it from other
83 properties in the area, denial of the variance would result in an unnecessary
84 hardship because:

85 (a) for purposes of this subparagraph, "unnecessary hardship" means that, owing
86 to special conditions of the property that distinguish it from other properties in the
87 area,

88 (i) there is not a fair and substantial relationship between the general public
89 purposes of the ordinance provision and the specific application of that provision to
90 the property because the house was allowed to be built in this location and is closer
91 to the road than the other houses in the neighborhood.

92 (ii) the proposed use is a reasonable one, as steps into a home are
93 reasonable.
94

95 L. Sussman moved in Case No. 12-17-2025-1 to grant the variance, with
96 the condition that the steps extend no more than 14 feet into the front
97 setback. K. Perez seconded the motion. The motion carried 4-0-0.

98
99 **B. Case No. 12-17-2025-2 Request For Variance From LZO Section**
100 **4.6.6.5 Of The Route 102 Performance Overlay District To Allow**
101 **The Use Of The Property For The Construction Of Three Single-**
102 **Family Residences. The Parcel Is Located At 296 Nashua Road**
103 **In The Commercial II (C-2) Zoning District. Tax Map 002, Lot**
104 **25-0, Vigeant Family Properties, LLC (Owner), Leonard Vigeant**
105 **(Applicant).**

106
107 M. Feig read the case into the record.

108
109 Morgan Hollis of Gottesman & Hollis, P.A. appeared before the Board representing
110 the property owners. He explained his client requested a postponement until the
111 full Board is present. He offered to speak with any interested parties after the
112 meeting.

113
114 **K. Perez moved to move Case No. 12-17-2025-2 and Case No. 12-17-2025-**
115 **3 to the January 21, 2026, ZBA meeting. M. Feig seconded the motion. The**
116 **motion carried 4-0-0.**

117
118 **C. Case No. 12-17-2025-3 Request For Variance From LZO Section**
119 **4.6.6.7.D.4.D.i Of The Route 102 Performance Overlay District**
120 **To Allow Encroachment Into The 75-Foot Buffer For A Proposed**
121 **Single-Family Housing Development. The Parcel Is Located At**
122 **296 Nashua Road In The Commercial II (C-2) Zoning District.**
123 **Tax Map 002, Lot 25-0, Vigeant Family Properties, LLC**
124 **(Owner), Leonard Vigeant (Applicant).**

125
126 This case was moved to January 21, 2026, per the motion made above.

127
128 **D. Case No. 12-17-2025-4 Request For Variance From LZO 4.3.2.A**
129 **To Allow A Retail Automobile Sales Operation On A Lot Under**
130 **One Acre And With Less Than The Required Frontage On A**
131 **Class V Road Or Better. The Parcel Is Located At 6 Dickey**
132 **Street In The Commercial 2 (C-II) Zoning District. Tax Map**
133 **010, Lot 109, Leon And Tamara Lampes (Owner), TF Moran**
134 **(Applicant).**

135
136 M. Feig read the case into the record.

137
138 Jason Hill of TF Moran and property owners Leon and Tamara Lampes appeared
139 before the Board. J. Hill offered a brief overview of the project, which is to add
140 retail sales to the wholesale automobile sales business. The use of the building will
141 not expand. Business will be done by appointment only. There will be limited

142 architectural upgrades, but they plan to improve the lot and decrease the existing
143 non-conformities. The sheds will be relocated.

144
145 He reviewed the variance criteria.

146
147 The Board reviewed the details of the operation, including number of cars/trucks on
148 the lot, operating hours, and number of employees. They discussed businesses that
149 are permitted in the C-II zone.

150
151 Chair Benard asked for public comment.

152
153 **Name:** Wayne MacDonald
154 **Address:** 11 Dickey Street

155 W. MacDonald, abutter, spoke in support of this proposal.

156
157 M. Feig read letters of support into the record from Wayne MacDonald and other
158 abutters.

159
160 Chair Benard closed public comment and the Board entered into deliberation. They
161 discussed the number of units that would be sold as retail that could be stored on
162 the property, keeping the size of the lot in mind. They also discussed the need to
163 not impact the applicant's ability to meet future Planning Board requirements.
164 There was an extended discussion on the maximum number of cars/trucks that
165 would be allowed to park on the lot.

166
167 L. Sussman reviewed the variance criteria:

- 168
169 1) Granting the variance would not be contrary to the public interest because it
170 would not alter the character of the neighborhood.
171 2) The spirit of the ordinance would be observed because it will not violate the basic
172 objectives of protection of health, safety, or general welfare of the public. The
173 proposed changes could improve the health, safety, or welfare of the public.
174 3) Granting the variance would do substantial justice because not granting it would
175 result in a greater loss to the applicant than any gain to the public.
176 4) The values of surrounding properties would not be diminished because of the
177 character of the neighborhood as it exists today.
178 5) Owing to special conditions of the property that distinguish it from other
179 properties in the area, denial of the variance would result in an unnecessary
180 hardship because:

181 (a) for purposes of this subparagraph, "unnecessary hardship" means that, owing
182 to special conditions of the property that distinguish it from other properties in the
183 area,

184 (i) there is not a fair and substantial relationship between the general public
185 purposes of the ordinance provision and the specific application of that provision to
186 the property because it is a 0.4-acre property zoned C-II, which is unique.

187 (ii) the proposed use is a reasonable one, as a retail automobile sales business
188 is appropriate in the C-II zone.

189

190 **J. Benard moved in Case No. 12-17-2025-4, a request for a variance from**
191 **LZO 4.3.2.A to allow a retail automobile sales operation on a lot under one**
192 **acre and with less than the required frontage on a Class V road or better to**
193 **be granted, subject to the following conditions: hours of operation shall be**
194 **Monday through Friday 10 a.m. to 5 p.m., Saturday 10:00 a.m. to 2:00**
195 **p.m., no Sunday operation, and a reasonable number of vehicles to be**
196 **determined by the Planning Board, or if not determined by the Planning**
197 **Board, then no more than 15 vehicles no greater than one ton. K. Perez**
198 **seconded the motion. The motion carried 4-0-0.**

199
200 The Board took a brief break.

201
202 **E. Case No. 12-17-2025-5 Request For Variance From LZO**
203 **4.3.3.A.1 To Allow A Retail Automobile Sales Operation With A**
204 **Building Within The 60-Foot Front Setback. The Parcel Is**
205 **Located At 6 Dickey Street In The Commercial 2 (C-II) Zoning**
206 **District. Tax Map 010, Lot 109, Leon And Tamara Lampes**
207 **(Owner), TF Moran (Applicant).**

208
209 M. Feig read the case into the record.

210
211 Jason Hill of TF Moran and property owners Leon and Tamara Lampes appeared
212 before the Board. J. Hill asked to incorporate the arguments made in the first case
213 by reference into this case and into all of the following cases.

214
215 J. Hill reviewed the variance criteria.

216
217 Chair Benard asked for public comment.

218
219 **Name:** Wayne MacDonald

220 **Address:** 11 Dickey Street

221 W. MacDonald, abutter, spoke in support of this proposal.

222
223 Chair Benard closed public comment and the Board entered into deliberation.

224
225 L. Sussman reviewed the variance criteria:

226
227 1) Granting the variance would not be contrary to the public interest because it
228 would not alter the character of the neighborhood.

229 2) The spirit of the ordinance would be observed because it will not violate the basic
230 objectives of protection of health, safety, or general welfare of the public.

231 3) Granting the variance would do substantial justice because not granting it would
232 result in a greater loss to the applicant than any gain to the public.

233 4) The values of surrounding properties would not be diminished because of the
234 character of the neighborhood as it exists today.

235 5) Owing to special conditions of the property that distinguish it from other
236 properties in the area, denial of the variance would result in an unnecessary
237 hardship because:

238 (a) for purposes of this subparagraph, “unnecessary hardship” means that, owing
239 to special conditions of the property that distinguish it from other properties in the
240 area,

241 (i) there is not a fair and substantial relationship between the general public
242 purposes of the ordinance provision and the specific application of that provision to
243 the property because of the parcel size and the location of the parcel, being mixed
244 in with residential properties.

245 (ii) the proposed use is a reasonable one, as a retail automobile sales business
246 is appropriate in the C-II zone.

247

248 **L. Sussman moved in Case No. 12-17-2025-5 to grant the request for a**
249 **variance. M. Feig seconded the motion. The motion carried 4-0-0.**

250

251 **F. Case No. 12-17-2025-6 Request For Variance From LZO**
252 **4.3.3.A.2 To Allow A Retail Automobile Sales Operation With**
253 **Buildings Within The 30-Foot Side Setback. The Parcel Is**
254 **Located At 6 Dickey Street In The Commercial 2 (C-II) Zoning**
255 **District. Tax Map 010, Lot 109, Leon And Tamara Lampes**
256 **(Owner), TF Moran (Applicant).**

257

258 M. Feig read the case into the record.

259

260 Jason Hill of TF Moran and property owners Leon and Tamara Lampes appeared
261 before the Board. J. Hill identified the garage and the main building as the buildings
262 located in the side setback.

263

264 J. Hill reviewed the variance criteria.

265

266 Chair Benard asked for public comment.

267

268 **Name:** Wayne MacDonald

269 **Address:** 11 Dickey Street

270 W. MacDonald, abutter, spoke in support of this proposal.

271

272 Chair Benard closed public comment and the Board entered into deliberation.

273

274 L. Sussman reviewed the variance criteria:

275

276 1) Granting the variance would not be contrary to the public interest because it
277 would not alter the character of the neighborhood.

278 2) The spirit of the ordinance would be observed because it will not violate the basic
279 objectives of protection of health, safety, or general welfare of the public.

280 3) Granting the variance would do substantial justice because not granting it would
281 result in a greater loss to the applicant than any gain to the public.

282 4) The values of surrounding properties would not be diminished because of the
283 character of the neighborhood as it exists today.

284 5) Owing to special conditions of the property that distinguish it from other
285 properties in the area, denial of the variance would result in an unnecessary
286 hardship because:

287 (a) for purposes of this subparagraph, "unnecessary hardship" means that, owing
288 to special conditions of the property that distinguish it from other properties in the
289 area,

290 (i) there is not a fair and substantial relationship between the general public
291 purposes of the ordinance provision and the specific application of that provision to
292 the property because of the parcel size and the location of the parcel, being mixed
293 in with residential properties.

294 (ii) the proposed use is a reasonable one, due to the character of the
295 neighborhood.

296
297 **L. Sussman moved in Case No. 12-17-2025-6 to grant the request for a**
298 **variance. K. Perez seconded the motion. The motion carried 4-0-0.**

299
300 **G. Case No. 12-17-2025-7 Request For Variance From LZO**
301 **4.3.3.A.3 To Allow A Retail Automobile Sales Operation With**
302 **Buildings Within The 30-Foot Rear Setback. The Parcel Is**
303 **Located At 6 Dickey Street In The Commercial 2 (C-II) Zoning**
304 **District. Tax Map 010, Lot 109, Leon And Tamara Lampes**
305 **(Owner), TF Moran (Applicant).**

306
307 M. Feig read the case into the record.

308
309 Jason Hill of TF Moran and property owners Leon and Tamara Lampes appeared
310 before the Board.

311
312 J. Hill reviewed the variance criteria.

313
314 N. Codner expressed concern over the use of the word "buildings." Chair Benard
315 said this is why she questioned which buildings were being referred to in each case,
316 as this was not clear.

317
318 The Board discussed whether the sheds were being removed or relocated. J. Hill
319 said they would be removed and relocated.

320
321 J. Hill said this request pertains to the garage. After verifying with N. Codner that
322 sheds are considered buildings, he clarified that the sheds are included in this
323 variance request.

324
325 Chair Benard asked for public comment.

326
327 **Name:** Wayne MacDonald

328 **Address:** 11 Dickey Street

329 W. MacDonald, abutter, spoke in support of this proposal.

330

331 N. Codner suggested the buildings should remain the same size as presented. L.
332 Lampes identified the size of the sheds as 8' x 8' and 8' x 10'.

333
334 Chair Benard closed public comment and the Board entered into deliberation.

335
336 L. Sussman reviewed the variance criteria:

337
338 1) Granting the variance would not be contrary to the public interest because it
339 would not alter the character of the neighborhood.

340 2) The spirit of the ordinance would be observed because it will not violate the basic
341 objectives of protection of health, safety, or general welfare of the public.

342
343 N. Codner suggested the size of the garage should also be limited.

344
345 Chair Benard reopened public comment and asked for the size of the garage, but it
346 was not available. The Board agreed to set a condition that the garage not be
347 expanded upon.

348
349 Chair Benard closed public comment again.

350
351 L. Sussman continued to review the variance criteria:

352
353 3) Granting the variance would do substantial justice because not granting it would
354 result in a greater loss to the applicant than any gain to the public.

355 4) The values of surrounding properties would not be diminished because of the
356 character of the neighborhood as it exists today.

357 5) Owing to special conditions of the property that distinguish it from other
358 properties in the area, denial of the variance would result in an unnecessary
359 hardship because:

360 (a) for purposes of this subparagraph, "unnecessary hardship" means that, owing
361 to special conditions of the property that distinguish it from other properties in the
362 area,

363 (i) there is not a fair and substantial relationship between the general public
364 purposes of the ordinance provision and the specific application of that provision to
365 the property because of the parcel size and the location, being mixed in with
366 residential properties.

367 (ii) the proposed use is a reasonable one, as a retail automobile sales business
368 is appropriate in the C-II zone.

369
370 **L. Sussman moved in Case No. 12-17-2025-7 to grant the request for a**
371 **variance, subject to the conditions that the garage as presented shall not**
372 **be expanded upon and the sheds as presented, 8' x 8' and 8' x 10', shall**
373 **not be expanded upon. K. Perez seconded the motion. The motion carried**
374 **4-0-0.**

375
376 **H. J. Bernard moved to reopen Case No. 12-17-2025-6, request for**
377 **a variance from LZO 4.3.3.A.2 to allow a retail automobile sales**
378 **operation with buildings within the 30-foot side setback to**

379 declare the conditions that were not written. M. Feig seconded
380 the motion. The motion carried 4-0-0.

381
382 Chair Bernard noted that existing structures in the side setback shall not be
383 expanded upon.

384
385 **J. Bernard moved in Case No. 12-17-2025-6, request for a variance from**
386 **LZO 4.3.3.A.2 to allow a retail automobile sales operation with buildings**
387 **within the 30-foot side setback, to add the following conditions: the garage**
388 **shall not be expanded upon as presented and existing structures in the**
389 **side setback shall not be expanded upon. L. Sussman seconded the motion.**
390 **The motion carried 4-0-0.**

391
392 **J. Bernard moved that Case No. 12-17-2025-8, Case No. 12-17-2025-9, and**
393 **Case No. 12-17-2025-10 be moved to the January 21, 2025, ZBA meeting.**
394 **M. Feig seconded the motion. The motion carried 4-0-0.**

395
396 **VII. COMMUNICATION AND MISCELLANEOUS**

397 None

398

399 **VIII. OTHER BUSINESS**

400 None

401

402 **IX. ADJOURN**

403

404 **K. Perez moved to adjourn. M. Feig seconded the motion. The motion**
405 **carried unanimously. The meeting was adjourned at 10:09 p.m.**

406

407 Respectfully submitted,

408 Beth Hanggeli

409 Recording Secretary

JOHN D. YOUNGREN
13 QUARRY Rd.
LONDON DERRY, NH
03053
12/16/2025

TOWN OF LONDON DERRY
ZONING BOARD OF ADJUSTMENT
268 B MAMMOTH Rd, LONDON DERRY, NH 03053

CASE No. 12-17-2025-2 I, JOHN YOUNGREN, OBJECT
TO THE GRANTING OF THIS VARIANCE. *John D. Youngren*

CASE No. 12-17-2025-3 I, JOHN YOUNGREN, OBJECT
TO THE GRANTING OF THIS VARIANCE. *John D. Youngren*

ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

Case No. 12-17-2025-2

APPLICANT NAME Leonard Vigeant
(Please Print)

DATE: 11/14/25

ADDRESS: 296 Nashua Road

MAP & LOT Map 2 Lot 25

PHONE NUMBER: (603)321-1946

ZONE C-II & Rte 102 Performance overlay/
Conservation overlay

PROPOSED USE: Single Family Residential Development & ~~Buffer Impact~~ (4.6.6.5 & 4.6.6.7.D.4.d.1)

APPLICANT SIGNATURE: David E. Bacchi (SEE ATTACHED LETTER OF AUTHORIZATION)

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Single Family Residential is not a permitted use in Rt 102 performance Overlay District

TYPE OF APPEAL: Please circle one of the four appeal

1. Variance

2. Special Exception (choose one)

- For Home Occupation
- For Residential Garage Setbacks
- For Off-Premise Sign
- For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Planning & Economic
Development Department
NOV 18 2025
RECEIVED

Zoning Section for the Appeal: 4.6.6.5

Nick Codner
Nick Codner, Zoning Administrator

DATE: 11/18/25



Planning & Economic
Development Department
NOV 18 2025
RECEIVED

Case No. 12-17-2025-2

ZONING BOARD OF ADJUSTMENT - VARIANCE

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.129

Prior to completing this application, you will need to obtain and provide as part of your application a completed ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL form. This form requires a determination from the Zoning Administrator.

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 296 Nashua Road
Tax map 2 Parcel 25 Zone C-II

Owner's name (s) Vigeant Family Properties, LLC Tel. No. [REDACTED]

Owner's address 31 Autumn Circle
Hudson, NH. 03051

Owner's Email address [REDACTED]

Applicant's name(s) Leonard Vigeant Tel. No. [REDACTED]

Applicant's address 31 Autumn Circle
Hudson, NH 03051

Applicant's Email address [REDACTED]

Representative's name Fieldstone Land Consultants, PLLC Tel. No. [REDACTED]

Representative's address 206 Elm Street
Milford, NH 03055

Representative's Email address [REDACTED]

NOTE: THIS APPLICATION IS NOT ACCEPTABLE UNLESS ALL THE FOLLOWING REQUIRED STATEMENTS HAVE BEEN MADE. Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from Section 4.6.6.5 of the zoning ordinance for the following reason(s):
To allow for a single family housing development in the CII/Route 102 Performance overlay district.
See Attached Narrative

Previous Zoning Board action on this property: A variance to allow duplexes to be built on the lot was denied at the 9/17/25 ZBA meeting.

Facts supporting this request:

1. The variance will not be contrary to the public interest:

[REDACTED]
[REDACTED]
See Attached Narrative
[REDACTED]

2. The spirit of the ordinance is observed:

See Attached Narrative

3. Substantial justice is done:

See Attached Narrative

4. The values of surrounding properties are not diminished:

See Attached Narrative

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) 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; and

See Attached Narrative

(ii) The proposed use is a reasonable one.

See Attached Narrative

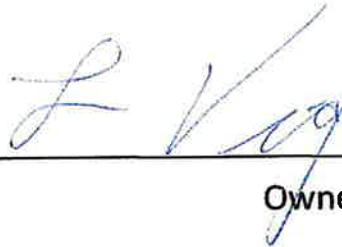
(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

See Attached Narrative

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

I hereby designate Fieldstone Land Consultants, PLLC

By signing below, I hereby confirm that all information contained in this application is truthful and accurate to the best of my knowledge and belief. I also certify that I am the lawful owner of the subject property and have verified the attached list of abutters with the Assessing Department.



Owner's Signature

Owner's Signature



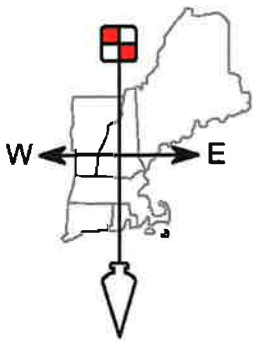
Applicant's Signature

Applicant's Signature

November 17, 2025

Dated

Total fee due (to be calculated by the Planning Department): \$ _____



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LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

VARIANCE CRITERIA

(VARIANCE FROM SECTION 4.6.6.5)

Tax Map Parcel 2-25

296 Nashua Road

November 14, 2025

Prepared For:

Leonard Vigeant

A Variance is requested From Section 4.6.6.5 of the Londonderry Zoning Ordinance to permit a housing development consisting of up to three single family homes in the Commercial C-II zone & the Route 102 Corridor Performance Overlay District. Tax map parcel 2-25 is situated on NH Route 102, Nashua Road, and abuts the Agricultural-Residential district. This parcel is 15.070 acres and has 623.34 feet of frontage along Nashua Road, and is also located in the Route 102 Corridor Performance Overlay District and the Conservation Overlay District. There is a 350-foot-wide Grafton Powerline Transmission easement encumbering the east side of the lot. We are asking relief as single family homes are not an allowed use on this property. The site is serviced by municipal water and is proposed to have onsite septic systems. The existing lot is currently vacant and has adequate area, frontage, and available utilities to facilitate three single family homes.

The numbered items below correlate to the questions asked in the Town Application for a Variance.

1. Granting the variance would not be contrary to the public interest because:

The supreme court has held that a variance is contrary to the public interest when it threatens public health, safety or welfare. We believe granting this use variance will not threaten these, nor will it otherwise injure public rights. The property has adequate lot area to support three (3) single family homes and their septic and well requirements. Public water is also available. Allowing three (3) single family homes on lot 2-25 will not alter the essential character of the neighborhood. The subject parcel abuts the densely developed Hickory Woods Condominium development of single family homes and a single family home. While there is a commercial use across Route 102, the proposed homes are not visually connected or otherwise nearby. We believe granting this variance would not be contrary to the public interest.

2. The spirit of the ordinance is observed because:

The spirit of the ordinance is tied to criteria one as it is in the public's interest to uphold

the spirit of the ordinance. The general intent of the zoning ordinance is to protect values by clustering like-kind uses. The intent of prohibiting most residential uses in the performance overlay district is because the uses that are allowed in this district would be largely in conflict with and somewhat noxious to single family residences. The current abutters to the property, and certainly to the developable portion of the property, are single family residences. Additionally, large wetland areas buffer the site of the proposed houses from any abutting or nearby commercial use. We believe keeping a congruous use with the abutting properties is the best development for this property and observes the intent of allowing limited uses compatible in the performance overlay district. Since this proposal will help achieve the above goal without negative impacts to the Town, we believe it follows the spirit of the ordinance.

3. Granting the variance would do substantial justice because:

Granting this variance would allow for the productive use of the property which, by buffer restrictions, has limited potential for permitted uses. Granting this variance would do substantial justice because it would provide reasonable use without negative impacts to the Town or other private property owners. Other allowed uses of this property are largely commercial. The unique features of the lot – the abundance of wetlands and the proximity to the AR-I zone, preclude this lot from reasonable commercial use. A denial of this variance request would result in no apparent gain to the general public in that the desired goals of the underlying zoning district and the overlay district, preserving commercial land uses, cannot be achieved and would, in fact, be harmful to abutting properties; however, the property owner would be harmed as the use of his property would be constrained to financially unviable development options. We believe the current proposal is a reasonable use of the land and with no harm to the public, substantial justice will be done.

4. Granting the variance would not diminish the values of surrounding properties because:

The proposed development will not detract from the existing residential uses of abutting properties. New construction and development of similar uses will increase the value of surrounding properties. An analysis of the impact on the surrounding property values has been conducted by a real estate appraiser for a more intense development than what is proposed. We expect this project to have positive impacts on surrounding property values.

5. Unnecessary Hardship

- a. Owing to special conditions of the property that distinguish it from other properties in the area, explain how 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:

The Commercial-II District and the Route 102 Corridor Performance Overlay District are established in the ordinance to encourage the development of business areas designed to serve the motoring public. Because of its unique characteristics, lot 2-25 is not well suited to meet this goal. The property has very limited frontage on Route 102 and the developable portion is hardly visible. In addition, the buffers required due to the adjacent condominium and the wetlands are unique to this property. Commercial or business development on this lot is not feasible considering the site constraints.

There is no fair or substantial relationship between the purpose of the zoning districts and enforcement of the restrictions as to use on this particular property. While it is a large, 15-acre lot, much of that land is encumbered by a powerline easement or by wetlands and wetland buffers. Commercial developments often require more space and are less suited to be placed near environmentally sensitive areas than residential developments are. Commercial developments often need to account for parking, employee and customer traffic, and large deliveries which are typically not factors in a residential site. This particular parcel is abutted by single family residential use to the west, the Londonderry Flea Market to the south, and mainly wetlands to the east and north, making a commercial development on this property a potentially noxious use to the existing neighbors. Alternatively, providing the types of multifamily housing allowed by the ordinance, would be out of character for the neighborhood. The proposed development, however, offers a solution that is harmonious with the surrounding uses and does not unreasonably frustrate the zoning ordinance.

Based on the above, we do not believe that a fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property.

b. The proposed use is a reasonable one because:

We believe that the proposed development of three (3) single family homes is reasonable. The proposed single-family use is the same use that is found directly abutting the proposed development. The immediate neighborhood of this property is comprised of all single-family residential dwellings. Because of the unique features of the property – the existing abutting uses, the large area of prime wetlands on site, the proximity to the AR-I zone, and the limited allowed uses in the performance overlay district – we believe granting this use variance is reasonable.

-OR-

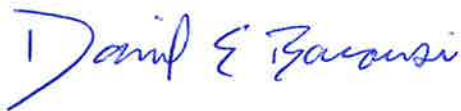
Vigeant Family Properties, LLC – Leonard Vigeant
Variance Criteria - (Variance From Section 4.6.6.5)
Tax Map Parcel 2-25 – 296 Nashua Road

Page 4 of 4

a. Owing to the following special conditions of the property that distinguish it from other properties in the area, explain how the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property.

There are several factors that make this property unique: it abuts a large single-family residential development and residential zoning district, it contains large prime wetlands areas and a large easement, all of which preclude it from easily being developed in accordance with the ordinance and restricts any development on site to be situated near the western lot line abutting single family residences, yet it is located on a main traffic corridor where commercial growth and development are anticipated. Without the variance, the lot will have no reasonable use. By area, it is much larger than the required size for the C-II zone, however the natural constraints of the site, particularly the wetland areas, power line easement, and performance overlay district buffer impede it from being conventionally developed, so a variance is therefore necessary.

This information was prepared by:
Fieldstone Land Consultants, PLLC



Daniel Barowski

QUALIFICATIONS OF J. CHET ROGERS, MAI

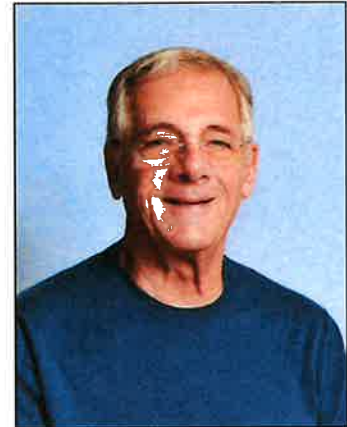
Real Estate Appraiser & Consultant
New Hampshire, Massachusetts, and Maine



P.O. Box 1138
3 Broad Street
Hollis, NH 03049

603 722-0663
chet@chetrogers.com

www.chetrogers.com
www.conservationappraisal.com



Appraisal Business Experience:

Independent commercial real estate appraiser licensed in NH, MA, and ME.

Engaged full time in the appraisal of real estate since 2003

Residential appraiser for Mickeriz Appraisal Company of Rumford, Maine 2003 to 2004

Commercial appraiser for R. G. Bramley & Co of Nashua, NH 2004 to 2010

Principal of J Chet Rogers, LLC

Commercial assignments include appraisals in connection with buying, selling, financing, eminent domain takings, bankruptcies, divorces, estate valuations, and portfolio management.

Experience in conservation easements, donations and acquisitions

Experience in IRS and "Yellow Book" appraisals.

Experience in eminent domain and tax abatement appraisals.

Licenses and Designations:

MAI designation from the Appraisal Institute

DAC, Designated Appraiser Coalition, Founding Member

New Hampshire Certified General Appraiser (NHCG-727)

Maine Certified General Appraiser (MECG-2590)

Massachusetts Certified General Appraiser (MACG-103344)

Certificate for Valuation of Conservation Easements, AI-ASA-ASFMRA-LTA

Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)

Vermont Certified General Appraiser (VT CG-080.0091163), expired

LEED AP Accreditation, Green Building Certification Institute, expired

NH DOT Approved Appraiser 2019-2022

Education:

800 hours appraisal education (see list below)

Various technical certifications in the computer network field from Cisco, Novell and Microsoft

Universities:

Graduate work in engineering management at Northeastern University

Graduate work in electrical engineering at Syracuse University

B.S. Electrical Engineering at Virginia Tech

Appraisal Seminars, Classes, or Exams:

January 2025	Rates and Ratios: Making Sense of GIMs, OARs, and DCF
March 2024	USPAP Update 2024-2025
November 2023	Marshall & Swift Commercial Program
October 2023	How to Support and Prove Your Adjustments
January 2023	Non-Lending Appraisal Assignments
December 2022	Appraising Medical Office Buildings
July 2022	USPAP Update 2022-2023
December 2021	Small Hotel/Motel Valuation
November 2021	2021-2022 NH Market Insights
April 2021	How to Raise Appraisal Quality and Minimize Risk
March 2021	Forestland Valuation: Issues to Consider in Valuing Woodland Properties
October 2020	Land Use Seminar
October 2020	Desktop Appraisals (Bifurcated, Hybrid) and Evaluations
October 2020	Taxes, Land Use & Value in 15 New Hampshire Communities
April 2020	Appraising Automobile Dealerships
December 2019	USPAP 2020 - 2021
August 2019	Artificial Intelligence, AVMs, & Blockchain
August 2019	Subdivision Valuation
May 2019	Land Development & Residential Building Costs, AI-NH/VT
February 2019	Business Practices and Ethics, AI
April 2018	Uniform Appraisal Standards for Federal Land Acquisitions, AI
December 2017	USPAP 2018-19 Update Course, AI
November 2017	Analyzing Tenant Credit Risk and Commercial Lease Analysis, AI
May 2017	NH Shoreland Water Quality & Wetlands, NH-AI
November 2016	Eminent Domain and Condemnation, AI
November 2016	NH's Changing Economics, NH-AI
September 2016	Paragon for Appraisers, NH-AI
May 2016	Land Valuation Seminar, NH-AI
January 2016	Accessing and Understanding NH Public Data, NH-AI
January 2016	Supervisor-Trainee Course for New Hampshire, McKissock
November 2015	Drone Technology and Its Impact on Appraisers, NH-AI
October 2015	Advanced Excel for Appraisers, NH-AI
September 2015	Advanced Income Capitalization, AI
September 2015	A Pause in the Recovery, NH-AI
May 2015	Commercial Real Estate Lending and Valuation Process
January 2015	NH Past Presidents Speak, NH-AI
November 2014	Data Visualization in Appraisal, AI
November 2014	NH Department of Revenue, NH-AI
November 2014	Review of Court Decisions on Valuations, AI
October 2014	Right of Way – Three Case Studies, AI
October 2014	Business Practices and Ethics, AI
September 2014	Reaching Escape Velocity: Breaking Free of the Great Recession, NH-AI
June 2014	Conservation Easement Valuation Workshop, AI
June 2014	USPAP 2014-2015 Update, AI
May 2014	Real Estate Valuation from the Developer Perspective, NH-AI
March 2014	Residential Appraisal: Beyond the Secondary Market, NH-AI
March 2014	Appraisals of Senior Housing and Long-Term Care Properties, AI
January 2014	Accessing and Understanding NH Public Data, NH-AI

November 2013	Appraising Special Properties, NH-AI
November 2013	Valuation of Conservation Easements, AI
November 2013	Appraisal of Real Estate 14 th Edition Changes, AI
October 2013	Carving Out Your Legal Niche, AI
October 2013	Complex Litigation Appraisal Case Studies, AI
September 2013	Appraisal Reviewers Roundtable, NH-AI
May 2013	Commercial Real Estate Roundtable, NH-AI
April 2013	Commercial Bankruptcy, Workouts, and the Valuation Process
April 2013	The Appraiser as an Expert Witness, NH-AI
January 2013	NH Real Estate Appraiser Board, NH-AI
November 2012	Retail Center Analysis for Financing, AU
November 2012	New Hampshire's Shifting Growth and Demographic Forces, NH-AI
November 2012	Practical Application of the Cost Approach, AU
September 2012	Map Websites for Appraisers, NH-AI
August 2012	Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book), GL
August 2012	Site Analysis and Valuation, AU
June 2012	Federal Agencies and Appraisal: Program Updates
May 2012	Values and Trends in the Commercial Real Estate Investment Market, NH-AI
April 2012	USPAP 2012-2013, NH-AI
January 2012	Energy Efficiency Factors When Appraising Commercial Buildings, NH-AI
November 2011	Regulatory Updates from Members of the NH Appraiser Board, NH-AI
October 2011	Interagency Appraisal & Evaluation Guidelines for Appraisers & Lenders, AI
September 2011	Attacking and Defending an Appraisal in Litigation, Whitmer
July 2011	Perspectives from Commercial Review Appraisers, AI
May 2011	Uniform Mortgage Data Program, NH-AI
April 2011	Real Estate Industry Perspectives on Lease Accounting, AI <u>Appraisal</u>
March 2011	GIS Mapping, UNH
March 2011	Workforce Housing in New Hampshire, NH-AI
February 2011	Property Tax Appeals, NH-AI
January 2011	Appraising Historic Property, AU
January 2011	Making Maps the Google Way, UNH
October 2010	Technology for Narrative Appraisals, NH-AI
October 2010	Allocation of Hotel Total Assets, AI
May 2010	Appraisal Curriculum Overview, AI
May 2010	Estimating Property Damage, NH-AI
March 2010	New Hampshire Economy and Real Estate Market, NH-AI
March 2010	2010-2011 USPAP Update, NH-AI
February 2010	Contemporary Appraisal Issues with SBA Financing, AI
January 2010	Loss Prevention Seminar, LIA
November 2009	Valuation of Low-Income Housing Tax Credit (LIHTC) Properties, NH-AI
October 2009	USPAP Update, NH-AI
October 2009	New England Appraisers Expo 2009, AI
May 2009	Appraisal of Manufactured Housing Communities, NH-AI
May 2009	Evaluating Residential Construction, NH-AI
April 2009	Introducing Valuation for Financial Reporting, AI
March 2009	Develop an Effective Marketing Plan, AI
March 2009	Real Data: Analysis of Real Estate, NH-AI
January 2009	Branding in the Age of Findability, AI
January 2009	Changes to the Comprehensive Shoreline Protection Act, NH-AI
January 2009	The Real Implications of the HVCC on Appraisers & Lenders, AI
November 2008	Review Appraiser Seminar, NH-AI
October 2008	New England Appraisers Expo, MBREA
June 2008	General Demonstration of Knowledge Appraisal Report Workshop, AI
May 2008	NH Bureau of Tax and Land Appeals, NH-AI
March 2008	Valuation of Conservation Easements, AI-ASA-ASFMRA-LTA

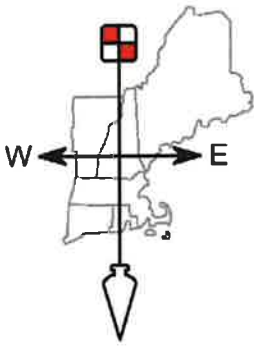
October 2007	National USPAP Update #420, NH-AI
October 2007	Current Use Seminar, NH-AI
September 2007	Certified General exam; NH ME
May 2007	Affordable Housing Financing & Valuation; NH-AI
February 2007	MAI Comprehensive Exam; AI
October 2006	The Future of the Foundation; NH-AI
September 2006	Real Estate Values & Trends in NH; NH-AI
June 2006	Advanced Applications; AI
May 2006	Eminent Domain Appraising; NH-AI
April 2006	Scope of Work; AI
March 2006	Report Writing and Valuation Analysis; AI
January 2006	Real Data: How to use their tools in the analysis of real estate; NH-AI
January 2006	Business Practices and Ethics; AI
December 2005	Advanced Sales Comparison and Cost Approach; AI
October 2005	Appraising Conservation Easements; NH-AI
October 2005	Highest and Best Use and Market Analysis; AI
September 2005	Advanced Income Capitalization; AI
May 2005	NHREAB; NH-AI
May 2005	USPAP Update; MA-AI
March 2005	ISA & Home Inspection; NH-AI
March 2005	Appraising Convenience Stores; ME-AI
February 2005	General Demonstration Report Writing; MA-AI
February 2005	Associate Members Guidance; MA-AI
January 2005	Excavation in New Hampshire; NH-AI
October 2004	Appraising Income Properties; JMB Real Estate Academy
October 2003	Uniform Standards of Professional Appraisal Practices; AREA
October 2003	Basics of Real Estate Appraisal; JMB Real Estate Academy
September 2003	Appraising the Single-Family Home; AREA

Appraisal assignments include:

Testimony to NH BTLA	Testimony to MA ATB
Testimony to NH Superior Court	Testimony to Maine Superior Court
Conservation Easements	Bankruptcies & Workouts
Conservation Acquisitions	Zoning Variances
“Yellow Book” Appraisals	Industrial Buildings
Multi-Family Buildings	HUD Section 8 Rent Studies
Apartment Buildings	Commercial Retail Buildings
Raw land	Golf Courses
Condominiums	Self-Storage Facilities
Subdivisions	Professional Office Buildings and Condos
Gas Stations/Convenience Stores	Mobile Home Parks
Churches	Parking Lots
Restaurants	Tax Abatements
Shopping Centers	Eminent Domain Takings
Airplane Hangars	Auto Service Garages
Laundromats	Retail Buildings
Contaminations	Medical Office Buildings and Condos
Health/Fitness Clubs	Single-Family Residences
2-4 Family Dwellings	Work-force Housing
Hotels	Camp Grounds
Motels	Nordic Ski Area
Veterinary Clinics	Auto Dealerships
Ocean-front and lake-front properties	Farms
Right-of-Ways for power lines, pipelines, & rail trails	Funeral Homes

In addition to appraisal work, I have served in the following capacities:

1960-1964: Computer Engineer for International Business Machines in Endicott, New York
1964-1975: Computer Engineer for Honeywell in Waltham, Massachusetts
1975-1982: Founder, Audio of New England, 6 Retail Locations and a Wholesale Business
1985-1987: Participated as a Principal in a Waterfront Subdivision in the State of Maine
1982-2004: Founder, Micro C, Inc., a Computer and Network Support Company
1994-2003: Founder, Micro C Training Center, a Computer Network Training Company
1993-2006: Owner and Manager of a Commercial Office Building
2001-2007: Race Director, Applefest Half-Marathon in Hollis, NH
2005-2006: Founder, New England Appraiser Training
2007-Present: Founder, J Chet Rogers LLC
2010-2016: Appraisal Institute - New Hampshire Chapter, Board of Directors
2013-2015: Appraisal Institute - New Hampshire Chapter, Vice President
2013-2016: YMCA of Greater Nashua – Board of Directors
2015-2025: Hollis, NH Planning Board – Member



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www.FieldstoneLandConsultants.com

Date: 11/17/2025
FLC#3892.00 / JPA

List of Abutters
Tax Map 2 Lot Number 25
Londonderry, New Hampshire

Map 2 Lot 22
Town of Londonderry
268B Mammoth Rd
Londonderry, NH. 03053

Map 2 Lot 26
Ernest R. & Doreen L. Evans
300 Nashua Rd
Londonderry, NH. 03053

Map 2 Lot 28
Peter J. Sapatis Revocable Trust of 2007
Peter J. Sapatis, Trustee
5 Avery Rd
Londonderry, NH. 03053

Map 2 Lot 28A
Public Service Company of NH
PO Box 270
Hartford, Ct 06141-0270

Map 2 Lot 50
New England Power Company
40 Sylvan Rd
Waltham, Ma 02451-2286

Map 2 Lot 27 & 27-29
Hickory Woods Condominium Association
Hickory Enterprises of Londonderry, LLC
PO Box 543
Londonderry, NH. 03053

Map 2 Lot 27-28
GJC Development, LLC
3 Sandalwood Road
Hudson, NH. 03051

Map 2 Lot 27C-4
Roger A. & Celine A. Aveni Rev. Trust
Roger & Celine Aveni, Trustees
5512 Belle Terre Drive
Leesburg, Fl. 34748

Map 2 Lot 27C-96
Kenneth M. & Denise A. Penaskovic Rev. Trust
Kenneth M. & Denise A.
Penaskovic, Trustees
6 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 25 (Applicant)
Vigeant Family Properties, LLC
31 Autumn Circle
Hudson, NH. 03051

Map 2 Lot 27C-98
Zuccaro Family Trust
Robert G. & Paula J. Zuccaro, Trustees
2 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-97
Jorge M. & Paula A. Alves.
4 Quarry Road
Londonderry, NH. 03053

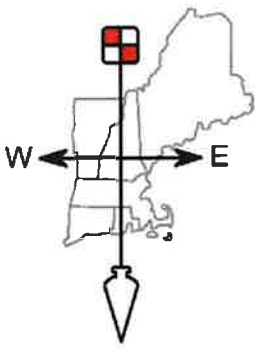
Map 28 Lot 11
Mark Desrosiers
275 Nashua Road
Londonderry, NH. 03053

Map 2 Lot 27-30
Kevin Hsu
C/O Tai Deh Hsu
1 Springvale Drive
Hollis, NH. 03049

Map 28 Lot 10
William M. & Wesley W. Tate
271 Nashua Road
Londonderry, NH. 03053

Map 2 Lot 27C-3
Austin Family 2019 trust
6 Church Ln
Londonderry, NH. 03053

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055



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www.FieldstoneLandConsultants.com

Date 11/17/25

FLC#3892.00 /JPA

List of Abutters
Tax Map 2 Lot Number 25
Londonderry, New Hampshire

Map 2 Lot 27C-1
Phyllis A. Morris Rev. Trust
2 Church Lane
Londonderry, NH. 03053

Map 2 Lot 27C-2
Albert J & Ann V. Hester Rev. Trust
Albert J. & Ann V Hester, Trustees
4 Church Lane
Londonderry, NH. 03053

Map 2 Lot 27C-5
Serard Family Rev. Trust of 2023
Diane & Peter Serard, Trustee
3 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-6
Ralph E. Jr. & Diane Muollo
5 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-7
Leonard G. & Louise A. Pellerin
7 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-8
Beauregard Irrev. Living Trust
Raymond A. & Barbara A. Beauregard, Trustees
60 Holland Street
Moultonborough, NH. 03254

Map 2 Lot 27C-9
A & B Perham Family Trust
Bradford Clinton & Ann B. Perham, Trustees
11 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-10
Alamo 2018 Trust
Terrence J. & Priscilla Mcdonough, Trustees
8 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-11
Patricia A. Bradley
10 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-12
David J. & Annmarie Petersen
12 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-13
Martin & Peggy Piekos Family Trust
Martin A. & Peggy L. Piekos Trustees
14 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-14
Mcgrath Family Rev. Trust 2014
Robert A. & Maryellen Mcgrath, Trustees
16 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-15
Mcgrath Family Trust
Victor E. & Mary Helen Mcgrath, Trustees
18 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-16
Robert C. & Robin A. Stolarz
2 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-17
Stephen & Suzanne Daniels
4 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-18
Therese A. Coughlin Rev. Trust of 2017
Therese A. Coughlin, Trustee
6 Black Forest Circle
Londonderry, NH. 03053

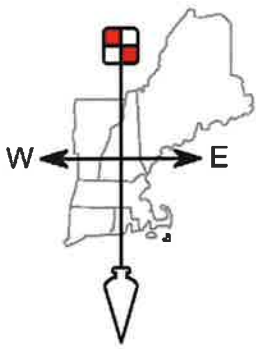
Map 2 Lot 27C-19
Doherty Family Rev. Trust
John E. & Mary C. Doherty, Trustees
8 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-20
Walter A. & Helen E. Stenhouse
10 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-21
Goglia Family Rev. Trust
John J. & Judith M. Goglia, Trustees
12 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-22
Stephanie F. & John J. Connor
14 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-23
Richard D. & Beverly J. Bergeron
16 Black Forest Circle
Londonderry, NH. 03053



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Map 2 Lot 27C-24
Ashdown Family Rev. Trust
Darrell F. & Lisa M. Ashdown, Trustees
18 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-25
Daigle Family Revocable Trust
Ronald J. & Susan P. Daigle, Trustees
11 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-26
Dennis & Cathleen Fragala
9 Black Forest Circle Unit 36
Londonderry, NH. 03053

Map 2 Lot 27C-27
Laura J. Kuzia Revocable Trust
Laura J. Kuzia, Trustee
7 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-28
Melodee A. Gandia Trust
Melodee A. Gandia, Trustee
5 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-29
John J. & Judith M. Noonan Irrevocable Trust
Constance & Christopher Hadley, Trustees
3 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-30
Armstrong Family Revocable Trust
Ralph E. & Janet R. Armstrong, Trustees
1 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-31
Martin F. Quinn Living Trust
Karen L. Quinn Living Trust
M.F. & K.L. Quinn, Trustees
33 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-32
John A. & Sheri A. Dalbenzio
31 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-33
Frederick H Gould Jr. &
Mary Lou Gould
29 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-34
Lawrence E. & Marguerite D. Martin
27 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-35
Patrick E. & Ellen L. Burke
25 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-36
Michael & Carol Moynihan Trust
Michael J. Moynihan &
Allyson Cooper, Trustees
23 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-37
R. & V. Loschi Irrevoc. Trust of 2015
Scott Friese, Trustee
19 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-38
Kilgore Living Trust 2012
Daniel J. & Lynda A. Kilgore, Trustees
17 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-39
Worcester Revocable Trust
Richard W & Marie B. Worcester, Trustees
15 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-40
Katherine Christie Revocable Trust
Katherine Christie, Trustee
13 Black Forest Circle - 40
Londonderry, NH. 03053

Map 2 Lot 27C-41
Doyle 2018 Trust
Robert K. & Lynn A. Doyle, Trustees
38 Black Forest Circle Unit #41
Londonderry, NH. 03053

Map 2 Lot 27C-42
Timothy J. & Cathleen A. McMullen
36 Black Forest Circle
Londonderry, NH. 03053

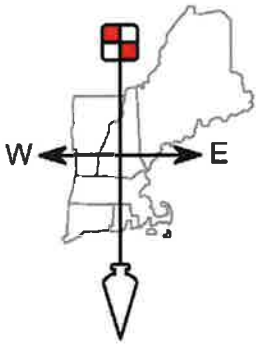
Map 2 Lot 27C-43
Lannigan Family Rev. Trust
William E. & Elizabeth Griffin
Lannigan, Trustees
34 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-44
Sohl Family Trust
Christina & Richard G. Sohl, Trustees
32 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-45
Jenkins Family Revocable Trust
Richard P. & Sheila M. Jenkins, Trustees
30 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-46
Michele L. Iannacchino 2003 Rev. Trust
Michele L. Iannacchino, Trustee
28 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-47
Boone Family Revocable Trust
Robert A. & Leslie A. Boone, Trustees
26 Black Forest Circle
Londonderry, NH. 03053



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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

Map 2 Lot 27C-48
Deborah J. Cantwell Irrevocable Trust
Francis J. Cantwell, Trustee
24 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-49
22 Black Forest CR Realty Trust
Joseph J. Sr. & Donna C.
Tuzzolo, Trustees
22 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-50
Everett G. & Donna J. Bishop
20 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-51
Greenhalgh Revocable Trust 2015
Gene & Emma Greenhalgh, Trustees
1 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-52
William J. Shea Rev. Trust
Alexandria V. Shea Rev. Trust
3 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-53
Louise M. Lussier Revocable Trust
Louise M. Lussier, Trustee
19451 Cromwell Court #105
Fort Myers, Fl. 33912

Map 2 Lot 27C-54
Pullo Family Revocable Trust
Ralph III & Dorothy A. Pullo, Trustees
7 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-55
James & Patricia Hoopes Rev. Trust
James B. & Patricia F. Hoopes, Trustees
9 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-56
Paul V & Deborah A. Diamond
11 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-57
Crupi 2022 Irrevocable Trust
Peter J. Crupi, Trustee
13 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-58
William C. & Cheryl A. Gordon
26 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-59
Paul E. Ramsey Revocable Trust
Claudette C. Ramsey Rev. Trust
Paul E. Ramsey, Trustee
Claudette C. Ramsey, Trustee
24 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-60
Marilyn N. Heffernan Family Irrevoc. Trust
Kathleen Huggins &
Kerry Rieumont, Trustees
22 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-61
Esposito Family Rev. Trust of 2018
David M. & Lynn M. Esposito, Trustees
20 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-62
Gary T & Nancy M. Mosher
18 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-63
Linda A. Kelly Revocable Trust of 2019
Linda A. & Robert F. Kelly, Trustees
16 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-64
Robert H. Smethurst Irrevoc. Trust
Nancy J. Smethurst Irrevoc. Trust
14 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-65
Bennett Joint Revocable Trust
Douglas H. & Gayle A. Bennett, Trustees
12 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-66
Donald J. & Louise R. Westing
10 Pepper Hill Road
Londonderry, NH. 03053

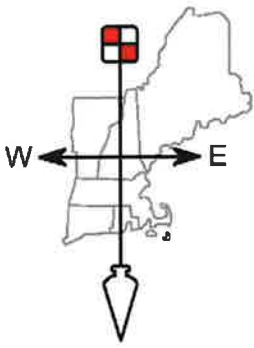
Map 2 Lot 27C-67
Englemann Family Revocable Trust
William H. & Phyllis Englemann, Trustees
1 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-68
Mccarthy Family Trust
Paul & Joan M. Mccarthy, Trustees
3 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-69
Mary A. Ferris Revocable Trust
Mary A. Ferris, Trustee
5 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-70
Spiak Family Trust
Richard A. & Denise L. Spiak, Trustees
7 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-71
Headley Family Revocable Trust
Gordon T. & Cindy T. Headley, Trustees
9 Quarry Road
Londonderry, NH. 03053



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www.FieldstoneLandConsultants.com

Map 2 Lot 27C-72
James W. & Lynne M. Mize
11 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-73
John D. Youngren
13 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-74
Longtin 2021 Trust
Victor R. & Susan E. Longtin, Trustees
15 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-75
Jeanne M. Longo Revocable Trust
Jeanne M. Longo, Trustee
17 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-76
Pamela & Ronald Bruckman
19 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-77
Albert J. & Sharon A. Joyal
21 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-78
Salvage Family Revocable Trust
Robert C. & Nancy J. Salvage, Trustees
23 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-79
Hough Family Revocable Trust
Sterling W. & Laura M. Hough, Trustees
25 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-80
Pierce Family Revocable Trust of 2018
Monique D. & Richard G. Pierce, Trustees
27 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-81
Thomas M. Barnes
29 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-82
Milone Family Revocable Living Trust of 2023
Philip G. SR. & Jacqueline M. Milone, Trustees
31 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-83
Medeiros Realty Trust
Robert A. & Ellen M. Medeiros, Trustees
37 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-84
Bruce A. & Dale A. St Louis
40 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-85
Newman Family Revocable Trust
Richard I. SR. & Joyce C. Newman, Trustees
38 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-86
Slaney Family Revocable Trust
George Francis & Anne Marie Slaney, Trustees
28 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-87
Kris A. Magee Rev. Trust of 2020
Kris A. Magee, Trustee
26 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-88
Paul & Barbara L. Fisher
24 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-89
Philip W. & Margaret A. Lee
22 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-90
Pannese Family Rev. Trust of 2021
Pasquale & Nancy A. Pannese, Trustees
20 Quarry Road
Londonderry, NH. 03053

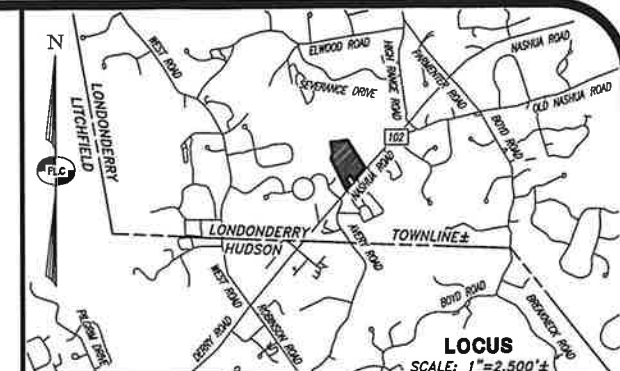
Map 2 Lot 27C-91
Fallon Family Rev. Trust
Jerome A. & Joanne P. Fallon, Trustees
18 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-92
Frank & Beverly Diresta 2015 Trust
Frank T. & Beverly A. Diresta, Trustees
16 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-93
Richard K. Letourneau Rev. Trust of 2020
Richard K. Letourneau, Trustee
12 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-94
Orr Family Trust
Gregory W. & Susan J. Orr, Trustees
10 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-95
Brian H. Wells Revocable Trust of 2004
Roberta A. Wells Revocable Trust
Brian H. & Roberta A. Wells, Trustees
8 Quarry Road
Londonderry, NH. 03053



- NOTES:**
- THE CURRENT OWNER OF RECORD FOR TAX MAP 2 LOT 25 IS VIGEANT FAMILY PROPERTIES, LLC, 31 AUTUMN CIRCLE HUDSON, NH 03051. SEE R.C.R.D. BK. 4078 PG. 1867 DATED 7/2/2003.
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 FRONT 80 FEET
 SIDE 30 FEET
 BACK 30 FEET
 LOT IS FURTHER SUBJECT TO THE ROUTE 102 PERFORMANCE OVERLAY DISTRICT.
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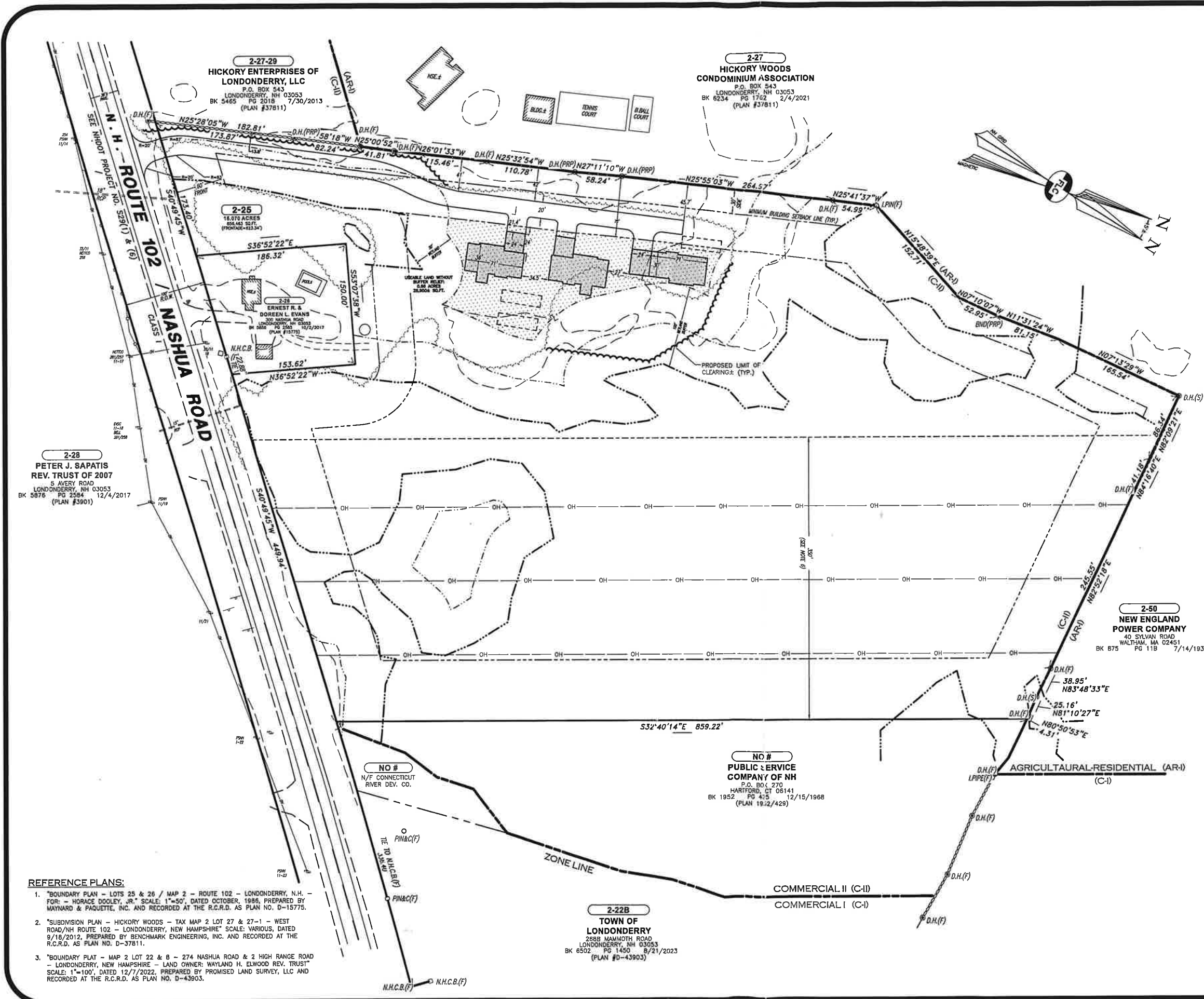
REV.	DATE	DESCRIPTION	C/O	DR	CK

SINGLE FAMILY DWELLING CONCEPT
TAX MAP 2 LOT 25
(296 NASHUA ROAD)
LONDONDERRY, NEW HAMPSHIRE
 PREPARED FOR:
LEONARD VIGEANT
 31 AUTUMN CIRCLE HUDSON, NH 03051
 LAND OF:
VIGEANT FAMILY PROPERTIES, LLC
 31 AUTUMN CIRCLE HUDSON, NH 03051

SCALE: 1" = 60' NOVEMBER 14, 2025

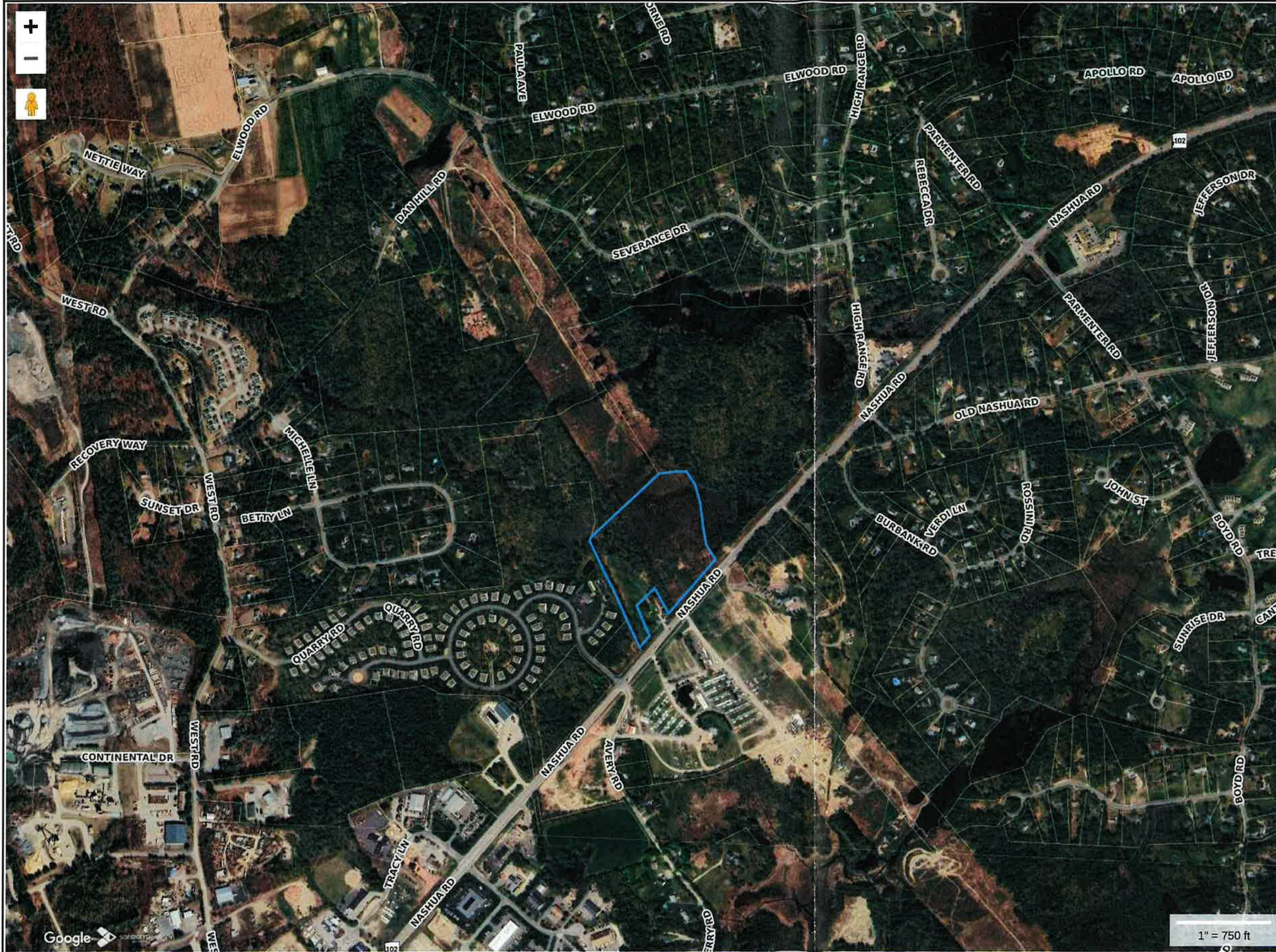
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 208 Elm Street, Milford, NH 03055
 45 Roxbury Street, Keene, NH 03431
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com



- REFERENCE PLANS:**
- "BOUNDARY PLAN - LOTS 25 & 26 / MAP 2 - ROUTE 102 - LONDONDERRY, N.H. - FOR: - HORACE DOOLEY, JR." SCALE: 1"=50', DATED OCTOBER, 1986, PREPARED BY WAYNARD & PAQUETTE, INC. AND RECORDED AT THE R.C.R.D. AS PLAN NO. D-15775.
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 - "BOUNDARY PLAT - MAP 2 LOT 22 & B - 274 NASHUA ROAD & 2 HIGH RANGE ROAD - LONDONDERRY, NEW HAMPSHIRE - LAND OWNER: WAYLAND H. ELWOOD REV. TRUST" SCALE: 1"=100', DATED 12/7/2022, PREPARED BY PROMISED LAND SURVEY, LLC AND RECORDED AT THE R.C.R.D. AS PLAN NO. D-43903.

Vigeant GIS Exhibit - Aerial



Property Information
 Property ID 002-025-0
 Location 296 NASHUA RD
 Owner VIGEANT FAMILY PROPERTIES LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Londonderry, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/31/2025
 Data updated 03/31/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

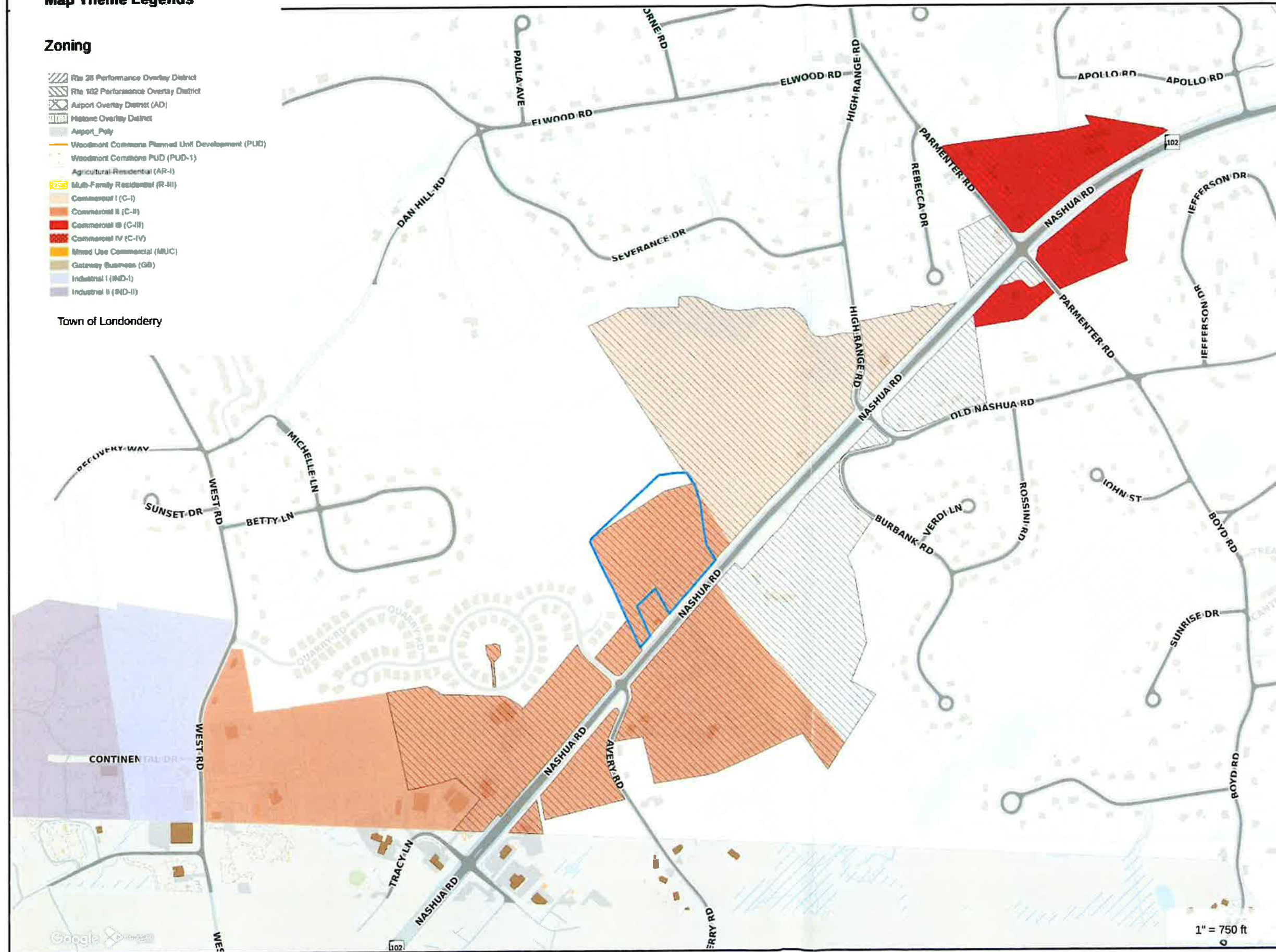
Vigeant GIS Exhibit

Map Theme Legends

Zoning

- Rte 26 Performance Overlay District
- Rte 102 Performance Overlay District
- Airport Overlay District (AD)
- Historic Overlay District
- Airport_Poly
- Woodmont Commons Planned Unit Development (PUD)
- Woodmont Commons PUD (PUD-1)
- Agricultural-Residential (AR-I)
- Multi-Family Residential (R-III)
- Commercial I (C-I)
- Commercial II (C-II)
- Commercial III (C-III)
- Commercial IV (C-IV)
- Mixed Use Commercial (MUC)
- Gateway Business (GB)
- Industrial I (IND-I)
- Industrial II (IND-II)

Town of Londonderry



Property Information
 Property ID 002-025-0
 Location 296 NASHUA RD
 Owner VIGEANT FAMILY PROPERTIES LLC

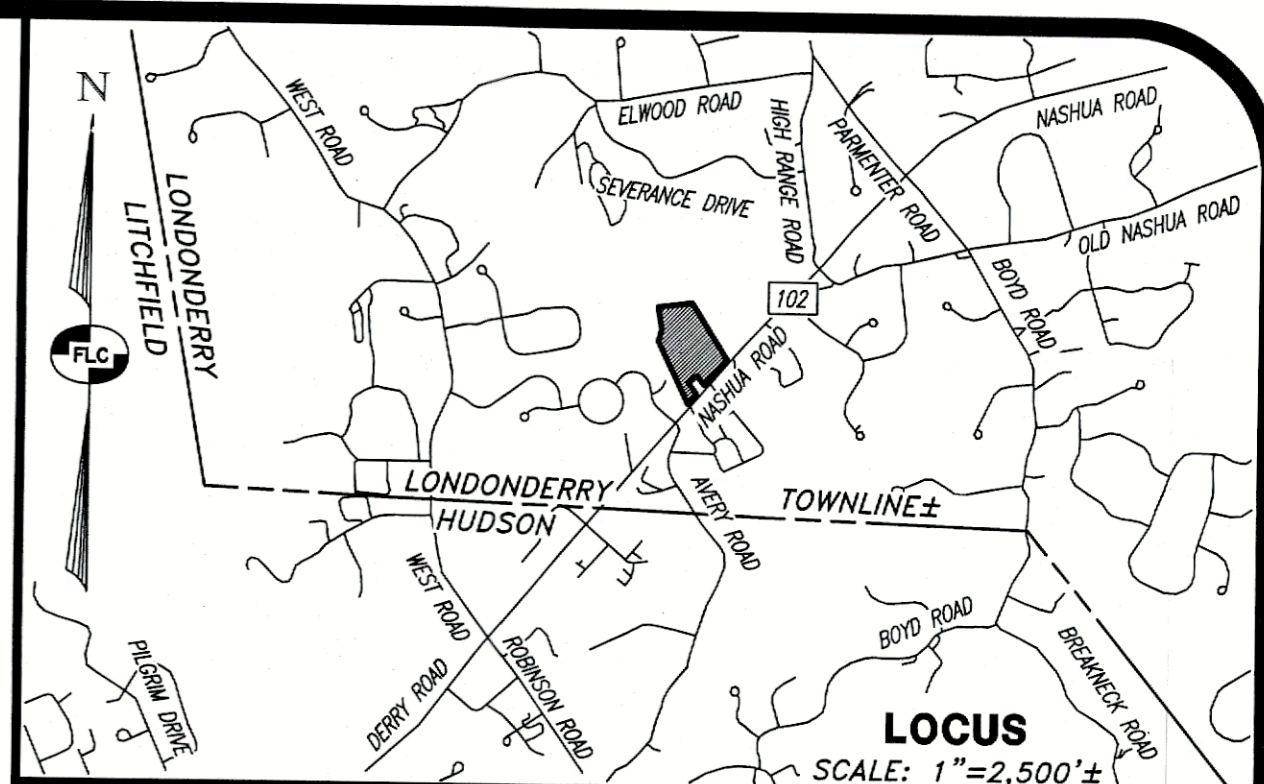
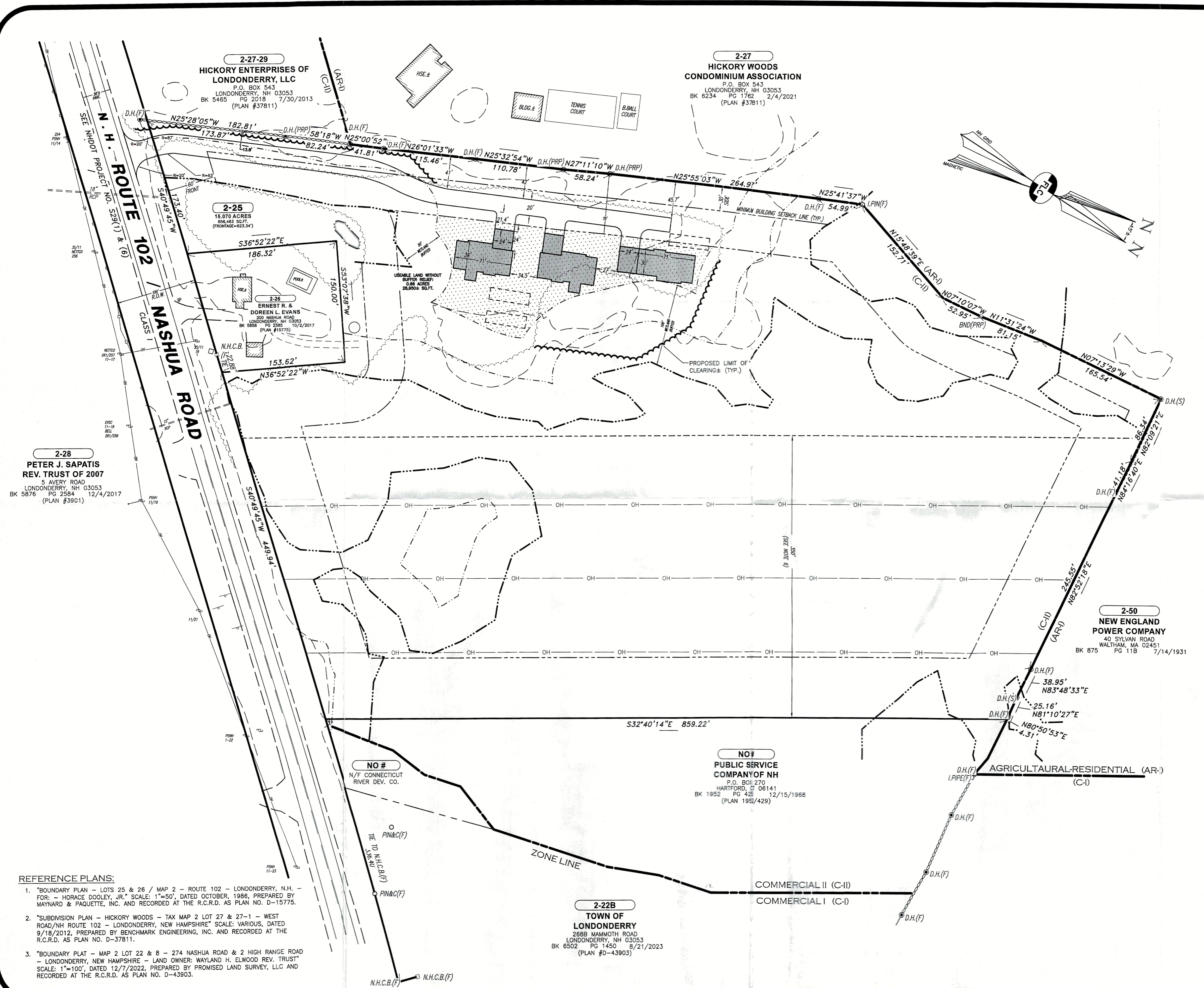


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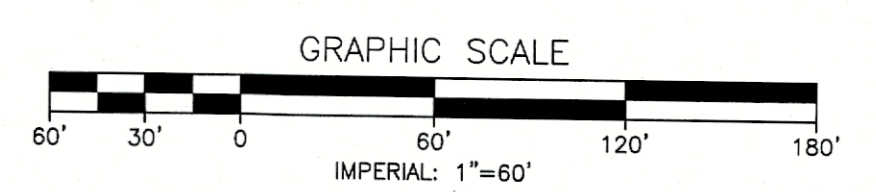
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Geometry updated 03/31/2025
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 FRONT 60 FEET
 SIDE 30 FEET
 BACK 30 FEET
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REV.	DATE	DESCRIPTION	C/O	DR	CK

SINGLE FAMILY DWELLING CONCEPT
TAX MAP 2 LOT 25
(296 NASHUA ROAD)
LONDONDERRY, NEW HAMPSHIRE
 PREPARED FOR:
LEONARD VIGEANT
 31 AUTUMN CIRCLE HUDSON, NH 03051
 LAND OF:
VIGEANT FAMILY PROPERTIES, LLC
 31 AUTUMN CIRCLE HUDSON, NH 03051

SCALE: 1" = 60' NOVEMBER 14, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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 Phone: (603) 672-5456 Fax: (603) 413-5456
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 3. "BOUNDARY PLAT - MAP 2 LOT 22 & 8 - 274 NASHUA ROAD & 2 HIGH RANGE ROAD - LONDONDERRY, NEW HAMPSHIRE - LAND OWNER: WAYLAND H. ELWOOD REV. TRUST" SCALE: 1"=100', DATED 12/7/2022, PREPARED BY PROMISED LAND SURVEY, LLC AND RECORDED AT THE R.C.R.D. AS PLAN NO. D-43903.

2-22B
TOWN OF LONDONDERRY
 2688 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 BK 6502 PG 1450 8/21/2023
 (PLAN #D-43903)

NO #
PUBLIC SERVICE COMPANY OF NH
 P.O. BOX 270
 HARTFORD, CT 06141
 BK 1952 PG 428 12/15/1968
 (PLAN 1952/429)

2-50
NEW ENGLAND POWER COMPANY
 40 SYLVAN ROAD
 WALTHAM, MA 02451
 BK 875 PG 11B 7/14/1931

2-27-29
HICKORY ENTERPRISES OF LONDONDERRY, LLC
 P.O. BOX 543
 LONDONDERRY, NH 03053
 BK 5465 PG 2018 7/30/2013
 (PLAN #37811)

2-27
HICKORY WOODS CONDOMINIUM ASSOCIATION
 P.O. BOX 543
 LONDONDERRY, NH 03053
 BK 6234 PG 1762 2/4/2021
 (PLAN #37811)

2-25
 15.070 ACRES
 656,483 SQ.FT.
 (FRONTAGE-623.54')

2-26
ERNEST R. & DOREEN L. EVANS
 300 NASHUA ROAD
 LONDONDERRY, NH 03053
 BK 5858 PG 2581 10/2/2017
 (PLAN #15775)

2-28
PETER J. SAPATIS
REV. TRUST OF 2007
 5 AVERY ROAD
 LONDONDERRY, NH 03053
 BK 5876 PG 2584 12/4/2017
 (PLAN #3901)

Nov 18, 2025 - 10:42am
 P:\0_FLC\0_Products\03892_00\DWG\

JOHN D. YOUNGREN
13 QUARRY Rd.
LONDONDERRY, NH
03053
12/16/2025

TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT
268 B MAMMOTH Rd, LONDONDERRY, NH 03053

CASE No. 12-17-2025-2 I, JOHN YOUNGREN, OBJECT
TO THE GRANTING OF THIS VARIANCE. *John D. Youngren*

CASE No. 12-17-2025-3 I, JOHN YOUNGREN, OBJECT
TO THE GRANTING OF THIS VARIANCE. *John D. Youngren*

Case NO. 12-17-2025-3

ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL

(to be completed prior to filling out the ZBA application)

APPLICANT NAME Leonard Viscant
(Please Print)

DATE: 11/18/25

ADDRESS: 296 Nashua Rd

MAP & LOT Map 2 lot 25

PHONE NUMBER: 603 321 1946

ZONE C11 - Rtc 102 Performance overlay / Conservation

PROPOSED USE: Buffer Impact

APPLICANT SIGNATURE: Dail E Baranski (see letter of authorization)

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Driveway encroached into 75' Buffer Commercial to AR1

TYPE OF APPEAL: **Please circle one of the four appeal**

1. Variance

2. Special Exception (choose one)

-For Home Occupation

-For Residential Garage Setbacks

-For Off-Premise Sign

-For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Planning & Economic
Development Department
NOV 18 2025
RECEIVED

Zoning Section for the Appeal: 4.6.6.7.D.d.1

Nick Codner
Nick Codner, Zoning Administrator

DATE: 11/18/25

Case No
12-17-2025-3



ZONING BOARD OF ADJUSTMENT - VARIANCE

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.129

Prior to completing this application, you will need to obtain and provide as part of your application a completed ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL form. This form requires a determination from the Zoning Administrator.

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 296 Nashua Road
Tax map 2 Parcel 25 Zone C-II

Owner's name (s) Vigeant Family Properties, LLC Tel. No. [REDACTED]

Owner's address 31 Autumn Circle
Hudson, NH. 03051

Owner's Email address [REDACTED]

Applicant's name(s) Leonard Vigeant Tel. No. [REDACTED]

Applicant's address 31 Autumn Circle
Hudson, NH 03051

Applicant's Email address [REDACTED]

Representative's name Fieldstone Land Consultants, PLLC Tel. No. [REDACTED]

Representative's address 206 Elm Street
Milford, NH 03055

Representative's Email address [REDACTED]

NOTE: THIS APPLICATION IS NOT ACCEPTABLE UNLESS ALL THE FOLLOWING REQUIRED STATEMENTS HAVE BEEN MADE. Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from Section 4.6.6.7.D.4.d.1 of the zoning ordinance for the following reason(s):
To allow for access to a proposed single family housing development in the CII/Route 102 Performance overlay district. The common driveway and one septic system are proposed to encroach into the required 75 ft. buffer.

Previous Zoning Board action on this property: A variance to allow duplexes to be built on the lot was denied at the 9/17/25 ZBA meeting.

Facts supporting this request:

- 1. The variance will not be contrary to the public interest:

See Attached Narrative

2. The spirit of the ordinance is observed:

See Attached Narrative

3. Substantial justice is done:

See Attached Narrative

4. The values of surrounding properties are not diminished:

See Attached Narrative

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) 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; and

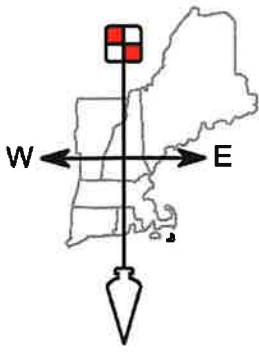
See Attached Narrative

(ii) The proposed use is a reasonable one.

See Attached Narrative

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

See Attached Narrative



FIELDSTONE

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Surveying ♦ Engineering
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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

VARIANCE CRITERIA

(VARIANCE FROM 4.6.6.7.D.4.d.1)

Tax Map Parcel 2-25

296 Nashua Road

November 14, 2025

Prepared for:

Leonard Vigeant

A Variance is requested from Section 4.6.6.7.D.4.d.1 of the Londonderry Zoning Ordinance to permit a housing development consisting of up to three single family homes in the Commercial C-II zone and the Route 102 Corridor Performance Overlay District to impact the required buffer zone when abutting an AR-I residential district. Tax Map Parcel 2-25 is situated on NH Route 102, Nashua Road, and abuts the Agricultural-Residential-I district. This parcel is 15.070 acres and has 623.34 feet of frontage along Nashua Road, and is also located in the Route 102 Corridor Performance Overlay District and the Conservation Overlay District. There is a 350-foot-wide Grafton Powerline Transmission easement encumbering the east side of the lot. We are asking relief as developments in the Performance Overlay District require a 75-foot-wide side buffer when the property in the Performance Overlay District abuts a parcel zoned AR-I. The existing lot is currently vacant and has adequate area, frontage, and available utilities to facilitate up to six duplex units.

The numbered items below correlate to the questions asked in the Town Application for a Variance.

1. Granting the variance would not be contrary to the public interest because:

The Supreme Court has held that a variance is contrary to the public interest when it materially alters the character of the neighborhood or threatens public health, safety or welfare. We believe granting this variance will not alter the character of the neighborhood. The proposal is to allow for the common driveway serving three single family residential dwellings and one leach field to encroach into the 75-foot landscape buffer required for performance overlay district properties which abut AR-I properties. The Performance Overlay District requirements and the underlying C-II requirements are imposed to protect residential uses in the AR-I District from those uses allowed in the C-II and Performance Overlay - Route 102 Corridor Districts, which are primarily commercial in nature, and which uses would have an impact on residential uses. The proposed residential use will not have such impacts and allowing the proposed encroachment, which largely consists of a common driveway being located roughly 40 feet from the property line, will not alter the character of the neighborhood.

The proposed variance will also not threaten public health, safety or welfare nor will it otherwise injure public or private rights as there is adequate and appropriate area for septic and public water supply. The proposed housing development on Lot 2-25 will maintain the required 75 foot buffer for the proposed

Vigeant Family Properties, LLC
Variance Criteria – 4.6.6.7.D.4.d.1

dwellings; the encroachment will be limited to the common driveway and one septic system to be located mostly in the already cleared portion of the lot. The subject parcel abuts the densely settled Hickory Woods Condominium development near the developable portion of the lot. The proposed driveway and septic system area is adjacent to and approximately 75 feet from the community tennis court and basketball court for the Hickory Woods. These amenities are unlikely to be affected by the proposed development and buffer encroachment.

2. The spirit of the ordinance is observed because:

The criteria as to observing the spirit of the ordinance is tied to criteria one. The abutting Lot 2-27 was originally zoned C-II, however, in 2019, the zoning of the lot changed from C-II to AR-I. While the development we are proposing is located in the C-II zone, the proposed use is residential and is similar to the uses on surrounding properties. The purpose of the 50-foot buffer in the C-II District is specifically addressed in Section 4.3.3.B(2)b where it states it is in place to diminish the deleterious effects of commercial activities when they abut a residential zone. The 75-foot buffer in the Performance Overlay District is specifically addressed in Section 4.6.6.7.D.1, where it states the landscape standards are a supplement area “where landscaping area is required in the district to promote the aesthetically pleasing type of development desired by the community”, and applies to the permitted uses in the Performance Overlay District, primarily commercial in nature. There is no commercial activity proposed with this development. The proposed residential use is less intense and less impactful to the adjacent residential use than a commercial development would be, and therefore we believe impacting the buffer in the minor nature that is proposed, and retaining as much of the existing vegetative buffer as possible while still providing for safe access to the proposed development, will protect the values of the abutting properties and thus observe the spirit of the ordinance. Since this proposal will provide new housing opportunities without negative impacts to the Town or abutting properties and will maintain the single-family residential character of the neighborhood, we believe it follows the spirit of the ordinance.

3. Granting the variance would do substantial justice because:

Granting this variance would allow for the productive use of a large existing 15-acre lot and provide additional needed housing. Granting this variance would do substantial justice because it would allow for responsible growth in the community without negative impacts to the Town or abutters. Granting the variance allowing the driveway and leach field to be closer than 75 feet to another residential development will not harm the public nor would it harm the abutters. A denial of this variance request would result in no apparent gain to the general public. Hickory Woods Condominium amenities, specifically tennis and basketball courts, are the most affected parties with the buffer encroachment. We believe granting the variance and allowing the proposed development, will leave the abutters unaffected and allow the property owner reasonable use of his land. A single family residential development consisting of 3 homes would be much less impactful than any of the other allowed uses in the performance overlay district. We believe the current proposal is a reasonable use of the land.

Vigeant Family Properties, LLC
Variance Criteria – 4.6.6.7.D.4.d.1

4. Granting the variance would not diminish the values of surrounding properties because:

The proposed single-family development will not detract from the existing residential uses of abutting properties, and the requested buffer relief will not expose the abutting properties to any noxious or deleterious use, only the roadway and an underground septic system. New construction and development for residential use of the property will not decrease the value of surrounding properties. We would expect this project to have positive impacts on surrounding property values.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, explain how 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:

While the property is a large, 15-acre lot, and has over 600 feet of frontage much of that land is encumbered by a powerline easement or by wetlands and wetland buffers with direct access limited. In addition, the wetland is a specifically designated prime wetland - the "Lythia Springs", which has a 100-foot buffer. This particular parcel is abutted by single family residential use to the west, the Londonderry Flea Market across Route 102 to the south, and mainly wetlands to the east and north. The frontage is narrow and the only access to the limited developable area must be through the buffer. The zoning map reflects the uniqueness of this parcel. The general public purpose of the buffer provision in Section 4.6.6.7.D.4.d.1 (and for that matter, Section 4.3.3.B.2) is to shield residential districts from commercial activities and uses that are allowed in the Commercial-II District and Route 102 Corridor Performance Overlay District. The proposed use is single-family residential. Requiring such a large buffer between the two residential uses bears no fair and substantial relationship to the purpose of the ordinance. The proposed development on this property is harmonious with the residential uses abutting the property. An adequate building setback of 75 feet will be maintained, providing suitable building separation between the proposed residential development and abutting lots; only the proposed common driveway and one leach field will encroach into the 75-foot buffer. Allowing relief from the buffer requirement does not unduly frustrate the purpose of the zoning ordinance. We believe the general public purpose of the ordinance provision is to protect residential zones from the commercial uses allowed for in the C-II zone or Performance Overlay District; however, that is not applicable in this specific case as a residential use is proposed on Lot 2-25.

b. The proposed use is a reasonable one because:

We believe that the proposed buffer relief is reasonable. It is only required because this property is zoned commercial and is in the Route 102 Corridor Performance Overlay District, and abuts the AR-I zone. Without relief, there is no access to viable, usable land. Because of the

Vigeant Family Properties, LLC
Variance Criteria – 4.6.6.7.D.4.d.1

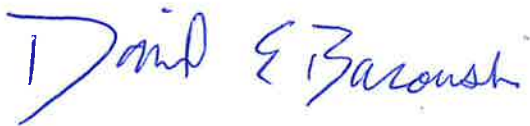
proposed residential use on the property, as well as the unique features noted above, we believe this use as proposed by the variance is reasonable and warranted.

-OR-

- a. Owing to the following special conditions of the property that distinguish it from other properties in the area, explain how the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property.

There are several factors that make this commercially zoned property unique and well-suited for a small single family housing development: it abuts a large single-family residential development and AR-1 residential zoning district, and it contains wetlands areas and a large easement which preclude it from being used for commercial development. Any development on site must be situated near the western lot line and the abutting single-family residences. The wetland areas dictate where this lot can be developed. If not for the natural site constraints, there would not be a need for buffer relief. Without the variance, the owner of this lot will not have any reasonable use. Enforcement of the 75-foot buffer leaves little area of development, regardless of the type of use and no access thereto; buffer relief is necessary to access the lot. By area, lot 2-25 is much larger than the required size for the C-II zone; however, the wetland areas and power line easement and the 75 foot buffer largely impede it from being conventionally developed for permitted uses in the district, or any uses, for that matter, so a variance is therefore necessary.

This information was prepared by:
Fieldstone Land Consultants, PLLC

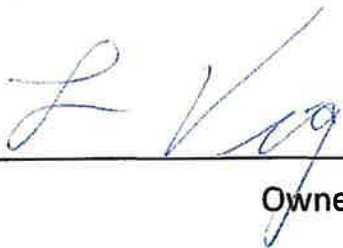


Daniel Barowski

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

I hereby designate Fieldstone Land Consultants, PLLC

By signing below, I hereby confirm that all information contained in this application is truthful and accurate to the best of my knowledge and belief. I also certify that I am the lawful owner of the subject property and have verified the attached list of abutters with the Assessing Department.



Owner's Signature

Owner's Signature



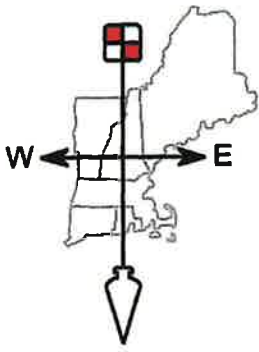
Applicant's Signature

Applicant's Signature

November 17, 2025

Dated

Total fee due (to be calculated by the Planning Department): \$ _____



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LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

April 21, 2025

RE: **Letter of Authorization**
Vigeant Family Properties, LLC c/o Leonard Vigeant
Tax Map 2 Parcel 25
296 Nashua Road
Londonderry, NH.

To Whom It May Concern:

The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking all necessary approvals from local, state and federal agencies.

Very truly yours,

Signature: _____

Date

4-21-25

J. CHET ROGERS, LLC
Commercial Real Estate Appraiser
P.O. Box 1138
Hollis, New Hampshire 03049

New Hampshire Certified General-NHCG-727
Maine Certified General-MECG-2590
Massachusetts Certified General-MACG-103344
www.chetrogers.com www.conservationappraisal.com

Tel: (603) 722-0663

Email: chet@chetrogers.com

August 28, 2025

Morgan Hollis, Esquire
Gottesman & Hollis, PA
39 East Pearl Street
Nashua, NH 03060

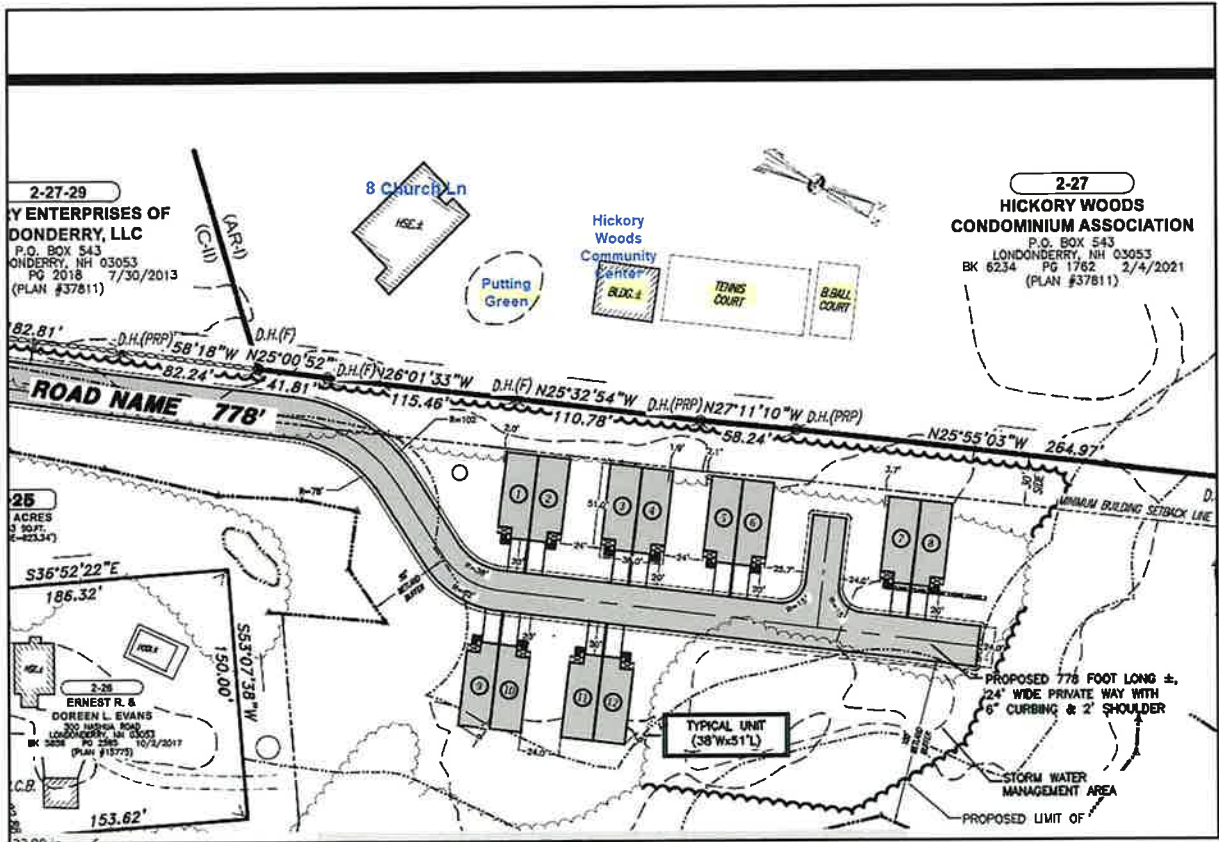
RE: 296 Nashua Road, Londonderry, New Hampshire

Dear Attorney Hollis:

In response to your recent request, I am pleased to submit my analysis with regard to the above captioned property of a variance request to allow the encroachment into 75 feet of the AR-I Zoning District for a duplex housing development in the Performance Overlay District Route 102 Corridor. I have not performed any services regarding the Subject property within the past three years, as an appraiser or in any other capacity.

The site and abutting sites were inspected and photographed on August 22, 2025. I have reviewed and analyzed the variance application, corresponding zoning ordinance, and proposed site plan. Subject (Tax Map Parcel 2-25) is an irregular-shaped lot with 15.07 acres, occupying 623.34 feet of frontage along the north side of Nashua Road/NH-102 just east of Tavern Hill Road. Subject is situated in the Commercial C-II zone and the Route 102 Corridor Performance Overlay District and is encumbered by a 350'-wide powerline transmission easement on the east side of the lot. The west side of the lot, which is densely wooded along the entire property line, abuts the Agricultural-Residential (AR-I) District and even a sliver of the northern side of the lot itself is situated in the AR-I zone along with its northerly neighbor. Surrounding properties include single-family residential use to the west, wetlands to the east and north, and the Londonderry Flea Market to the south across Nashua Road. Additionally, Subject property surrounds abutter at Tax Map Parcel 2-26 (a single-family residence in the Commercial C-II zone) on three sides. The site is currently vacant.

Proposed plans call for the construction of up to six duplex units, the first of which is set back 400+/- feet from Nashua Road. The site is served by municipal water, and plans call for onsite septic systems. The question of use as market-rate duplex units is the subject of a separate variance request and is not addressed herein. While the proposed duplex housing development meets the 30-foot side setback from the property line abutting the Hickory Woods Condominium complex to the west, Subject plans as proposed do not meet the requirement of the Route 102 Performance Overlay District for a 75-foot buffer when buildings or driveways are located within 200 feet of a residential zone. It is noted that the area which directly abuts the AR-I zone is Hickory Woods' community amenities such as putting green and tennis, basketball and bocce courts, and the single-family residence at 8 Church Lane, as depicted in the illustration below:



I opine that allowing this buffer impact where there are residential uses adjacent to the Subject property and a substantial treeline buffer along the west side, does not alter the character of the neighborhood and will not detract from the aesthetics of the area, nor will it adversely affect the neighboring condo association's amenities. The purpose of the buffer is to protect residential properties from any potential harmful effects of commercial activities. Where Subject plans as proposed are for a residential use, buffer relief only appears to be necessary because the Subject is situated in the C-II zone.

In my opinion, granting the variance requested to allow the encroachment into 75 feet of the AR-I Zoning District for a duplex housing development in the Performance Overlay District Route 102 Corridor will NOT adversely affect the real estate values of the abutters or the neighborhood in general.

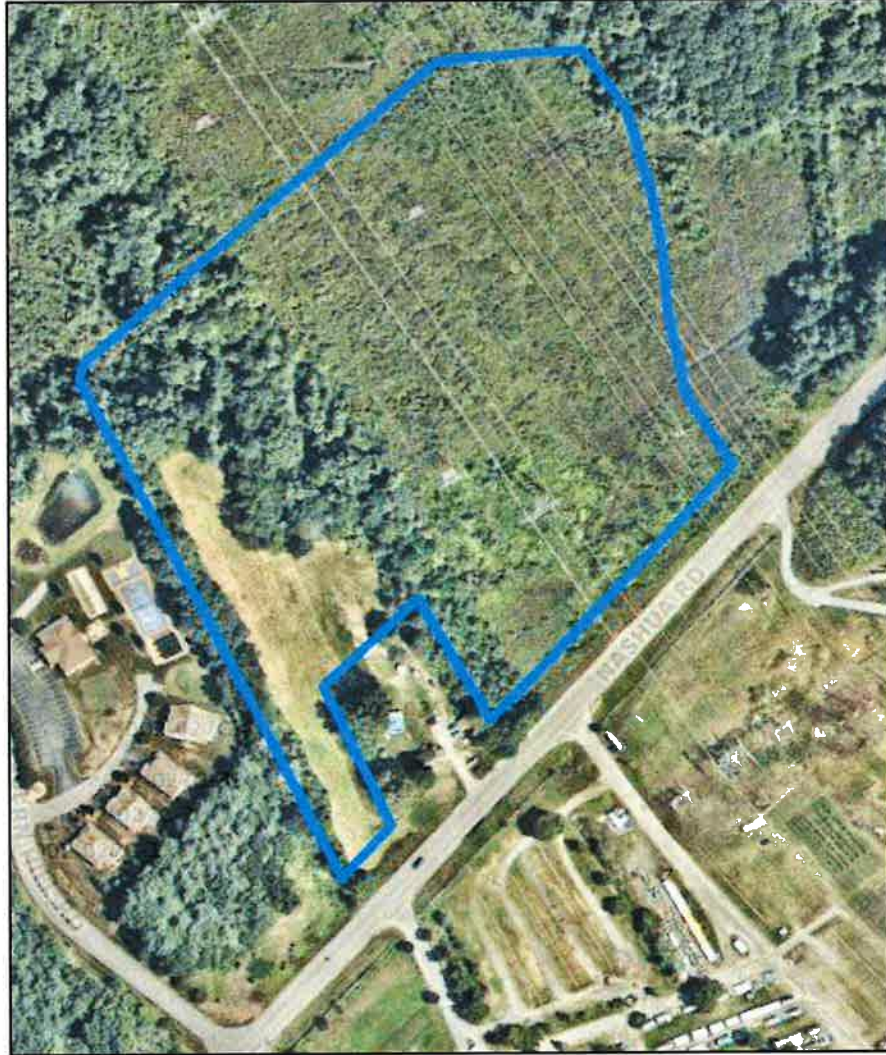
Very truly yours,

Chet Rogers

J. Chet Rogers, MAI
 Certified General Appraiser NHCG-727

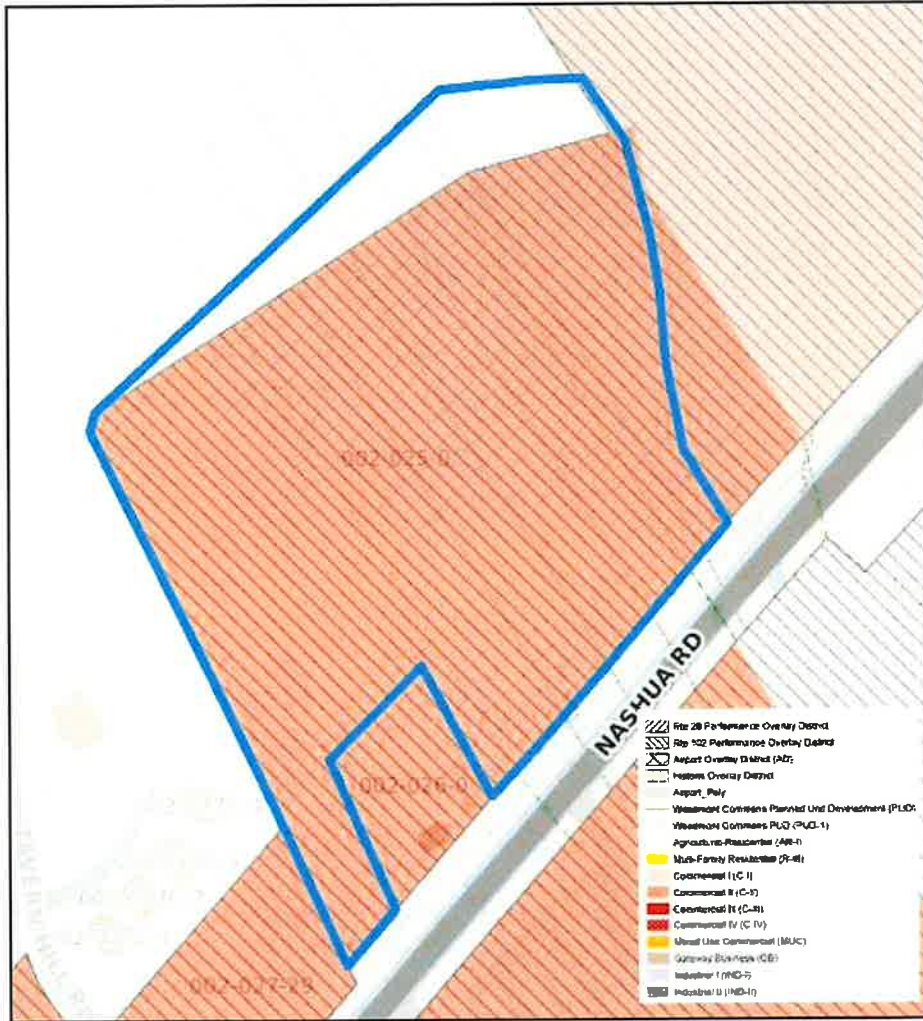
Attachment: Qualifications of Appraiser

***AERIAL VIEW OF SUBJECT AND ABUTTING
PROPERTIES***



Subject Outlined in Blue

ZONING MAP



Subject Outlined in Blue

PHOTOGRAPHS



View from across Nashua Road
Southeast corner, foreground



View, Mid-frontage

Photos taken August 22, 2025

PHOTOGRAPHS



View at Southwest Corner



Street View Looking East from Avery Road
*Subject, far left and middle, northside of road;
Abutter at 300 Nashua Road (single-family residence, 02-026-0), left; Flea Market, right*

Photos taken August 22, 2025

PHOTOGRAPHS



Looking toward Subject's Western Boundary (beyond trees in background)
As viewed from Hickory Woods' Community Center, left



Looking toward Subject's Western Boundary (beyond trees in background)
As viewed from north of Hickory Woods' Community Center

Photos taken August 22, 2025

J. CHET ROGERS, LLC
Commercial Real Estate Appraiser
P.O. Box 1138
Hollis, New Hampshire 03049

New Hampshire Certified General-NHCG-727
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www.chetrogers.com www.conservationappraisal.com

Tel: (603) 722-0663

Email: 

August 28, 2025

Morgan Hollis, Esquire
Gottesman & Hollis, PA
39 East Pearl Street
Nashua, NH 03060

RE: 296 Nashua Road, Londonderry, New Hampshire

Dear Attorney Hollis:

In response to your recent request, I am pleased to submit my analysis with regard to the above captioned property of a variance request to allow a residential development consisting of up to six duplexes in the Commercial C-II zone and the Route 102 Corridor Performance Overlay District where such use is not permitted. I have not performed any services regarding the Subject property within the past three years, as an appraiser or in any other capacity.

The site and abutting sites were inspected and photographed on August 22, 2025. I have reviewed and analyzed the variance application, corresponding zoning ordinance, and proposed site plan. Subject (Tax Map Parcel 2-25) is an irregular-shaped lot with 15.07 acres, occupying 623.34 feet of frontage along the north side of Nashua Road/NH-102 just east of Tavern Hill Road. Subject is situated in the Commercial C-II zone and the Route 102 Corridor Performance Overlay District and is encumbered by a 350'-wide powerline transmission easement on the east side of the lot. The west side of the lot, which is densely wooded along the entire property line, abuts the Agricultural-Residential (AR-I) District and even a sliver of the northern side of the lot itself is situated in the AR-I zone along with its northerly neighbor. Surrounding properties include single-family residential use to the west, wetlands to the east and north, and the Londonderry Flea Market to the south across Nashua Road. Additionally, Subject property surrounds an abutter at Tax Map Parcel 2-26 (a single-family residence in the Commercial C-II zone) on three sides. The site is currently vacant.

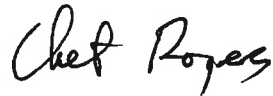
Proposed plans call for the construction of up to six duplex units, the first of which is set back 400+/- feet from Nashua Road. The site is served by municipal water, and plans call for onsite septic systems. Proposed plans are consistent with minimum requirements for land area, frontage and available utilities for duplex housing of this size and scope according to Londonderry's Zoning Ordinance; but, use as a market-rate duplex development is not an allowed use in this zone. However, duplexes classified as workforce housing are allowed in this zone with a conditional use permit.

I opine that allowing this lot for duplex use where water is available and septic systems are possible and where there are residential uses adjacent to the Subject property and a substantial treeline buffer on the west side, does not alter the character of the neighborhood and will not detract from the aesthetics of the area. No abutters will notice any difference.

Additionally, it is noted that the allowed uses for this site, including multi-family with a conditional use permit, would be more intense and less harmonious uses not in character with the neighborhood.

In my opinion, granting the variance requested to allow a residential development consisting of up to six duplexes in the Commercial C-II zone and the Route 102 Corridor Performance Overlay District where such use is not permitted will NOT adversely affect the real estate values of the abutters or the neighborhood in general.

Very truly yours,

A handwritten signature in black ink that reads "Chet Rogers". The signature is written in a cursive, slightly slanted style.

J. Chet Rogers, MAI
Certified General Appraiser NHCG-727

Attachment: Qualifications of Appraiser

***AERIAL VIEW OF SUBJECT AND ABUTTING
PROPERTIES***



Subject Outlined in Blue

PHOTOGRAPHS



View from across Nashua Road
Southeast corner, foreground



View, Mid-frontage

Photos taken August 22, 2025

PHOTOGRAPHS



View at Southwest Corner



Street View Looking East from Avery Road
Single Family Residence at 300 Nashua Road (02-026-0), left; Flea Market, right

Photos taken August 22, 2025

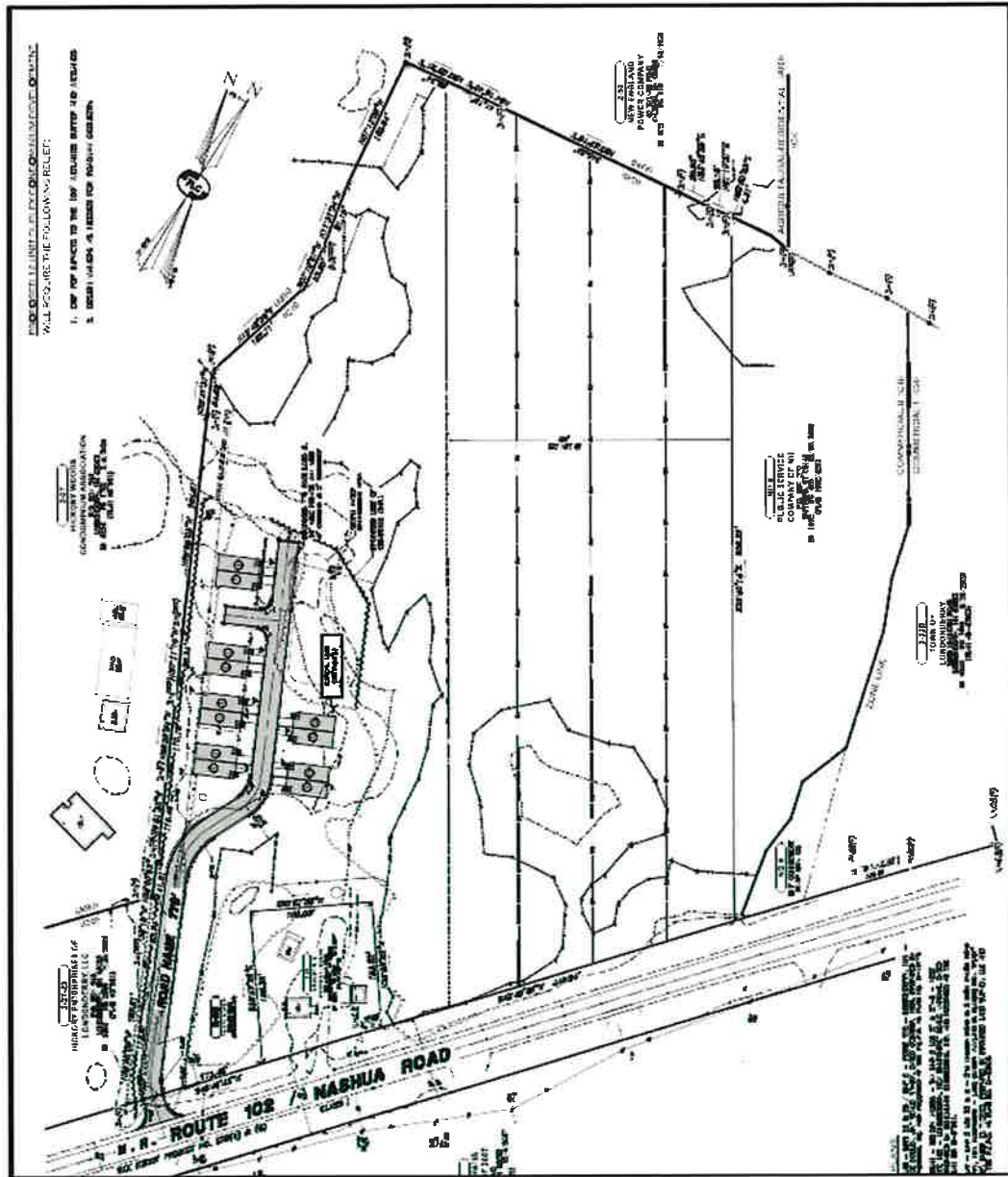
PHOTOGRAPHS

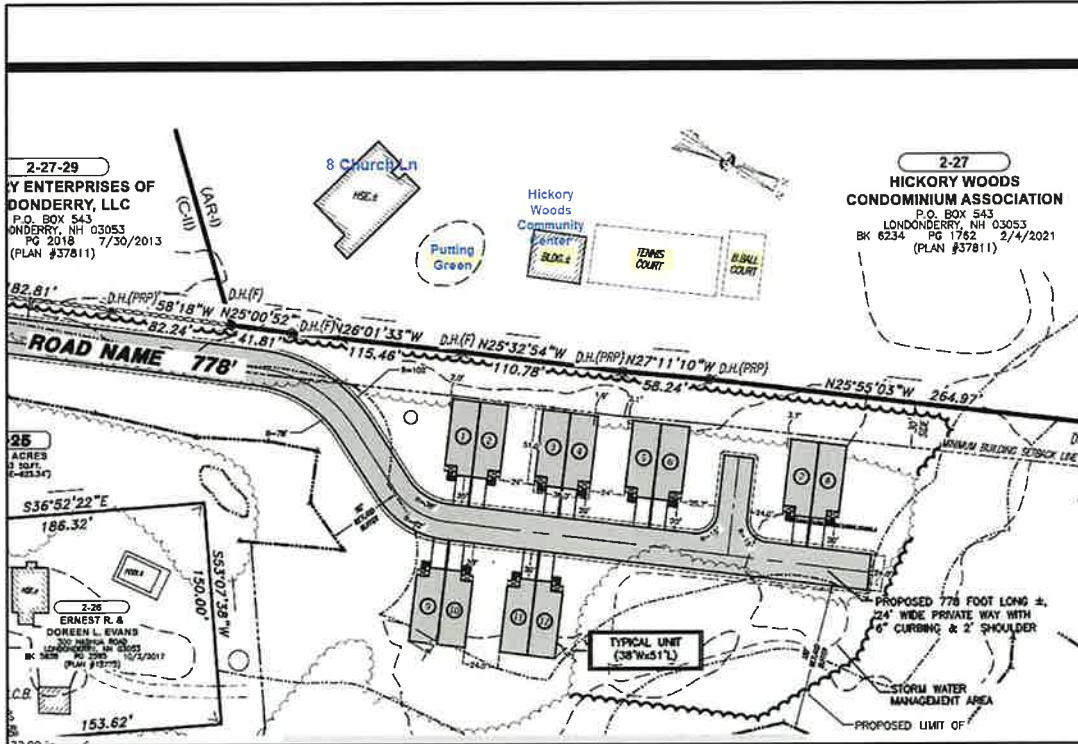


Street View looking East from Tavern Hill Road
Entrance to Hickory Woods

Photo taken August 22, 2025

PROPOSED PLAN





Detail of West Boundary Line
 where Proposed Duplex Development abuts Residential Properties



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



DRIVEWAY PERMIT

To Landowner:
Leonard Vigeant
Vigeant Family Properties, LLC
31 Autumn Circle
Hudson, NH 03051

City/Town: Londonderry
Route/Road: NH 38 (S0000038__)
Patrol Section: 512
Tax Map: 2
Lot: 25
Development: Residential (Greater than 3 units)

Permit#: DOT-DRI-001856
District: 05
Permit Date: 04/30/2025

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 38 (S0000038__), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit. All supporting documentation for this permit, on file in the State of New Hampshire Permit Portal for the respective application, is considered part of the final permit and all parties are responsible for complying with these documents.

Drive 1

Location: Approximately 0.066 miles North of Avery Road on the West side of NH 38 (S0000038__).

GPS: 42.698730, -71.313891

Land Use: 220 Multifamily Housing (Low-Rise)

Specifications: This permit authorizes a Paved access for the land use stated above. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 50 feet from centerline of road.

The driveway shall not exceed 24 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Driveway will service a twelve (12) unit residential development.

Driveway and related highway modifications are to be constructed as shown on plans entitled, "Tax Map 2 Lot 25 (296 Nashua Road) Londonderry New Hampshire, Prepared for Leonard Vigeant" prepared by Fieldstone Land Consultants, PLLC. dated April 17, 2025, on file at the District Five office.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on,

over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or Indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

No additional surface drainage will enter upon the highway.

No work in the State right-of-way shall be performed between November 15 and April 15, or during periods of inclement weather, unless otherwise directed or authorized by the District Engineer.

This permit to act relates solely to the use of the State right-of-way and is not determinative of any rights of flowage between private landowners.

A copy of this permit shall be present at the site during construction of the drive(s).

All work is to be done by the applicant at no cost to the State of New Hampshire.

This permit does not include or approve the location or installation of underground utilities.

Drive(s) shall approach the highway at or about 90 degrees.

All materials and structures shall conform to the current version of the NHDOT Standard Specifications for Road and Bridge Construction, as amended.

During construction within the highway right-of-way, traffic shall be maintained in accordance with MUTCD standards and as directed by the District Engineer.

Approved by

Zachery Roller

Assistant District Engineer

For Director of Administration

Copies:

Bureau, Owner, Patrolman

IA-0000001876

QUALIFICATIONS OF J. CHET ROGERS, MAI

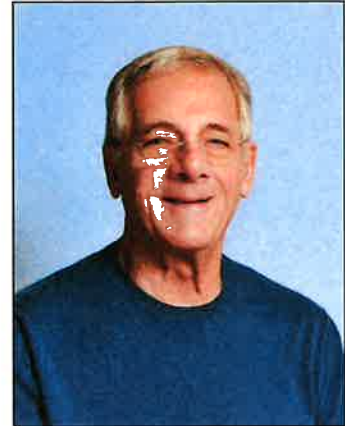
Real Estate Appraiser & Consultant
New Hampshire, Massachusetts, and Maine



P.O. Box 1138
3 Broad Street
Hollis, NH 03049

603 722-0663
chet@chetrogers.com

www.chetrogers.com
www.conservationappraisal.com



Appraisal Business Experience:

Independent commercial real estate appraiser licensed in NH, MA, and ME.
Engaged full time in the appraisal of real estate since 2003
Residential appraiser for Mickeriz Appraisal Company of Rumford, Maine 2003 to 2004
Commercial appraiser for R. G. Bramley & Co of Nashua, NH 2004 to 2010
Principal of J Chet Rogers, LLC
Commercial assignments include appraisals in connection with buying, selling, financing, eminent domain takings, bankruptcies, divorces, estate valuations, and portfolio management.
Experience in conservation easements, donations and acquisitions
Experience in IRS and "Yellow Book" appraisals.
Experience in eminent domain and tax abatement appraisals.

Licenses and Designations:

MAI designation from the Appraisal Institute
DAC, Designated Appraiser Coalition, Founding Member
New Hampshire Certified General Appraiser (NHCG-727)
Maine Certified General Appraiser (MECG-2590)
Massachusetts Certified General Appraiser (MACG-103344)
Certificate for Valuation of Conservation Easements, AI-ASA-ASFMRA-LTA
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
Vermont Certified General Appraiser (VTCG-080.0091163), expired
LEED AP Accreditation, Green Building Certification Institute, expired
NH DOT Approved Appraiser 2019-2022

Education:

800 hours appraisal education (see list below)
Various technical certifications in the computer network field from Cisco, Novell and Microsoft

Universities:

Graduate work in engineering management at Northeastern University
Graduate work in electrical engineering at Syracuse University
B.S. Electrical Engineering at Virginia Tech

Appraisal Seminars, Classes, or Exams:

January 2025	Rates and Ratios: Making Sense of GIMs, OARs, and DCF
March 2024	USPAP Update 2024-2025
November 2023	Marshall & Swift Commercial Program
October 2023	How to Support and Prove Your Adjustments
January 2023	Non-Lending Appraisal Assignments
December 2022	Appraising Medical Office Buildings
July 2022	USPAP Update 2022-2023
December 2021	Small Hotel/Motel Valuation
November 2021	2021-2022 NH Market Insights
April 2021	How to Raise Appraisal Quality and Minimize Risk
March 2021	Forestland Valuation: Issues to Consider in Valuing Woodland Properties
October 2020	Land Use Seminar
October 2020	Desktop Appraisals (Bifurcated, Hybrid) and Evaluations
October 2020	Taxes, Land Use & Value in 15 New Hampshire Communities
April 2020	Appraising Automobile Dealerships
December 2019	USPAP 2020 - 2021
August 2019	Artificial Intelligence, AVMs, & Blockchain
August 2019	Subdivision Valuation
May 2019	Land Development & Residential Building Costs, AI-NH/VT
February 2019	Business Practices and Ethics, AI
April 2018	Uniform Appraisal Standards for Federal Land Acquisitions, AI
December 2017	USPAP 2018-19 Update Course, AI
November 2017	Analyzing Tenant Credit Risk and Commercial Lease Analysis, AI
May 2017	NH Shoreland Water Quality & Wetlands, NH-AI
November 2016	Eminent Domain and Condemnation, AI
November 2016	NH's Changing Economics, NH-AI
September 2016	Paragon for Appraisers, NH-AI
May 2016	Land Valuation Seminar, NH-AI
January 2016	Accessing and Understanding NH Public Data, NH-AI
January 2016	Supervisor-Trainee Course for New Hampshire, McKissock
November 2015	Drone Technology and Its Impact on Appraisers, NH-AI
October 2015	Advanced Excel for Appraisers, NH-AI
September 2015	Advanced Income Capitalization, AI
September 2015	A Pause in the Recovery, NH-AI
May 2015	Commercial Real Estate Lending and Valuation Process
January 2015	NH Past Presidents Speak, NH-AI
November 2014	Data Visualization in Appraisal, AI
November 2014	NH Department of Revenue, NH-AI
November 2014	Review of Court Decisions on Valuations, AI
October 2014	Right of Way – Three Case Studies, AI
October 2014	Business Practices and Ethics, AI
September 2014	Reaching Escape Velocity: Breaking Free of the Great Recession, NH-AI
June 2014	Conservation Easement Valuation Workshop, AI
June 2014	USPAP 2014-2015 Update, AI
May 2014	Real Estate Valuation from the Developer Perspective, NH-AI
March 2014	Residential Appraisal: Beyond the Secondary Market, NH-AI
March 2014	Appraisals of Senior Housing and Long-Term Care Properties, AI
January 2014	Accessing and Understanding NH Public Data, NH-AI

November 2013	Appraising Special Properties, NH-AI
November 2013	Valuation of Conservation Easements, AI
November 2013	Appraisal of Real Estate 14 th Edition Changes, AI
October 2013	Carving Out Your Legal Niche, AI
October 2013	Complex Litigation Appraisal Case Studies, AI
September 2013	Appraisal Reviewers Roundtable, NH-AI
May 2013	Commercial Real Estate Roundtable, NH-AI
April 2013	Commercial Bankruptcy, Workouts, and the Valuation Process
April 2013	The Appraiser as an Expert Witness, NH-AI
January 2013	NH Real Estate Appraiser Board, NH-AI
November 2012	Retail Center Analysis for Financing, AU
November 2012	New Hampshire's Shifting Growth and Demographic Forces, NH-AI
November 2012	Practical Application of the Cost Approach, AU
September 2012	Map Websites for Appraisers, NH-AI
August 2012	Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book), GL
August 2012	Site Analysis and Valuation, AU
June 2012	Federal Agencies and Appraisal: Program Updates
May 2012	Values and Trends in the Commercial Real Estate Investment Market, NH-AI
April 2012	USPAP 2012-2013, NH-AI
January 2012	Energy Efficiency Factors When Appraising Commercial Buildings, NH-AI
November 2011	Regulatory Updates from Members of the NH Appraiser Board, NH-AI
October 2011	Interagency Appraisal & Evaluation Guidelines for Appraisers & Lenders, AI
September 2011	Attacking and Defending an Appraisal in Litigation, Whitmer
July 2011	Perspectives from Commercial Review Appraisers, AI
May 2011	Uniform Mortgage Data Program, NH-AI
April 2011	Real Estate Industry Perspectives on Lease Accounting, AI <u>Appraisal</u>
March 2011	GIS Mapping, UNH
March 2011	Workforce Housing in New Hampshire, NH-AI
February 2011	Property Tax Appeals, NH-AI
January 2011	Appraising Historic Property, AU
January 2011	Making Maps the Google Way, UNH
October 2010	Technology for Narrative Appraisals, NH-AI
October 2010	Allocation of Hotel Total Assets, AI
May 2010	Appraisal Curriculum Overview, AI
May 2010	Estimating Property Damage, NH-AI
March 2010	New Hampshire Economy and Real Estate Market, NH-AI
March 2010	2010-2011 USPAP Update, NH-AI
February 2010	Contemporary Appraisal Issues with SBA Financing, AI
January 2010	Loss Prevention Seminar, LIA
November 2009	Valuation of Low-Income Housing Tax Credit (LIHTC) Properties, NH-AI
October 2009	USPAP Update, NH-AI
October 2009	New England Appraisers Expo 2009, AI
May 2009	Appraisal of Manufactured Housing Communities, NH-AI
May 2009	Evaluating Residential Construction, NH-AI
April 2009	Introducing Valuation for Financial Reporting, AI
March 2009	Develop an Effective Marketing Plan, AI
March 2009	Real Data: Analysis of Real Estate, NH-AI
January 2009	Branding in the Age of Findability, AI
January 2009	Changes to the Comprehensive Shoreline Protection Act, NH-AI
January 2009	The Real Implications of the HVCC on Appraisers & Lenders, AI
November 2008	Review Appraiser Seminar, NH-AI
October 2008	New England Appraisers Expo, MBREA
June 2008	General Demonstration of Knowledge Appraisal Report Workshop, AI
May 2008	NH Bureau of Tax and Land Appeals, NH-AI
March 2008	Valuation of Conservation Easements, AI-ASA-ASFMRA-LTA

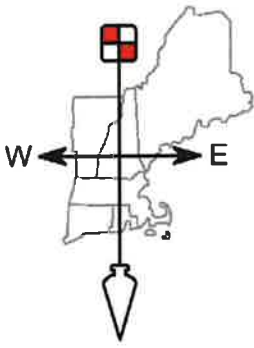
October 2007	National USPAP Update #420, NH-AI
October 2007	Current Use Seminar, NH-AI
September 2007	Certified General exam; NH ME
May 2007	Affordable Housing Financing & Valuation; NH-AI
February 2007	MAI Comprehensive Exam; AI
October 2006	The Future of the Foundation; NH-AI
September 2006	Real Estate Values & Trends in NH; NH-AI
June 2006	Advanced Applications; AI
May 2006	Eminent Domain Appraising; NH-AI
April 2006	Scope of Work; AI
March 2006	Report Writing and Valuation Analysis; AI
January 2006	Real Data: How to use their tools in the analysis of real estate; NH-AI
January 2006	Business Practices and Ethics; AI
December 2005	Advanced Sales Comparison and Cost Approach; AI
October 2005	Appraising Conservation Easements; NH-AI
October 2005	Highest and Best Use and Market Analysis; AI
September 2005	Advanced Income Capitalization; AI
May 2005	NHREAB; NH-AI
May 2005	USPAP Update; MA-AI
March 2005	ISA & Home Inspection; NH-AI
March 2005	Appraising Convenience Stores; ME-AI
February 2005	General Demonstration Report Writing; MA-AI
February 2005	Associate Members Guidance; MA-AI
January 2005	Excavation in New Hampshire; NH-AI
October 2004	Appraising Income Properties; JMB Real Estate Academy
October 2003	Uniform Standards of Professional Appraisal Practices; AREA
October 2003	Basics of Real Estate Appraisal; JMB Real Estate Academy
September 2003	Appraising the Single-Family Home; AREA

Appraisal assignments include:

Testimony to NH BTLA	Testimony to MA ATB
Testimony to NH Superior Court	Testimony to Maine Superior Court
Conservation Easements	Bankruptcies & Workouts
Conservation Acquisitions	Zoning Variances
“Yellow Book” Appraisals	Industrial Buildings
Multi-Family Buildings	HUD Section 8 Rent Studies
Apartment Buildings	Commercial Retail Buildings
Raw land	Golf Courses
Condominiums	Self-Storage Facilities
Subdivisions	Professional Office Buildings and Condos
Gas Stations/Convenience Stores	Mobile Home Parks
Churches	Parking Lots
Restaurants	Tax Abatements
Shopping Centers	Eminent Domain Takings
Airplane Hangars	Auto Service Garages
Laundromats	Retail Buildings
Contaminations	Medical Office Buildings and Condos
Health/Fitness Clubs	Single-Family Residences
2-4 Family Dwellings	Work-force Housing
Hotels	Camp Grounds
Motels	Nordic Ski Area
Veterinary Clinics	Auto Dealerships
Ocean-front and lake-front properties	Farms
Right-of-Ways for power lines, pipelines, & rail trails	Funeral Homes

In addition to appraisal work, I have served in the following capacities:

1960-1964: Computer Engineer for International Business Machines in Endicott, New York
1964-1975: Computer Engineer for Honeywell in Waltham, Massachusetts
1975-1982: Founder, Audio of New England, 6 Retail Locations and a Wholesale Business
1985-1987 Participated as a Principal in a Waterfront Subdivision in the State of Maine
1982-2004: Founder, Micro C, Inc., a Computer and Network Support Company
1994-2003: Founder, Micro C Training Center, a Computer Network Training Company
1993-2006: Owner and Manager of a Commercial Office Building
2001-2007: Race Director, Applefest Half-Marathon in Hollis, NH
2005-2006: Founder, New England Appraiser Training
2007-Present: Founder, J Chet Rogers LLC
2010-2016: Appraisal Institute - New Hampshire Chapter, Board of Directors
2013-2015: Appraisal Institute - New Hampshire Chapter, Vice President
2013-2016: YMCA of Greater Nashua – Board of Directors
2015-2025: Hollis, NH Planning Board – Member



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Date: 11/17/2025
FLC#3892.00 / JPA

List of Abutters
Tax Map 2 Lot Number 25
Londonderry, New Hampshire

Map 2 Lot 22
Town of Londonderry
268B Mammoth Rd
Londonderry, NH. 03053

Map 2 Lot 26
Ernest R. & Doreen L. Evans
300 Nashua Rd
Londonderry, NH. 03053

Map 2 Lot 28
Peter J. Sapatis Revocable Trust of 2007
Peter J. Sapatis, Trustee
5 Avery Rd
Londonderry, NH. 03053

Map 2 Lot 28A
Public Service Company of NH
PO Box 270
Hartford, Ct 06141-0270

Map 2 Lot 50
New England Power Company
40 Sylvan Rd
Waltham, Ma 02451-2286

Map 2 Lot 27 & 27-29
Hickory Woods Condominium Association
Hickory Enterprises of Londonderry, LLC
PO Box 543
Londonderry, NH. 03053

Map 2 Lot 27-28
GJC Development, LLC
3 Sandalwood Road
Hudson, NH. 03051

Map 2 Lot 27C-4
Roger A. & Celine A. Aveni Rev. Trust
Roger & Celine Aveni, Trustees
5512 Belle Terre Drive
Leesburg, Fl. 34748

Map 2 Lot 27C-96
Kenneth M. & Denise A. Penaskovic Rev. Trust
Kenneth M. & Denise A.
Penaskovic, Trustees
6 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 25 (Applicant)
Vigeant Family Properties, LLC
31 Autumn Circle
Hudson, NH. 03051

Map 2 Lot 27C-98
Zuccaro Family Trust
Robert G. & Paula J. Zuccaro, Trustees
2 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-97
Jorge M. & Paula A. Alves.
4 Quarry Road
Londonderry, NH. 03053

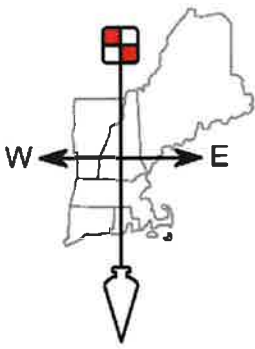
Map 28 Lot 11
Mark Desrosiers
275 Nashua Road
Londonderry, NH. 03053

Map 2 Lot 27-30
Kevin Hsu
C/O Tai Deh Hsu
1 Springvale Drive
Hollis, NH. 03049

Map 28 Lot 10
William M. & Wesley W. Tate
271 Nashua Road
Londonderry, NH. 03053

Map 2 Lot 27C-3
Austin Family 2019 trust
6 Church Ln
Londonderry, NH. 03053

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055



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Date 11/17/25

FLC#3892.00 /JPA

List of Abutters
Tax Map 2 Lot Number 25
Londonderry, New Hampshire

Map 2 Lot 27C-1
Phyllis A. Morris Rev. Trust
2 Church Lane
Londonderry, NH. 03053

Map 2 Lot 27C-2
Albert J & Ann V. Hester Rev. Trust
Albert J. & Ann V Hester, Trustees
4 Church Lane
Londonderry, NH. 03053

Map 2 Lot 27C-5
Serard Family Rev. Trust of 2023
Diane & Peter Serard, Trustee
3 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-6
Ralph E. Jr. & Diane Muollo
5 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-7
Leonard G. & Louise A. Pellerin
7 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-8
Beauregard Irrev. Living Trust
Raymond A. & Barbara A. Beauregard, Trustees
60 Holland Street
Moultonborough, NH. 03254

Map 2 Lot 27C-9
A & B Perham Family Trust
Bradford Clinton & Ann B. Perham, Trustees
11 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-10
Alamo 2018 Trust
Terrence J. & Priscilla Mcdonough, Trustees
8 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-11
Patricia A. Bradley
10 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-12
David J. & Annmarie Petersen
12 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-13
Martin & Peggy Piekos Family Trust
Martin A. & Peggy L. Piekos Trustees
14 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-14
Mcgrath Family Rev. Trust 2014
Robert A. & Maryellen Mcgrath, Trustees
16 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-15
Mcgrath Family Trust
Victor E. & Mary Helen Mcgrath, Trustees
18 Tavern Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-16
Robert C. & Robin A. Stolarz
2 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-17
Stephen & Suzanne Daniels
4 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-18
Therese A. Coughlin Rev. Trust of 2017
Therese A. Coughlin, Trustee
6 Black Forest Circle
Londonderry, NH. 03053

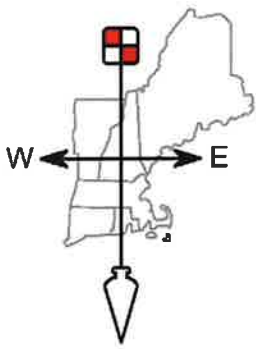
Map 2 Lot 27C-19
Doherty Family Rev. Trust
John E. & Mary C. Doherty, Trustees
8 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-20
Walter A. & Helen E. Stenhouse
10 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-21
Goglia Family Rev. Trust
John J. & Judith M. Goglia, Trustees
12 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-22
Stephanie F. & John J. Connor
14 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-23
Richard D. & Beverly J. Bergeron
16 Black Forest Circle
Londonderry, NH. 03053



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Map 2 Lot 27C-24
Ashdown Family Rev. Trust
Darrell F. & Lisa M. Ashdown, Trustees
18 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-25
Daigle Family Revocable Trust
Ronald J. & Susan P. Daigle, Trustees
11 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-26
Dennis & Cathleen Fragala
9 Black Forest Circle Unit 36
Londonderry, NH. 03053

Map 2 Lot 27C-27
Laura J. Kuzia Revocable Trust
Laura J. Kuzia, Trustee
7 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-28
Melodee A. Gandia Trust
Melodee A. Gandia, Trustee
5 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-29
John J. & Judith M. Noonan Irrevocable Trust
Constance & Christopher Hadley, Trustees
3 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-30
Armstrong Family Revocable Trust
Ralph E. & Janet R. Armstrong, Trustees
1 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-31
Martin F. Quinn Living Trust
Karen L. Quinn Living Trust
M.F. & K.L. Quinn, Trustees
33 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-32
John A. & Sheri A. Dalbenzio
31 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-33
Frederick H Gould Jr. &
Mary Lou Gould
29 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-34
Lawrence E. & Marguerite D. Martin
27 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-35
Patrick E. & Ellen L. Burke
25 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-36
Michael & Carol Moynihan Trust
Michael J. Moynihan &
Allyson Cooper, Trustees
23 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-37
R. & V. Loschi Irrevoc. Trust of 2015
Scott Friese, Trustee
19 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-38
Kilgore Living Trust 2012
Daniel J. & Lynda A. Kilgore, Trustees
17 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-39
Worcester Revocable Trust
Richard W & Marie B. Worcester, Trustees
15 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-40
Katherine Christie Revocable Trust
Katherine Christie, Trustee
13 Black Forest Circle - 40
Londonderry, NH. 03053

Map 2 Lot 27C-41
Doyle 2018 Trust
Robert K. & Lynn A. Doyle, Trustees
38 Black Forest Circle Unit #41
Londonderry, NH. 03053

Map 2 Lot 27C-42
Timothy J. & Cathleen A. McMullen
36 Black Forest Circle
Londonderry, NH. 03053

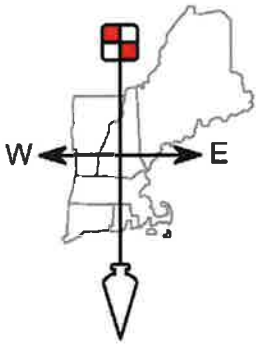
Map 2 Lot 27C-43
Lannigan Family Rev. Trust
William E. & Elizabeth Griffin
Lannigan, Trustees
34 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-44
Sohl Family Trust
Christina & Richard G. Sohl, Trustees
32 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-45
Jenkins Family Revocable Trust
Richard P. & Sheila M. Jenkins, Trustees
30 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-46
Michele L. Iannacchino 2003 Rev. Trust
Michele L. Iannacchino, Trustee
28 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-47
Boone Family Revocable Trust
Robert A. & Leslie A. Boone, Trustees
26 Black Forest Circle
Londonderry, NH. 03053



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Map 2 Lot 27C-48
Deborah J. Cantwell Irrevocable Trust
Francis J. Cantwell, Trustee
24 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-49
22 Black Forest CR Realty Trust
Joseph J. Sr. & Donna C.
Tuzzolo, Trustees
22 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-50
Everett G. & Donna J. Bishop
20 Black Forest Circle
Londonderry, NH. 03053

Map 2 Lot 27C-51
Greenhalgh Revocable Trust 2015
Gene & Emma Greenhalgh, Trustees
1 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-52
William J. Shea Rev. Trust
Alexandria V. Shea Rev. Trust
3 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-53
Louise M. Lussier Revocable Trust
Louise M. Lussier, Trustee
19451 Cromwell Court #105
Fort Myers, Fl. 33912

Map 2 Lot 27C-54
Pullo Family Revocable Trust
Ralph III & Dorothy A. Pullo, Trustees
7 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-55
James & Patricia Hoopes Rev. Trust
James B. & Patricia F. Hoopes, Trustees
9 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-56
Paul V & Deborah A. Diamond
11 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-57
Crupi 2022 Irrevocable Trust
Peter J. Crupi, Trustee
13 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-58
William C. & Cheryl A. Gordon
26 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-59
Paul E. Ramsey Revocable Trust
Claudette C. Ramsey Rev. Trust
Paul E. Ramsey, Trustee
Claudette C. Ramsey, Trustee
24 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-60
Marilyn N. Heffernan Family Irrevoc. Trust
Kathleen Huggins &
Kerry Rieumont, Trustees
22 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-61
Esposito Family Rev. Trust of 2018
David M. & Lynn M. Esposito, Trustees
20 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-62
Gary T & Nancy M. Mosher
18 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-63
Linda A. Kelly Revocable Trust of 2019
Linda A. & Robert F. Kelly, Trustees
16 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-64
Robert H. Smethurst Irrevoc. Trust
Nancy J. Smethurst Irrevoc. Trust
14 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-65
Bennett Joint Revocable Trust
Douglas H. & Gayle A. Bennett, Trustees
12 Pepper Hill Road
Londonderry, NH. 03053

Map 2 Lot 27C-66
Donald J. & Louise R. Westing
10 Pepper Hill Road
Londonderry, NH. 03053

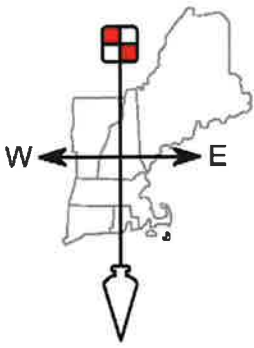
Map 2 Lot 27C-67
Englemann Family Revocable Trust
William H. & Phyllis Englemann, Trustees
1 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-68
Mccarthy Family Trust
Paul & Joan M. Mccarthy, Trustees
3 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-69
Mary A. Ferris Revocable Trust
Mary A. Ferris, Trustee
5 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-70
Spiak Family Trust
Richard A. & Denise L. Spiak, Trustees
7 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-71
Headley Family Revocable Trust
Gordon T. & Cindy T. Headley, Trustees
9 Quarry Road
Londonderry, NH. 03053



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Map 2 Lot 27C-72
James W. & Lynne M. Mize
11 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-73
John D. Youngren
13 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-74
Longtin 2021 Trust
Victor R. & Susan E. Longtin, Trustees
15 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-75
Jeanne M. Longo Revocable Trust
Jeanne M. Longo, Trustee
17 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-76
Pamela & Ronald Bruckman
19 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-77
Albert J. & Sharon A. Joyal
21 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-78
Salvage Family Revocable Trust
Robert C. & Nancy J. Salvage, Trustees
23 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-79
Hough Family Revocable Trust
Sterling W. & Laura M. Hough, Trustees
25 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-80
Pierce Family Revocable Trust of 2018
Monique D. & Richard G. Pierce, Trustees
27 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-81
Thomas M. Barnes
29 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-82
Milone Family Revocable Living Trust of 2023
Philip G. SR. & Jacqueline M. Milone, Trustees
31 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-83
Medeiros Realty Trust
Robert A. & Ellen M. Medeiros, Trustees
37 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-84
Bruce A. & Dale A. St Louis
40 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-85
Newman Family Revocable Trust
Richard I. SR. & Joyce C. Newman, Trustees
38 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-86
Slaney Family Revocable Trust
George Francis & Anne Marie Slaney, Trustees
28 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-87
Kris A. Magee Rev. Trust of 2020
Kris A. Magee, Trustee
26 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-88
Paul & Barbara L. Fisher
24 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-89
Philip W. & Margaret A. Lee
22 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-90
Pannese Family Rev. Trust of 2021
Pasquale & Nancy A. Pannese, Trustees
20 Quarry Road
Londonderry, NH. 03053

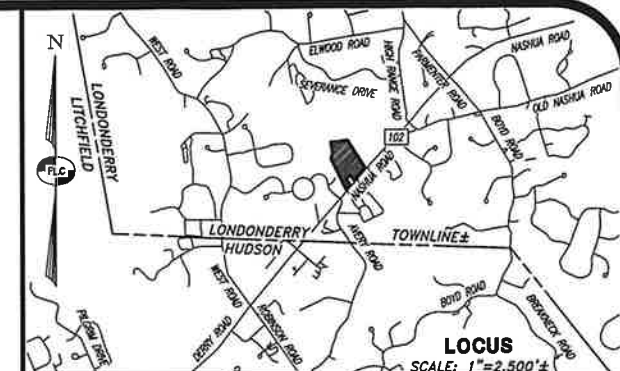
Map 2 Lot 27C-91
Fallon Family Rev. Trust
Jerome A. & Joanne P. Fallon, Trustees
18 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-92
Frank & Beverly Diresta 2015 Trust
Frank T. & Beverly A. Diresta, Trustees
16 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-93
Richard K. Letourneau Rev. Trust of 2020
Richard K. Letourneau, Trustee
12 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-94
Orr Family Trust
Gregory W. & Susan J. Orr, Trustees
10 Quarry Road
Londonderry, NH. 03053

Map 2 Lot 27C-95
Brian H. Wells Revocable Trust of 2004
Roberta A. Wells Revocable Trust
Brian H. & Roberta A. Wells, Trustees
8 Quarry Road
Londonderry, NH. 03053



- NOTES:**
- THE CURRENT OWNER OF RECORD FOR TAX MAP 2 LOT 25 IS VIGEANT FAMILY PROPERTIES, LLC, 31 AUTUMN CIRCLE HUDSON, NH 03051. SEE R.C.R.D. BK. 4078 PG. 1867 DATED 7/2/2003.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A SITE DEVELOPMENT CONCEPT, AS SHOWN.
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 FRONT 80 FEET
 SIDE 30 FEET
 BACK 30 FEET
 LOT IS FURTHER SUBJECT TO THE ROUTE 102 PERFORMANCE OVERLAY DISTRICT.
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 - WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTH-CENTRAL REGION (VER. 2.0), AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND (VER. 4.0), BY CHRISTOPHER A. GUIDA, C.W.S., DURING THE MONTH OF JULY, 2024.
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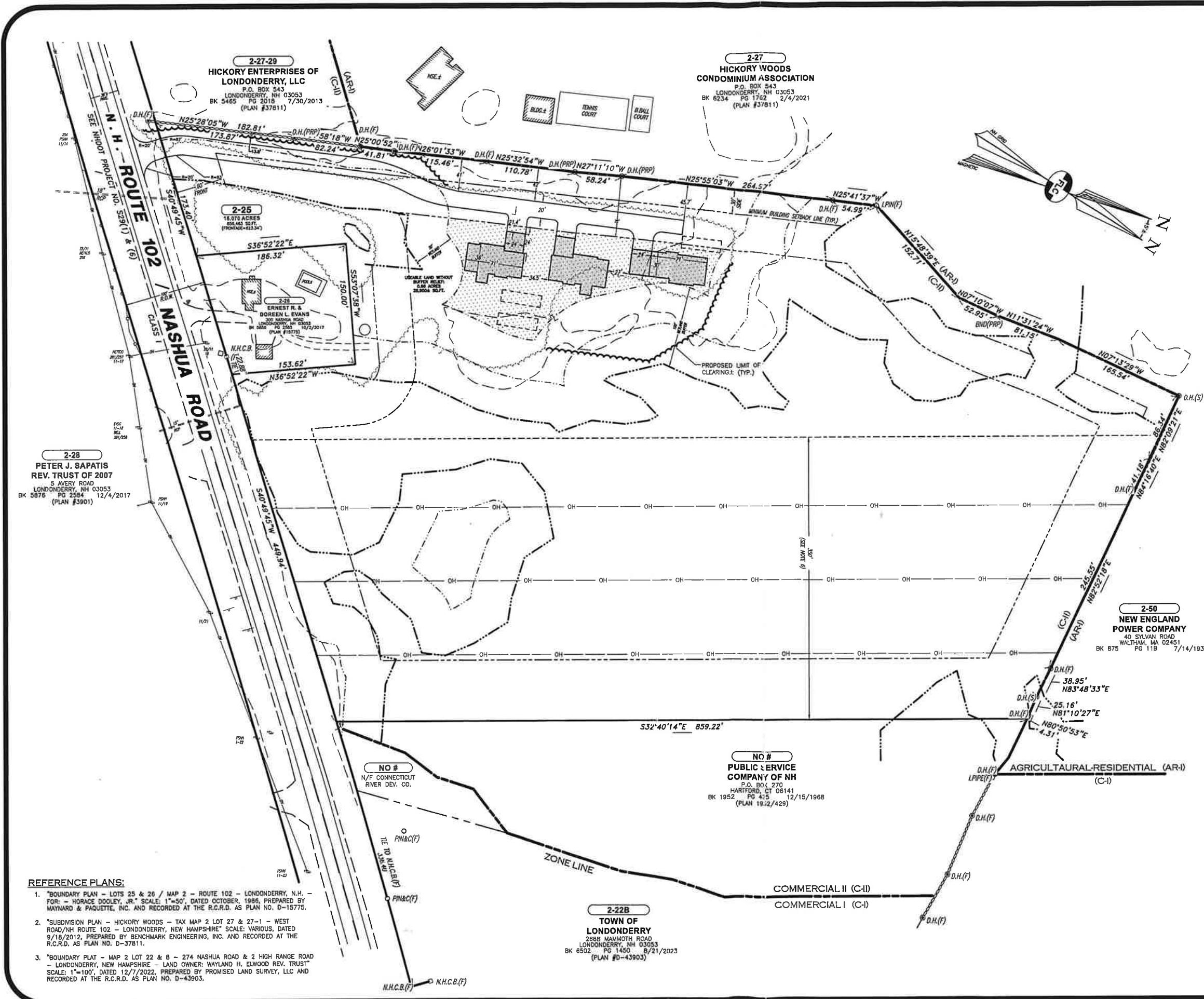
REV.	DATE	DESCRIPTION	C/O	DR	CK

SINGLE FAMILY DWELLING CONCEPT
TAX MAP 2 LOT 25
(296 NASHUA ROAD)
LONDONDERRY, NEW HAMPSHIRE
 PREPARED FOR:
LEONARD VIGEANT
 31 AUTUMN CIRCLE HUDSON, NH 03051
 LAND OF:
VIGEANT FAMILY PROPERTIES, LLC
 31 AUTUMN CIRCLE HUDSON, NH 03051

SCALE: 1" = 60' NOVEMBER 14, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

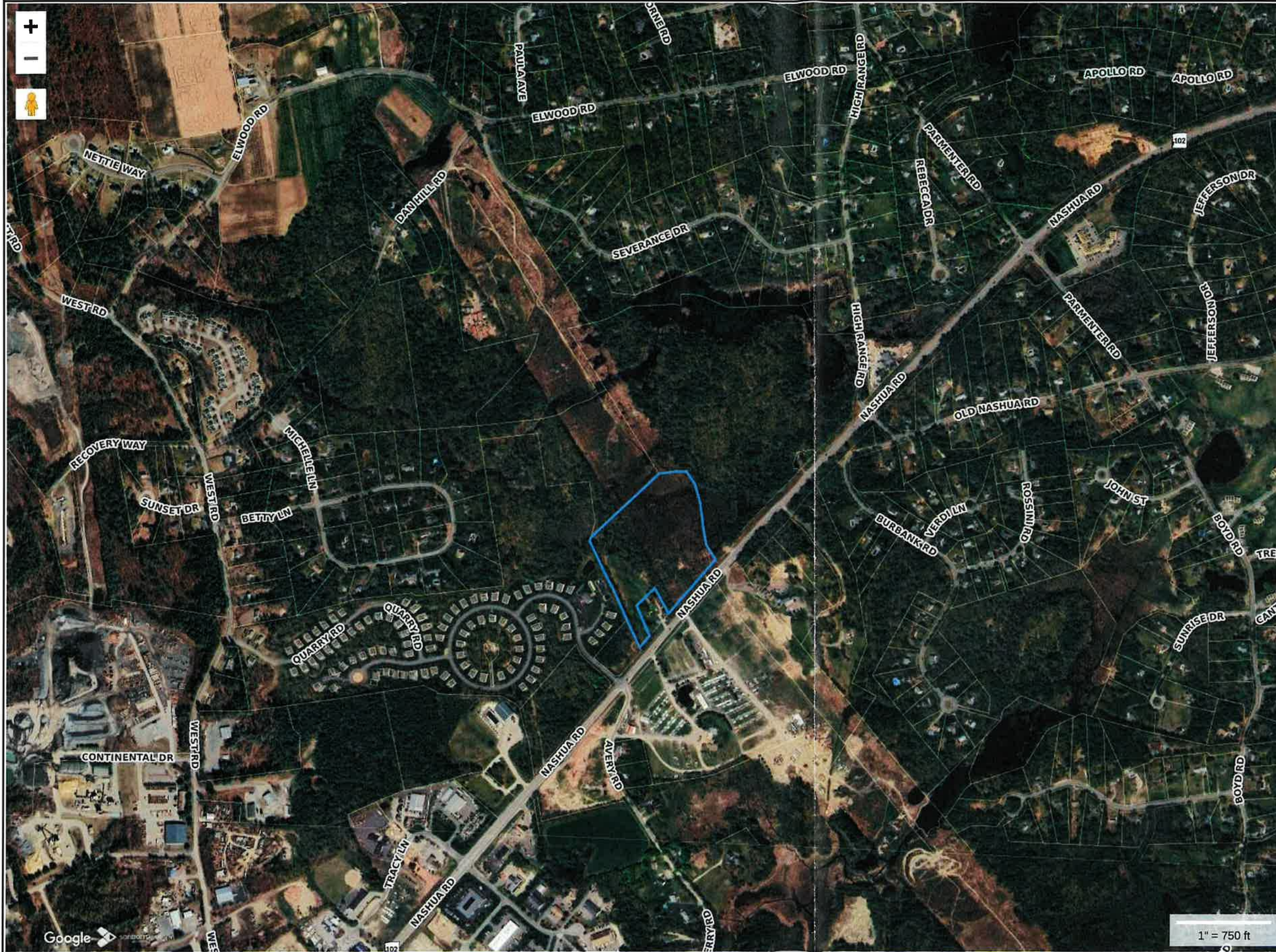
FIELDSTONE
LAND CONSULTANTS, PLLC
 208 Elm Street, Milford, NH 03055
 45 Roxbury Street, Keene, NH 03431
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com



- REFERENCE PLANS:**
- "BOUNDARY PLAN - LOTS 25 & 26 / MAP 2 - ROUTE 102 - LONDONDERRY, N.H. - FOR: - HORACE DOOLEY, JR." SCALE: 1"=50', DATED OCTOBER, 1986, PREPARED BY WAYNARD & PAQUETTE, INC. AND RECORDED AT THE R.C.R.D. AS PLAN NO. D-15775.
 - "SUBDIVISION PLAN - HICKORY WOODS - TAX MAP 2 LOT 27 & 27-1 - WEST ROAD/NH ROUTE 102 - LONDONDERRY, NEW HAMPSHIRE" SCALE: VARIOUS, DATED 9/16/2012, PREPARED BY BENCHMARK ENGINEERING, INC. AND RECORDED AT THE R.C.R.D. AS PLAN NO. D-37811.
 - "BOUNDARY PLAT - MAP 2 LOT 22 & B - 274 NASHUA ROAD & 2 HIGH RANGE ROAD - LONDONDERRY, NEW HAMPSHIRE - LAND OWNER: WAYLAND H. ELWOOD REV. TRUST" SCALE: 1"=100', DATED 12/7/2022, PREPARED BY PROMISED LAND SURVEY, LLC AND RECORDED AT THE R.C.R.D. AS PLAN NO. D-43903.

Nov 16, 2025 - 10:42:00am FLC-22
 P:\0_FLC\PROJECTS\03892\3892L00\DWGS\

Vigeant GIS Exhibit - Aerial



Property Information
 Property ID 002-025-0
 Location 296 NASHUA RD
 Owner VIGEANT FAMILY PROPERTIES LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Londonderry, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/31/2025
 Data updated 03/31/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

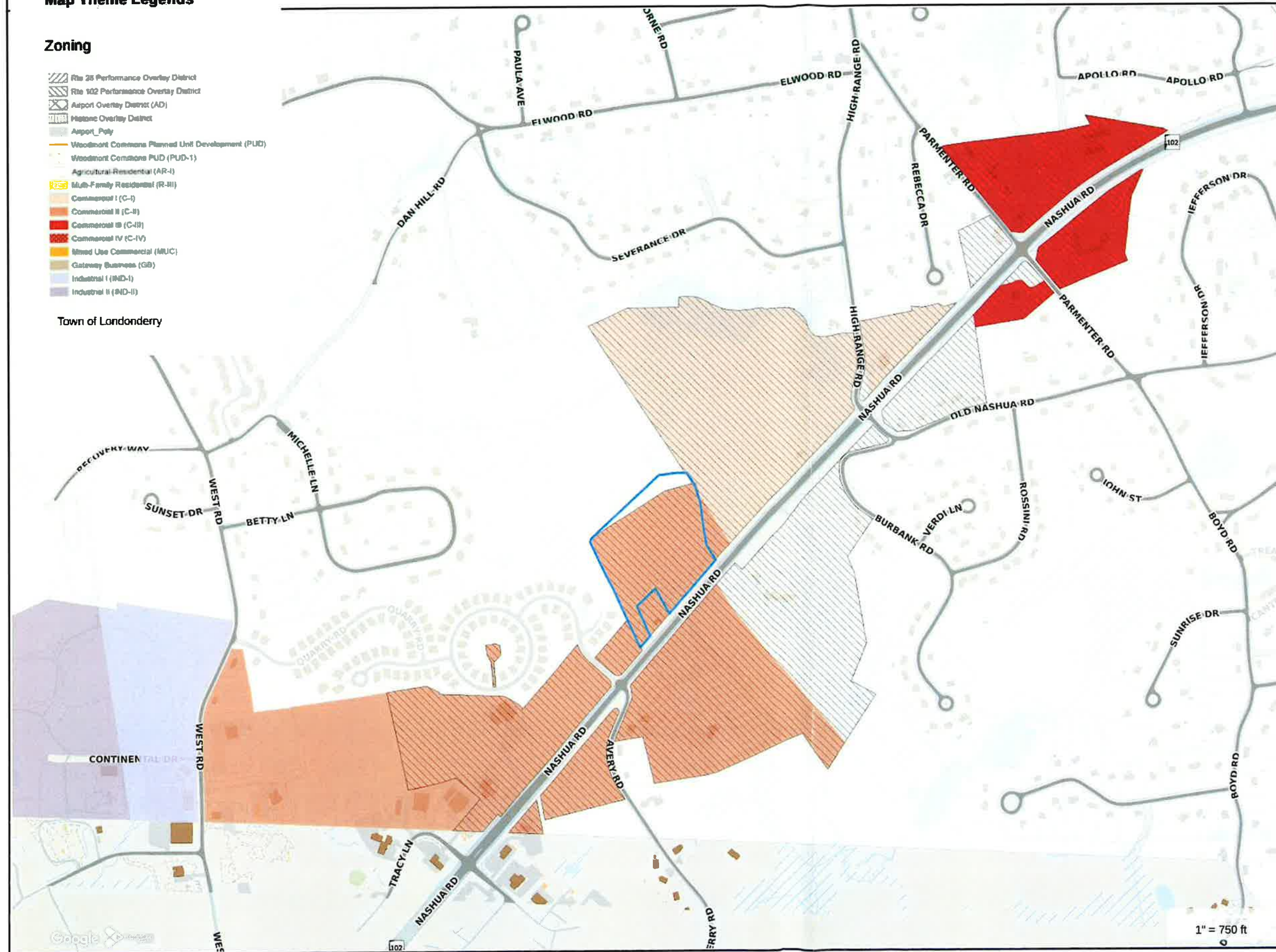
Vigeant GIS Exhibit

Map Theme Legends

Zoning

- Rte 26 Performance Overlay District
- Rte 102 Performance Overlay District
- Airport Overlay District (AD)
- Historic Overlay District
- Airport_Poly
- Woodmont Commons Planned Unit Development (PUD)
- Woodmont Commons PUD (PUD-1)
- Agricultural-Residential (AR-I)
- Multi-Family Residential (R-III)
- Commercial I (C-I)
- Commercial II (C-II)
- Commercial III (C-III)
- Commercial IV (C-IV)
- Mixed Use Commercial (MUC)
- Gateway Business (GB)
- Industrial I (IND-I)
- Industrial II (IND-II)

Town of Londonderry



Property Information
 Property ID 002-025-0
 Location 296 NASHUA RD
 Owner VIGEANT FAMILY PROPERTIES LLC

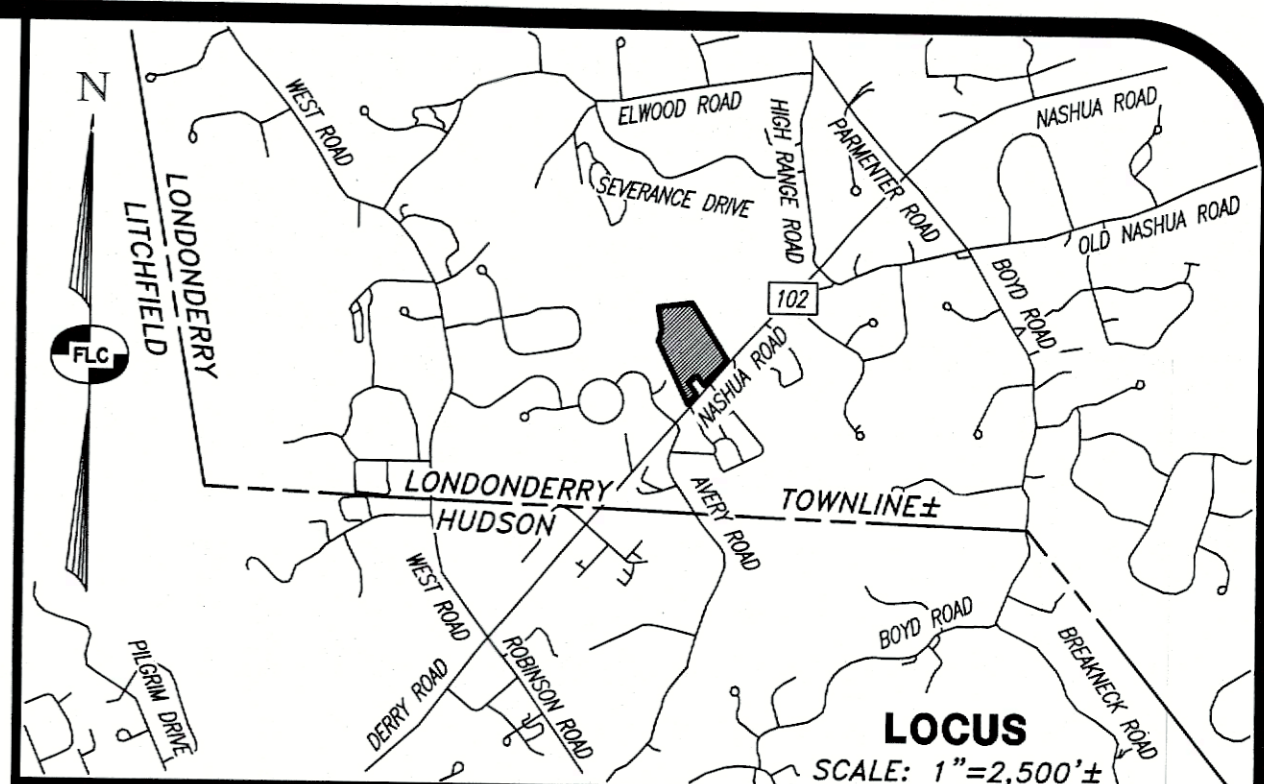
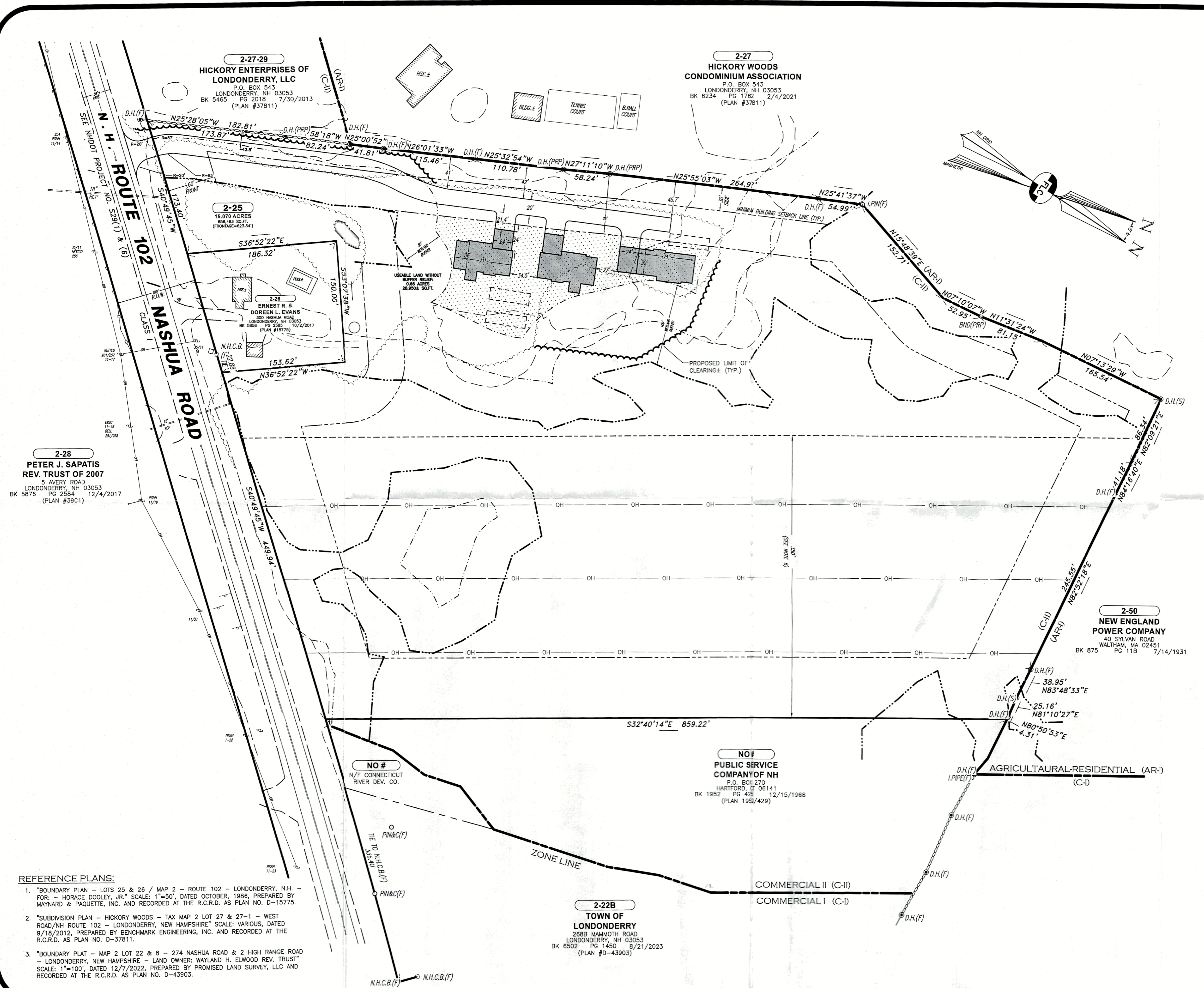


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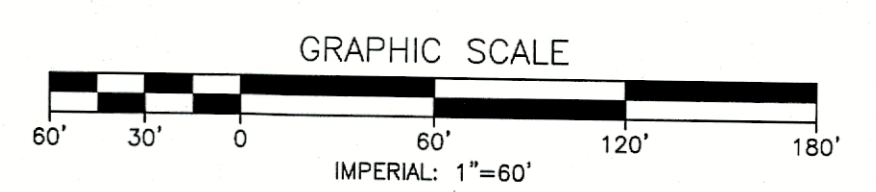
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 BACK 30 FEET
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SINGLE FAMILY DWELLING CONCEPT
TAX MAP 2 LOT 25
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2-22B
TOWN OF LONDONDERRY
 2688 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 BK 6502 PG 1450 8/21/2023
 (PLAN #D-43903)

NO #
PUBLIC SERVICE COMPANY OF NH
 P.O. BOX 270
 HARTFORD, CT 06141
 BK 1952 PG 428 12/15/1968
 (PLAN 1952/429)

2-50
NEW ENGLAND POWER COMPANY
 40 SYLVAN ROAD
 WALTHAM, MA 02451
 BK 875 PG 11B 7/14/1931

2-28
PETER J. SAPATIS
REV. TRUST OF 2007
 5 AVERY ROAD
 LONDONDERRY, NH 03053
 BK 5876 PG 2584 12/4/2017
 (PLAN #3901)

2-25
 15.070 ACRES
 656,483 SQ.FT.
 (FRONTAGE-623.54')

2-26
ERNEST R. & DOREEN L. EVANS
 300 NASHUA ROAD
 LONDONDERRY, NH 03053
 BK 5858 PG 2580 10/2/2017
 (PLAN #15775)

2-27
HICKORY WOODS CONDOMINIUM ASSOCIATION
 P.O. BOX 543
 LONDONDERRY, NH 03053
 BK 6234 PG 1762 2/4/2021
 (PLAN #37811)

2-27-29
HICKORY ENTERPRISES OF LONDONDERRY, LLC
 P.O. BOX 543
 LONDONDERRY, NH 03053
 BK 5465 PG 2018 7/30/2013
 (PLAN #37811)

ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

Case NO. 12-17-2025-8

APPLICANT NAME J Moran
(Please Print)

DATE: 11-18-2025

ADDRESS: 48 CONSTITUTION DRIVE
BEDFORD MA. 03110

MAP & LOT 10-109 GARDNER ST

PHONE NUMBER: 603-472-4488

ZONE CIL

PROPOSED USE: AUTO SALES (RETAIL)

APPLICANT SIGNATURE: [Signature]

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Building and parking/asphalt is
within the front, side, and rear green areas

TYPE OF APPEAL: **Please circle one of the four appeal**

1. Variance

2. Special Exception (choose one)

- For Home Occupation
- For Residential Garage Setbacks
- For Off-Premise Sign
- For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Zoning Section for the Appeal: 4.3.3.B.1

[Signature]
Nick Codner, Zoning Administrator

DATE: 11/18/25



NOV 21 2025

RECEIVED



ZONING BOARD OF ADJUSTMENT - VARIANCE

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.129

Case NO. 12-17-2025-8

Prior to completing this application, you will need to obtain and provide as part of your application a completed ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL form. This form requires a determination from the Zoning Administrator.

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 6 Dickey Street, Londonderry, NH 03053
Tax map 10 Parcel 109 Zone C-II

Owner's name (s) Leon & Tamara Lampes Tel. No. [REDACTED]
Owner's address 6 Dickey Street, Derry, NH 03038

Owner's Email address [REDACTED]

Applicant's name(s) Leon & Tamara Lampes Tel. No. [REDACTED]
Applicant's address 6 Dickey Street, Derry, NH 03038

Applicant's Email address [REDACTED]

Representative's name TFMoran Inc. c/o Jason Hill, PE Tel. No. [REDACTED]
Representative's address 48 Constitution Drive, Bedford, NH 03110

Representative's Email address [REDACTED]

NOTE: THIS APPLICATION IS NOT ACCEPTABLE UNLESS ALL THE FOLLOWING REQUIRED STATEMENTS HAVE BEEN MADE. Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from Section 4.3.3.B.1 of the zoning ordinance for the following reason(s):
See attached.

Previous Zoning Board action on this property: N/A

Facts supporting this request:

1. The variance will not be contrary to the public interest:
See attached.

2. The spirit of the ordinance is observed:

See attached.

3. Substantial justice is done:

See attached.

4. The values of surrounding properties are not diminished:

See attached.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) 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; and

See attached.

(ii) The proposed use is a reasonable one.

See attached.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

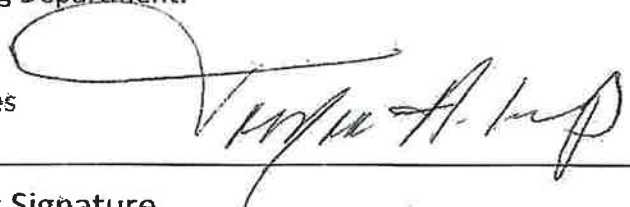
N/A

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

I hereby designate Jason S. Hill, PE

By signing below, I hereby confirm that all information contained in this application is truthful and accurate to the best of my knowledge and belief. I also certify that I am the lawful owner of the subject property and have verified the attached list of abutters with the Assessing Department.

Tamara Lampes



Owner's Signature

Leon H Lampes



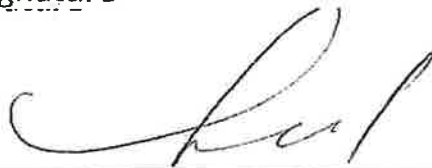
Owner's Signature

Tamara Lampes



Applicant's Signature

Leon H Lampes



Applicant's Signature

Nov 18, 2025

Dated

Total fee due (to be calculated by the Planning Department): \$ 420.00



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

November 18, 2025

Jacqueline Benard, Chair
 Zoning Board of Adjustment
 268B Mammoth Road
 Londonderry, NH 03053

Re: Variance Application – Article 4.3.3.B.1 – Green Space Buffers
 Broadway Auto Sales
 6 Dickey Street, Londonderry, NH 03053
 Tax Map 10 Lot 109

General Description

Tax Map 10 Lot 109, currently occupied by Broadway Auto Sales, is located within the Commercial II (C-II) zoning district. The Owner’s intent is to convert the existing automotive dealership from wholesale to retail sales as its primary use. This involves by providing adequate paved parking for vehicle storage and constructing a stormwater management system. The project includes replacing the current gravel and grass storage areas with paved parking and installing concrete permeable pavers designed to manage the majority of the site’s drainage. The existing loop driveway will be discontinued resulting in a single more defined outlet onto Dickey Street with front yard excess gravels being removed. The proposed stormwater system will capture, store, and infiltrate runoff onsite, improving water quality and reducing offsite flow. These improvements will increase site functionality, promote environmental sustainability, and bring the property into greater compliance with current zoning regulations.

Relative to the improvements proposed the applicant respectfully requests relief from Section 4.3.3.B.1 of the Zoning Ordinance to the existing building and garage, and proposed/relocated shed to be within the green space buffer.

1. The variance would not be contrary to the public interest because:

The existing automotive sales/ service including its building and detached garage were originally developed in 1950 and the mid 1960’s, prior to the adoption of current landscaping and “green” area requirements. As a result, the structures were built within the newly defined “green” area setbacks for this zoning district. The project eliminates an existing encroachment along the western portion of the property while expanding green space along the northern, eastern, and southern perimeters, resulting in a significant overall increase in green space buffer. The property has long operated in its current condition without creating negative impacts to surrounding properties or the public. Granting the variance will not alter the essential character of the neighborhood, nor will it threaten public health, safety, or welfare. The proposed development consists of removing gravel in some areas around the property and constructing a more defined paved parking area and a stormwater management area. These improvements will enhance the site’s appearance and environmental performance, thereby supporting the public interest while recognizing the site’s historic development constraints.

2. The spirit of the ordinance is observed because:

The spirit and intent of the ordinance is to protect the health, safety, and welfare of the community. The green space buffer proposed is consistent with the surrounding properties. The proposed improvements—including paved parking and the installation of a permeable paver stormwater management system—will



achieve the ordinance’s intent by enhancing site functionality, improving water quality, and upgrading the property’s overall appearance.

3. Substantial justice would be done because:

The substantial justice prong is subjective and requires demonstrating that the hardship to the applicant if the variance is denied outweighs any potential harm to the public if the variance is granted. The uses, as proposed, do not place any burden on public schools, public safety, or public works. Denial of the variance would create a hardship for the applicant by limiting its ability to operate efficiently and to implement site improvements that enhance drainage, water quality, and overall appearance—improvements that clearly serve the public interest.

4. The value of surrounding properties would not be diminished because:

The proposed upgrades to the site will enhance visual appeal and improve environmental performance. These enhancements will maintain and potentially increase the value of nearby properties, ensuring no decrease in surrounding property values as a result of the variance. The primary use is permitted by right in the C2 District.

5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship:

(A) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

i. 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; and

The lots in this area of Londonderry, NH, are unique compared to other properties in town due to their existing non-conforming dimensional characteristics. The proposed use is permitted by right in the District, and opening up to retail sales (by appointment) is not anticipated alter the character of the existing automotive sales operation. The proposed improvements to the property would reduce many of these nonconformities; however, given the physical constraints of the site, the development still requires relief from certain dimensional regulations. Granting this relief will allow the owner to continue the reasonable use of the property, while denial would impose an unnecessary and unreasonable restriction on the existing business.

ii. The proposed use is a reasonable one.

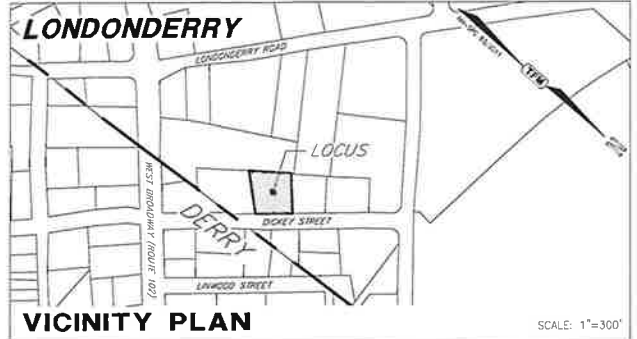
The property has long been used as a car dealership, which is consistent with the allowable uses of the zoning district. The proposed site improvements will bring the property into greater conformance with the modern zoning regulations by removing gravels in areas around the property. The reduced width of “green” areas does not impair the site’s ability to function properly, nor does it negatively affect surrounding properties. Therefore, maintaining the existing dealership with the requested variance is a reasonable and appropriate use of the property.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

N/A

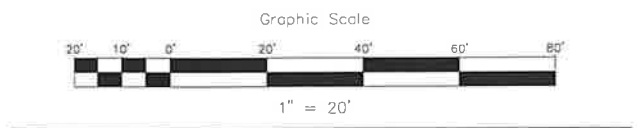
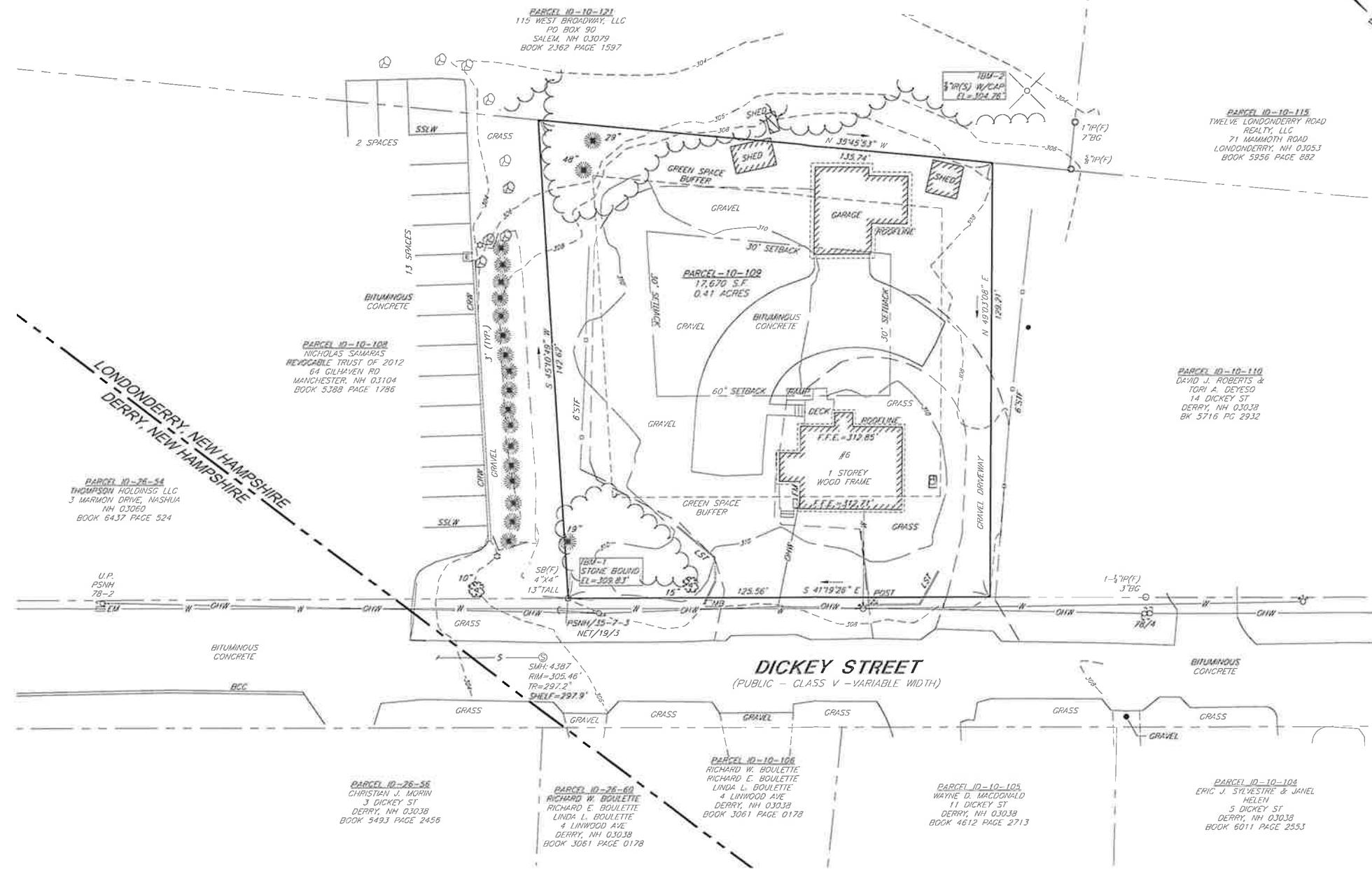
LEGEND

- SEWER MANHOLE
- WATER SHUT OFF
- GAS SHUT OFF
- GUY WIRE
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- UTILITY POLE
- MAIL BOX
- ELECTRIC METER
- TRANSFORMER PAD
- BOULDER
- DECIDUOUS TREE
- CONIFEROUS TREE
- IRON PIPE/ROD
- STONE/CONCRETE BOUND
- CLEAN OUT
- TEMPORARY BENCHMARK
- BELOW GRADE
- INVERT
- IRON PIPE
- IRON ROD
- RIM ELEVATION
- SET
- SQUARE FEET
- STONE BOUND
- STOCKADE FENCE
- TEMPORARY BENCHMARK
- TROUGH
- LANDSCAPE TIMBER
- TOP OF SEWER TROUGH
- TYPICAL
- SINGLE SOLID WHITE LINE
- ABOVE GRADE
- BITUMINOUS CONCRETE CURB
- CONCRETE RETAINING WALL
- DRILL HOLE
- ELEVATION
- FINISHED FLOOR ELEVATION
- FOUND
- SEWER LINE
- WATER LINE
- OVERHEAD UTILITIES
- CONTINUES TO UNKNOWN TERMINUS
- WOOD FENCE
- TREELINE



- NOTES**
- OWNER OF RECORD: LEON H. LAMPES, TAMARA A. LAMPES & HARRY L. LAMPES
6 DICKEY STREET, DERRY, NEW HAMPSHIRE 03038
DEED REFERENCE: BOOK 8561, PAGE 2390
AREA: 17,670 S.F. OR 0.41 ACRES
 - 10-109 INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS PRESENT AT TAX MAP 10, LOT 109, LOCATED AT THE SOUTHWESTERLY SIDE OF DICKEY STREET, AS SHOWN HEREON AND FOR NO OTHER PURPOSE.
 - CURRENT ZONING IS COMMERCIAL-II "C-II"
MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT FRONTAGE: 150 FEET
MINIMUM WIDTH: N/A
MINIMUM FRONT BUILDING SETBACKS: 60 FEET
MINIMUM SIDE BUILDING SETBACKS: 30 FEET
MINIMUM REAR BUILDING SETBACKS: 30 FEET
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015CD339E, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - HORIZONTAL DATUM: NH SPC NAD83/2011
VERTICAL DATUM: NAVD83
BENCHMARKS SET: TBM-1: 4"x4" STONE BOUND FOUND AT THE EASTERLY CORNER OF THE SUBJECT PARCEL, 1.3" TALL, AS SHOWN HEREON ELEVATION: 309.83'
TBM-2: 5/8" IRON ROD WITH CAP SET FLUSH TO GRADE, LOCATED AT THE WESTERLY CORNER OF THE SUBJECT PARCEL, AS SHOWN HEREON ELEVATION: 304.76'
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. T.E.MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - THE INFORMATION SHOWN HEREON IS FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON MARCH 20, 2025, MARCH 21, 2025 AND AUGUST 18, 2025.

- REFERENCE PLANS**
- R.C.R.D. PLAN NO. 186 ENTITLED "PLAN OF SUNNYSIDE PARK DERRY, NH" DATED JUNE 1, 1908.
 - R.C.R.D. PLAN NO. C-3352 ENTITLED "PLAN OF LAND IN DERRY, NH FOR W. DEREMER, OAK STREET, DERRY, NH" DATED OCTOBER 6, 1972.
 - R.C.R.D. PLAN NO. D-20891 ENTITLED "PLAN OF LAND LOCATED IN DERRY & LONDONDERRY, NH" DATED JANUARY 13, 1991.



TAX MAP 10 LOT 109
EXISTING CONDITIONS PLAN
LAMPES
6 DICKEY STREET
LONDONDERRY, NEW HAMPSHIRE
 OWNED BY
LEON & TAMARA LAMPES
 PREPARED FOR
LEON LAMPES **SEPTEMBER 5, 2025**

SCALE: 1" = 20'

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 Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION
"IT'S THE LAW"



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. BOUNDARY INFORMATION IS BASED ON PLANS OF RECORD ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THIS OFFICE HAS JOINED OUR SURVEY DATA TO BE COINCIDENT TO THE BOUNDARIES OF THE RECORD PLANS.

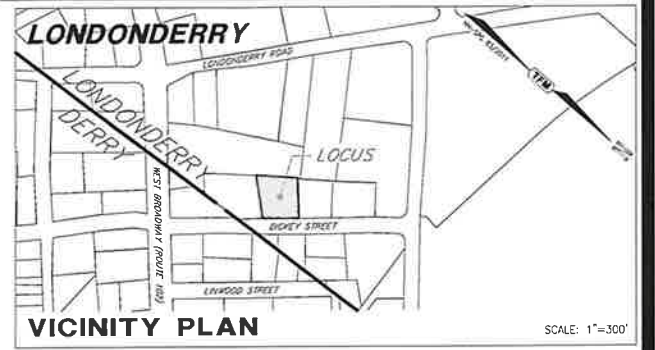
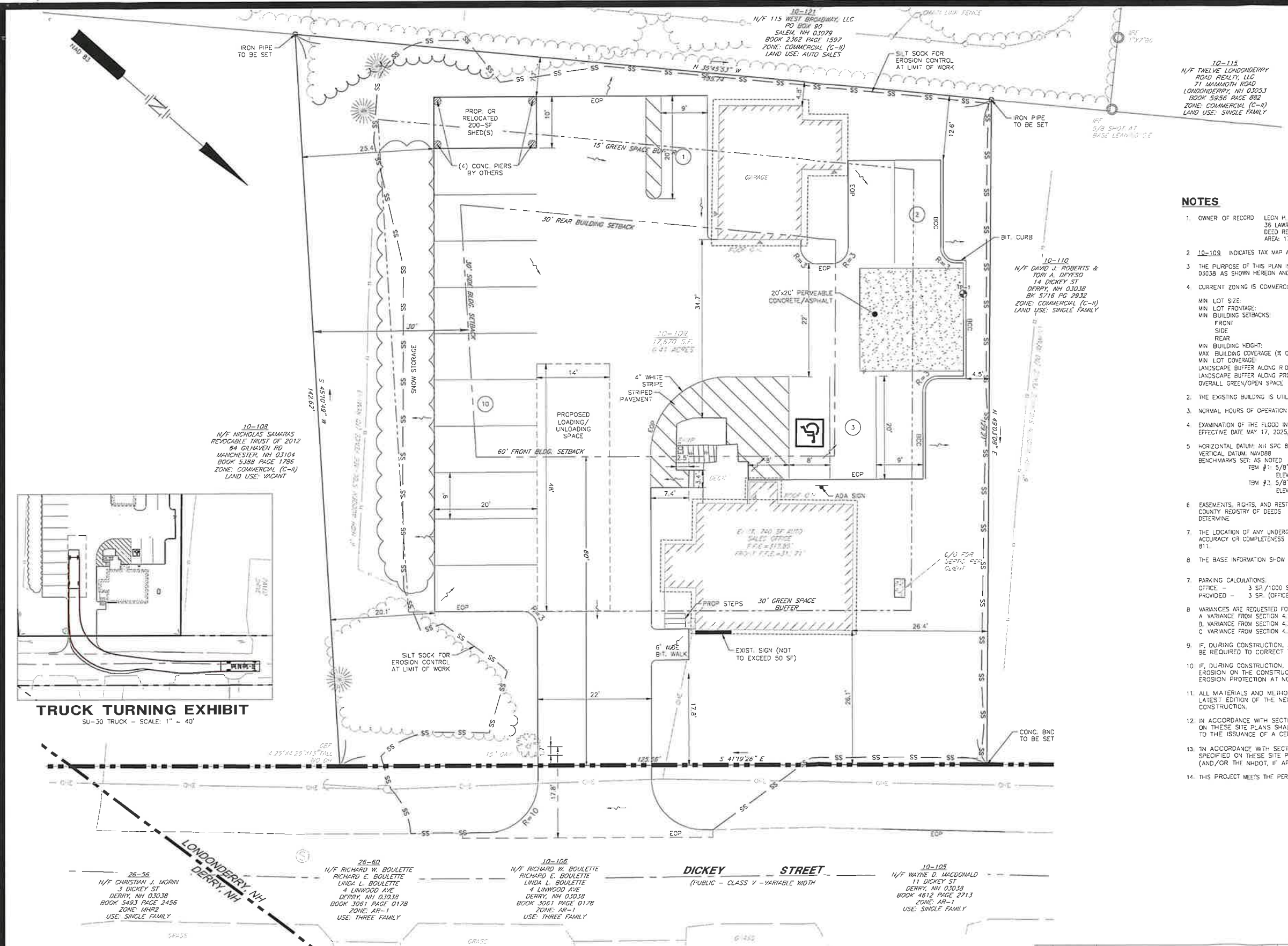
03-XX-2025
 LICENSED LAND SURVEYOR DATE

REV.	DATE	DESCRIPTION	DR	CK

18301.00 DR LR FB 2047-54 SHEET 1 OF 1
 CK MRD CADFILE 18301-00 Survey

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
 48 Constitution Drive, Bedford, NH 03110, Phone (603) 472-4488, Fax (603) 472-9747, www.tfmoran.com

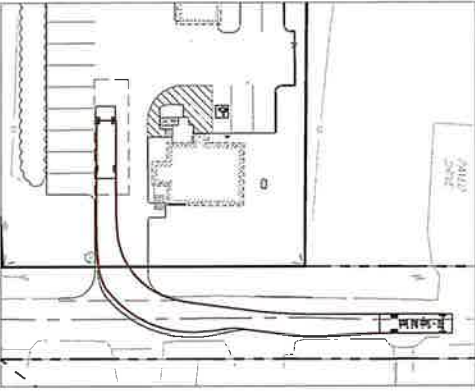
Oct 21, 2025 - 10:52am F:\TFM\Projects\18301\18301-00 Survey.dwg



NOTES

- OWNER OF RECORD LEON H LAMPES & TAMARA A LAMPES C/O HARRY L LAMPES
36 LAWRENCE ROAD
DEED REFERENCE: BK. 6561 PG. 2392
AREA: 17,670 S.F. ± OR 0.406 ACRES ±
- 10-109 INDICATES TAX MAP AND LOT NUMBER
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON TAX MAP 10, LOT 109, LOCATED AT 6 DICKEY STREET, DERRY NH 03038 AS SHOWN HEREON AND FOR NO OTHER PURPOSE
- CURRENT ZONING IS COMMERCIAL II ZONING DISTRICT

MIN LOT SIZE:	REQUIRED	PROVIDED
ACRE:	1	0.406 ACRES
MIN LOT FRONTAGE:	150'	125.56'
MIN BUILDING SETBACKS:		
FRONT:	60'	26.1'
SIDE:	30'	28.4'
REAR:	30'	4.9'
MIN BUILDING HEIGHT:	50'	24' ±
MAX BUILDING COVERAGE (% OF LOT AREA):	25%	10%
MIN LOT COVERAGE:	66%	52.5%
LANDSCAPE BUFFER ALONG R.O.W:	30'	26.1'
LANDSCAPE BUFFER ALONG PROP. LINES:	15'	4.5'
OVERALL GREEN/OPEN SPACE:	33%	47.4% (8,376 SF LONDONDERRY)
- THE EXISTING BUILDING IS UTILIZED FOR WHOLESALE AUTO SALES AND IS SERVICED BY ON-SITE SEPTIC AND MUNICIPAL WATER FROM DERRY.
- NORMAL HOURS OF OPERATION WILL BE MONDAY THROUGH SATURDAY 9 AM - 5 PM BY APPOINTMENT ONLY.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015C03395, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA
- HORIZONTAL DATUM: NH SPC 83/2011
VERTICAL DATUM: NAVD88
BENCHMARKS SET: AS NOTED
TBM #1: 5/8" IRON ROD WITH CAP SET FLUSH
ELEVATION: 307.36'
TBM #2: 5/8" IRON ROD WITH CAP
ELEVATION: 304.76'
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
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- THE BASE INFORMATION SHOWN HEREON IS FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON MARCH 21, 2025
- PARKING CALCULATIONS
OFFICE - 3 SP./1000 S.F. = 2 SPACES
PROVIDED - 3 SP. (OFFICE INCL 1 ACCESSIBLE) + 13 SP. (VEHICLE SALES) = 16 TOTAL SPACES
- VARIANCES ARE REQUESTED FOR THE FOLLOWING:
A. VARIANCE FROM SECTION 4.1.2 - TO ALLOW OUTDOOR STORAGE IN THE COMMERCIAL ZONE.
B. VARIANCE FROM SECTION 4.3.3.B.2 - 50-FOOT LANDSCAPE BUFFER WITHIN 200' FROM RESIDENTIAL ZONE.
C. VARIANCE FROM SECTION 4.3.3.B.1 - 30-FOOT FRONT, SIDE & REAR GREEN AREA (EXIST. NON-CONFORMING)
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676.13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676.12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THIS PROJECT MEETS THE PERFORMANCE STANDARDS NOTED IN SECTION 5.16 OF THE ZONING ORDINANCE PER ITEM 17 OF THE CHECKLIST.



TRUCK TURNING EXHIBIT
SU-30 TRUCK - SCALE: 1" = 40'

TAX MAP 10 LOT 109
SITE LAYOUT PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

FEBRUARY 17, 2025

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

OWNER'S SIGNATURE

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE

OWNER OR AUTHORIZED AGENT _____ DATE _____

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

DN _____ AND _____
BOARD MEMBER _____
BOARD MEMBER _____



REV	DATE	DESCRIPTION	DR	CK

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

18301.00 DR - CADFILE 18301-00 DESIGN_LAYOUT C-4

ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

Case No. 12-17-2025-9

APPLICANT NAME TF MORAN
(Please Print)

DATE: 11-18-2025

ADDRESS: 48 CONSTITUTION DRIVE MAP & LOT 10-109 6 DICKEY ST.
BEDFORD NH. 03110

PHONE NUMBER: 603-472-4408 ZONE CTI

PROPOSED USE: AUTO SALES (RETAIL)

APPLICANT SIGNATURE: Jeff Leonard

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Lot does not have the required 50'
buffer to the ARI

TYPE OF APPEAL: **Please circle one of the four appeal**

1. Variance

2. Special Exception (choose one)

-For Home Occupation

-For Residential Garage Setbacks

-For Off-Premise Sign

-For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Zoning Section for the Appeal: 4.3.3.B.2.9

Nick Codner
Nick Codner, Zoning Administrator

DATE: 11/18/25

NOV 21 2025

RECEIVED



ZONING BOARD OF ADJUSTMENT - VARIANCE

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.129

Case No. 12-17-2025-9

Prior to completing this application, you will need to obtain and provide as part of your application a completed ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL form. This form requires a determination from the Zoning Administrator.

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 6 Dickey Street, Londonderry, NH 03053
Tax map 10 Parcel 109 Zone C-II

Owner's name (s) Leon & Tamara Lampes Tel. No. [REDACTED]
Owner's address 6 Dickey Street, Derry, NH 03038

Owner's Email address [REDACTED]

Applicant's name(s) Leon & Tamara Lampes Tel. No. [REDACTED]
Applicant's address 6 Dickey Street, Derry, NH 03038

Applicant's Email address [REDACTED]

Representative's name TFMoran Inc. c/o Jason Hill, PE Tel. No. [REDACTED]
Representative's address 48 Constitution Drive, Bedford, NH 03110

Representative's Email address [REDACTED]

NOTE: THIS APPLICATION IS NOT ACCEPTABLE UNLESS ALL THE FOLLOWING REQUIRED STATEMENTS HAVE BEEN MADE. Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from Section 4.3.3.B.2.a of the zoning ordinance for the following reason(s):
See attached.

Previous Zoning Board action on this property: N/A

Facts supporting this request:

1. The variance will not be contrary to the public interest:
See attached.

2. The spirit of the ordinance is observed:

See attached.

3. Substantial justice is done:

See attached.

4. The values of surrounding properties are not diminished:

See attached.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) 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; and

See attached.

(ii) The proposed use is a reasonable one.

See attached.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

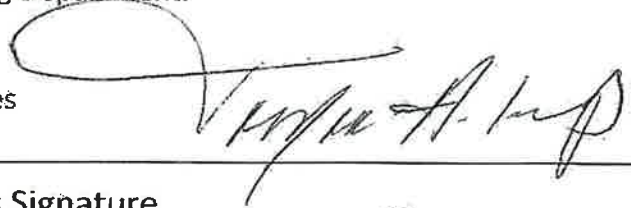
N/A

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

I hereby designate Jason S. Hill, PE

By signing below, I hereby confirm that all information contained in this application is truthful and accurate to the best of my knowledge and belief. I also certify that I am the lawful owner of the subject property and have verified the attached list of abutters with the Assessing Department.

Tamara Lampes



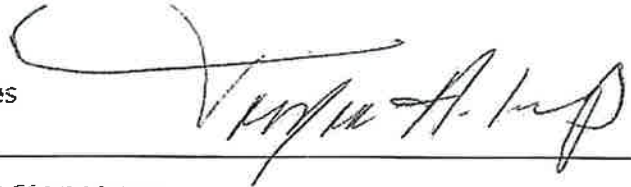
Owner's Signature

Leon H Lampes



Owner's Signature

Tamara Lampes



Applicant's Signature

Leon H Lampes



Applicant's Signature

Nov 18, 2025

Dated

Total fee due (to be calculated by the Planning Department): \$ 420.00



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

November 18, 2025

Jacqueline Benard, Chair
 Zoning Board of Adjustment
 268B Mammoth Road
 Londonderry, NH 03053

Re: Variance Application – Article 4.3.3.B.2.a-b – Residential Buffer
 Broadway Auto Sales
 6 Dickey Street, Londonderry, NH 03053
 Tax Map 10 Lot 109

General Description

Tax Map 10 Lot 109, currently occupied by Broadway Auto Sales, is located within the Commercial II (C-II) zoning district. The Owner’s intent is to convert the existing automotive dealership from wholesale to retail sales as its primary use. This involves by providing adequate paved parking for vehicle storage and constructing a stormwater management system. The project includes replacing the current gravel and grass storage areas with paved parking and installing concrete permeable pavers designed to manage the majority of the site’s drainage. The existing loop driveway will be discontinued resulting in a single more defined outlet onto Dickey Street with front yard excess gravels being removed. The proposed stormwater system will capture, store, and infiltrate runoff onsite, improving water quality and reducing offsite flow. These improvements will increase site functionality, promote environmental sustainability, and bring the property into greater compliance with current zoning regulations.

Relative to the improvements proposed the applicant respectfully requests relief from Section 4.3.3.B.2 of the Zoning Ordinance to allow a residential buffer of 26.1 feet where 50 feet is required.

1. The variance would not be contrary to the public interest because:

The existing automotive sales/ service including its primary building was originally developed in 1950, prior to the adoption of a residential buffer requirement. As a result, the structure was built within the newly defined buffer area. The property has long operated in its current condition without creating negative impacts to the Agricultural-Residential properties across Dickey Street or to the public. Granting the variance will not alter the essential character of the neighborhood, nor will it threaten public health, safety, or welfare. The existing nonconforming residential buffer, is being increased from zero to 26.1 feet. Due to the location of the existing building footprint, the remaining area must be utilized by the dealership. These improvements will enhance the site’s appearance and environmental performance, thereby supporting the public interest.

2. The spirit of the ordinance is observed because:

The spirit and intent of the ordinance is to protect the health, safety, and welfare of the community. The uses proposed are consistent with the ordinance and will not change the essential character of the neighborhood.

3. Substantial justice would be done because:

The substantial justice prong is subjective and requires demonstrating that the hardship to the applicant if the variance is denied outweighs any potential harm to the public if the variance is granted. The uses, as



proposed, do not place any burden on public schools, public safety, or public works. The hardship to the applicant, if the variance is denied, is that it would hinder business operations and prevent the implementation of site improvements that enhance drainage, water quality, and the overall appearance of the property—improvements that provide a clear public benefit.

4. The value of surrounding properties would not be diminished because:

The proposed upgrades to the site will enhance visual appeal and improve environmental performance. These enhancements will maintain and potentially increase the value of nearby properties, ensuring no decrease in surrounding property values as a result of the variance. The primary use is permitted by right in the C2 District.

5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship:

(A) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

i. 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; and

The lots in this area of Londonderry, NH, are unique compared to other properties in town due to their existing non-conforming dimensional characteristics. The proposed use is permitted by right in the District, and opening up to retail sales (by appointment) is not anticipated alter the character of the existing automotive sales operation. The proposed improvements to the property would reduce many of these nonconformities; however, given the physical constraints of the site, the development still requires relief from certain dimensional regulations. Granting this relief will allow the owner to continue the reasonable use of the property, while denial would impose an unnecessary and unreasonable restriction on the existing business. Granting the variances will allow the owner reasonable return on his investments, as well as increased clientele base to ensure a successful business over the long term. Denial would create an unreasonable hardship by denying the above noted conditions.

ii. The proposed use is a reasonable one.

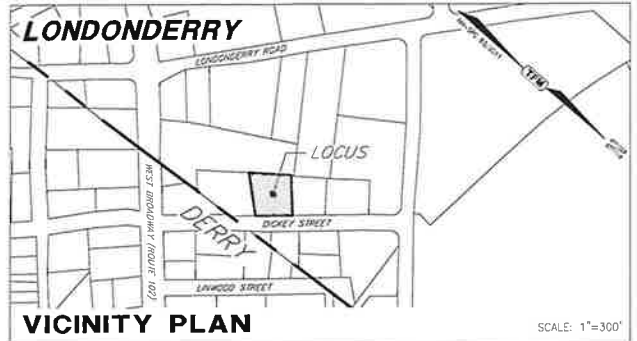
The property has long been used as a car dealership, which is consistent with the permitted uses of the zoning district. The proposed site improvements will bring the property into greater conformance with the modern zoning regulations by removing gravels in areas around the property. The reduced residential buffer along Dickey Street does not impair the site’s ability to function properly, nor does it negatively affect surrounding properties. Therefore, maintaining the existing building layout with the requested variance is a reasonable and appropriate use of the property.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

N/A

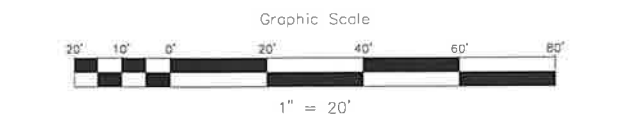
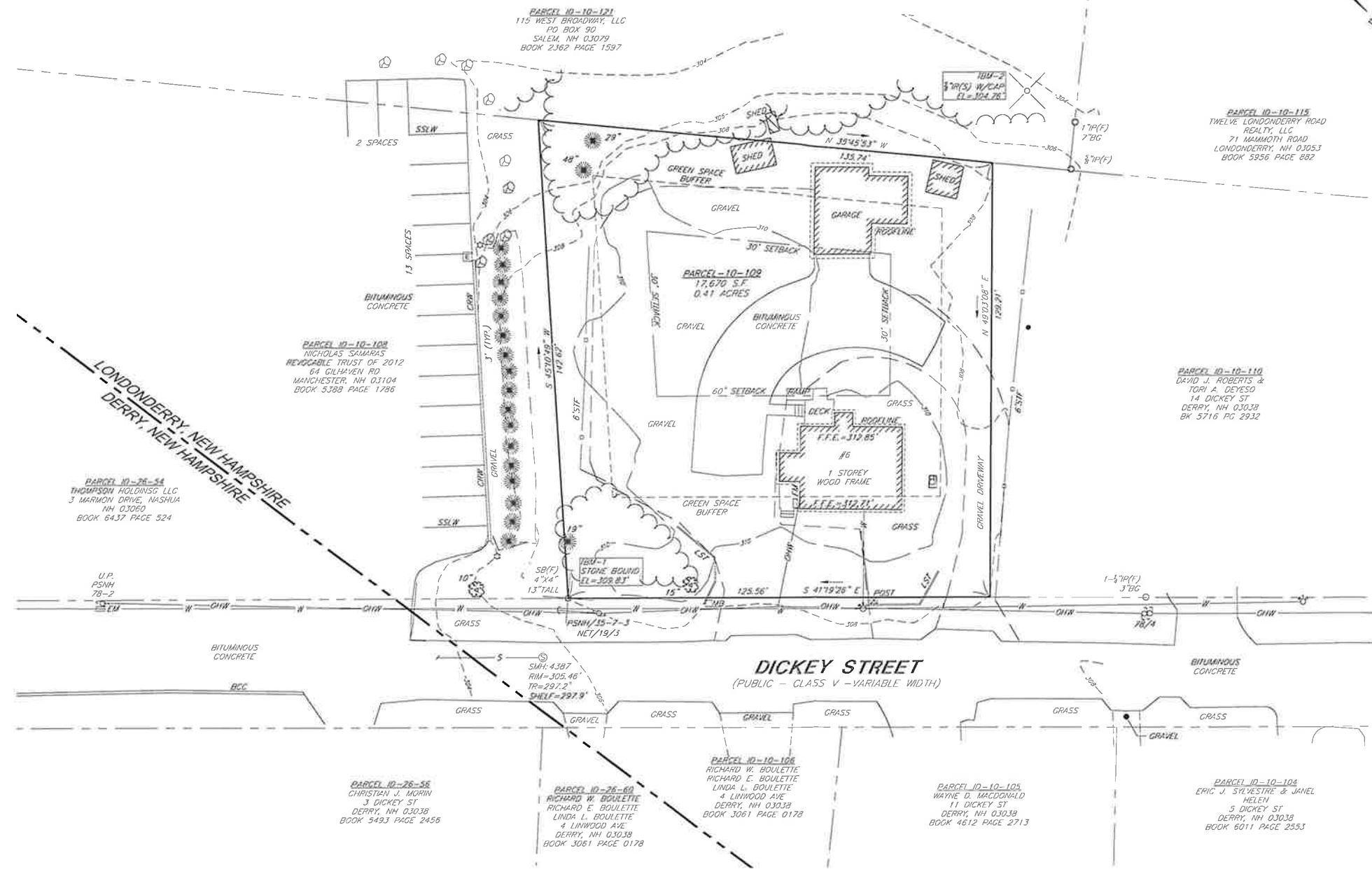
LEGEND

- SEWER MANHOLE
- WATER SHUT OFF
- GAS SHUT OFF
- GUY WIRE
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- UTILITY POLE
- MAIL BOX
- ELECTRIC METER
- TRANSFORMER PAD
- BOULDER
- DECIDUOUS TREE
- CONIFEROUS TREE
- IRON PIPE/ROD
- STONE/CONCRETE BOUND
- CLEAN OUT
- TEMPORARY BENCHMARK
- BELOW GRADE
- INVERT
- IRON PIPE
- IRON ROD
- RIM ELEVATION
- SET
- SQUARE FEET
- STONE BOUND
- STOCKADE FENCE
- TEMPORARY BENCHMARK
- TROUGH
- LANDSCAPE TIMBER
- TOP OF SEWER TROUGH
- TYPICAL
- SINGLE SOLID WHITE LINE
- ABOVE GRADE
- BITUMINOUS CONCRETE CURB
- CONCRETE RETAINING WALL
- DRILL HOLE
- ELEVATION
- FINISHED FLOOR ELEVATION
- FOUND
- SEWER LINE
- WATER LINE
- OVERHEAD UTILITIES
- CONTINUES TO UNKNOWN TERMINUS
- WOOD FENCE
- TREELINE



- NOTES**
- OWNER OF RECORD: LEON H. LAMPES, TAMARA A. LAMPES & HARRY L. LAMPES
6 DICKEY STREET, DERRY, NEW HAMPSHIRE 03038
DEED REFERENCE: BOOK 8561, PAGE 2390
AREA: 17,670 S.F. OR 0.41 ACRES
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 - HORIZONTAL DATUM: NH SPC NAD83/2011
VERTICAL DATUM: NAVD83
BENCHMARKS SET:
TBM-1: 4"x4" STONE BOUND FOUND AT THE EASTERLY CORNER OF THE SUBJECT PARCEL, 1.3' TALL, AS SHOWN HEREON ELEVATION: 309.83'
TBM-2: 5/8" IRON ROD WITH CAP SET FLUSH TO GRADE, LOCATED AT THE WESTERLY CORNER OF THE SUBJECT PARCEL, AS SHOWN HEREON ELEVATION: 304.76'
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 - R.C.R.D. PLAN NO. C-3352 ENTITLED "PLAN OF LAND IN DERRY, NH FOR W. DEREMER, OAK STREET, DERRY, NH" DATED OCTOBER 6, 1972.
 - R.C.R.D. PLAN NO. D-20891 ENTITLED "PLAN OF LAND LOCATED IN DERRY & LONDONDERRY, NH" DATED JANUARY 13, 1991.



TAX MAP 10 LOT 109
EXISTING CONDITIONS PLAN
LAMPES
6 DICKEY STREET
LONDONDERRY, NEW HAMPSHIRE
 OWNED BY
LEON & TAMARA LAMPES
 PREPARED FOR
LEON LAMPES **SEPTEMBER 5, 2025**

SCALE: 1" = 20'

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 Bedford, N.H. 03110

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION
"IT'S THE LAW"



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. BOUNDARY INFORMATION IS BASED ON PLANS OF RECORD ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THIS OFFICE HAS JOINED OUR SURVEY DATA TO BE COINCIDENT TO THE BOUNDARIES OF THE RECORD PLANS.

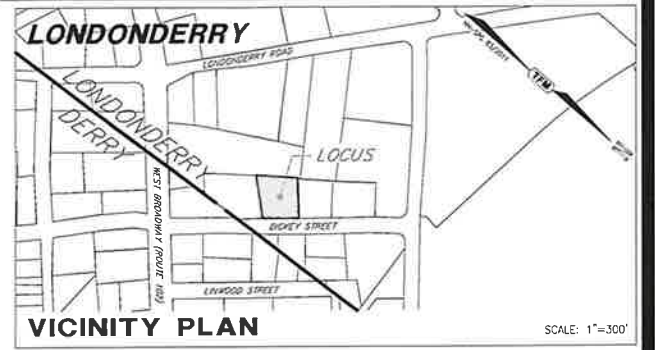
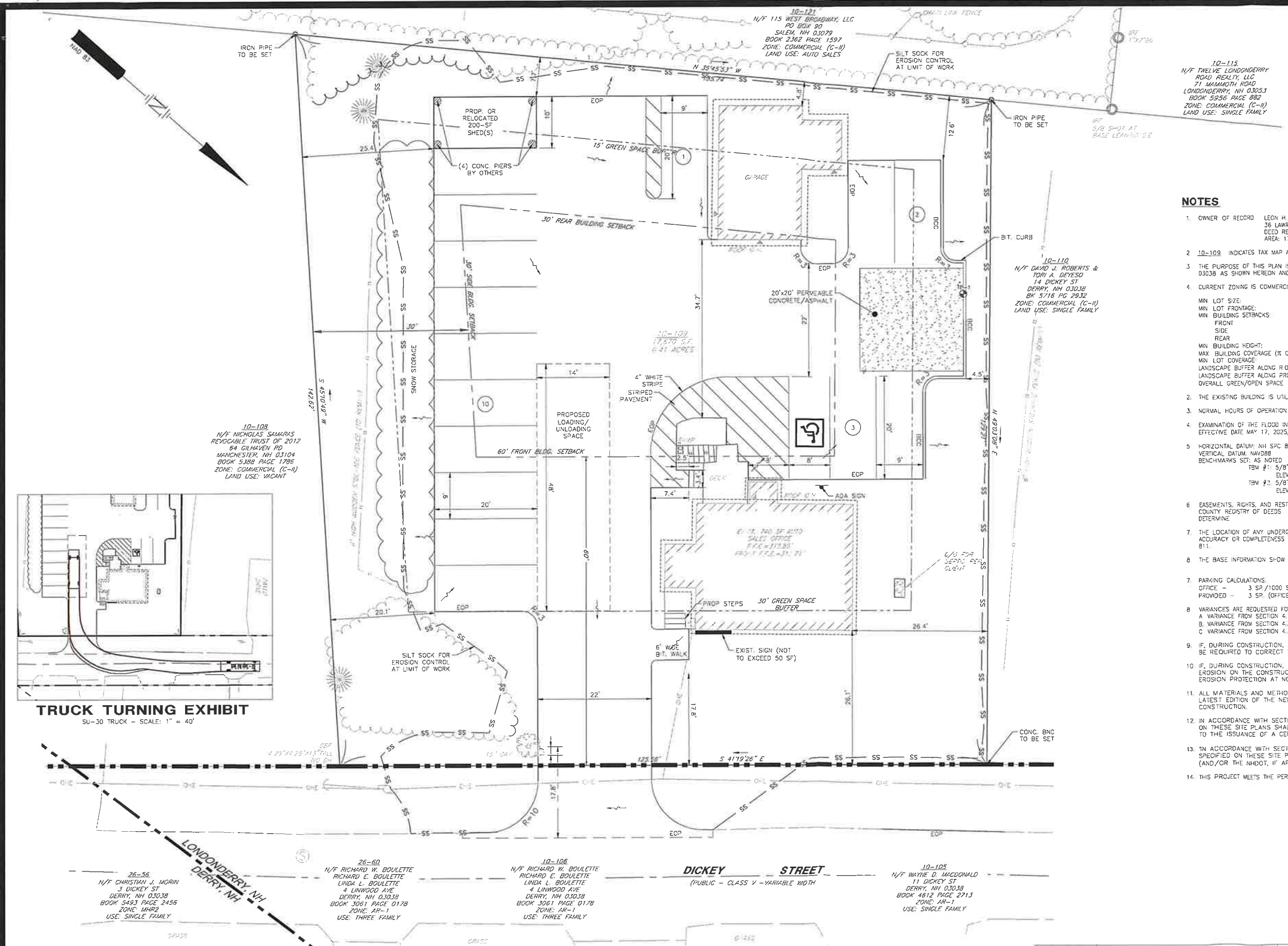
03-XX-2025
 LICENSED LAND SURVEYOR DATE

REV.	DATE	DESCRIPTION	DR	CK

18301.00	DR	LR	FB	2047-54	SHEET 1 OF 1
	CK	MRD	CADFILE	18301-00 Survey	

TFM Moran, Inc. Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists. 48 Constitution Drive, Bedford, NH 03110. Phone (603) 472-4488. Fax (603) 472-9747. www.tfmoran.com

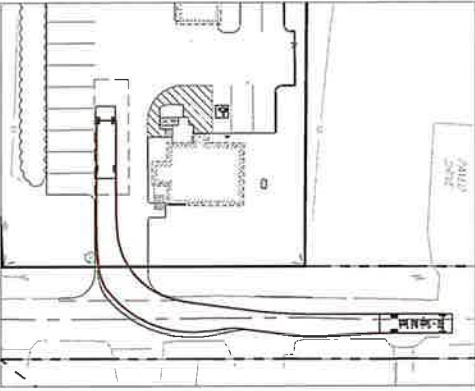
Oct 21, 2025 - 10:52am F:\TFM Projects\18301 Londonderry, NH\Carlson Survey\18301-00 Survey.dwg



NOTES

- OWNER OF RECORD LEON H LAMPES & TAMARA A LAMPES C/O HARRY L LAMPES
36 LAWRENCE ROAD
DEED REFERENCE: BK. 6561 PG. 2392
AREA: 17,670 S.F.± OR 0.406 ACRES±
- 10-109 INDICATES TAX MAP AND LOT NUMBER
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON TAX MAP 10, LOT 109, LOCATED AT 6 DICKEY STREET, DERRY NH 03038 AS SHOWN HEREON AND FOR NO OTHER PURPOSE
- CURRENT ZONING IS COMMERCIAL II ZONING DISTRICT

MIN LOT SIZE:	REQUIRED	PROVIDED
ACRE:	1	0.406 ACRES
MIN LOT FRONTAGE:	150'	125.56'
MIN BUILDING SETBACKS:		
FRONT:	60'	26.1'
SIDE:	30'	28.4'
REAR:	30'	4.9'
MIN BUILDING HEIGHT:	50'	24'±
MAX BUILDING COVERAGE (% OF LOT AREA):	25%	10%
MIN LOT COVERAGE:	66%	52.5%
LANDSCAPE BUFFER ALONG R.O.W:	30'	26.1'
LANDSCAPE BUFFER ALONG PROP. LINES:	15'	4.5'
OVERALL GREEN/OPEN SPACE:	33%	47.4% (8,376 SF LONDONDERRY)
- THE EXISTING BUILDING IS UTILIZED FOR WHOLESALE AUTO SALES AND IS SERVICED BY ON-SITE SEPTIC AND MUNICIPAL WATER FROM DERRY.
- NORMAL HOURS OF OPERATION WILL BE MONDAY THROUGH SATURDAY 9 AM - 5 PM BY APPOINTMENT ONLY.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015C03395, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA
- HORIZONTAL DATUM: NH SPC 83/2011
VERTICAL DATUM: NAVD88
BENCHMARKS SET: AS NOTED
TBM #1: 5/8" IRON ROD WITH CAP SET FLUSH
ELEVATION: 307.36'
TBM #2: 5/8" IRON ROD WITH CAP
ELEVATION: 304.76'
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. T.F. MORAN INC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- THE BASE INFORMATION SHOWN HEREON IS FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON MARCH 21, 2025
- PARKING CALCULATIONS
OFFICE - 3 SP./1000 S.F. = 2 SPACES
PROVIDED - 3 SP. (OFFICE INCL 1 ACCESSIBLE) + 13 SP. (VEHICLE SALES) = 16 TOTAL SPACES
- VARIANCES ARE REQUESTED FOR THE FOLLOWING:
A. VARIANCE FROM SECTION 4.1.2 - TO ALLOW OUTDOOR STORAGE IN THE COMMERCIAL ZONE.
B. VARIANCE FROM SECTION 4.3.3.2 - 50-FOOT LANDSCAPE BUFFER WITHIN 200' FROM RESIDENTIAL ZONE
C. VARIANCE FROM SECTION 4.3.3.1 - 30-FOOT FRONT, SIDE & REAR GREEN AREA (EXIST. NON-CONFORMING)
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676.13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676.12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THIS PROJECT MEETS THE PERFORMANCE STANDARDS NOTED IN SECTION 5.16 OF THE ZONING ORDINANCE PER ITEM 17 OF THE CHECKLIST.



TRUCK TURNING EXHIBIT
SU-30 TRUCK - SCALE: 1" = 40'

TAX MAP 10 LOT 109
SITE LAYOUT PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

FEBRUARY 17, 2025

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

OWNER'S SIGNATURE

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE

OWNER OR AUTHORIZED AGENT _____ DATE _____

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

DN _____ AND _____
BOARD MEMBER _____
BOARD MEMBER _____

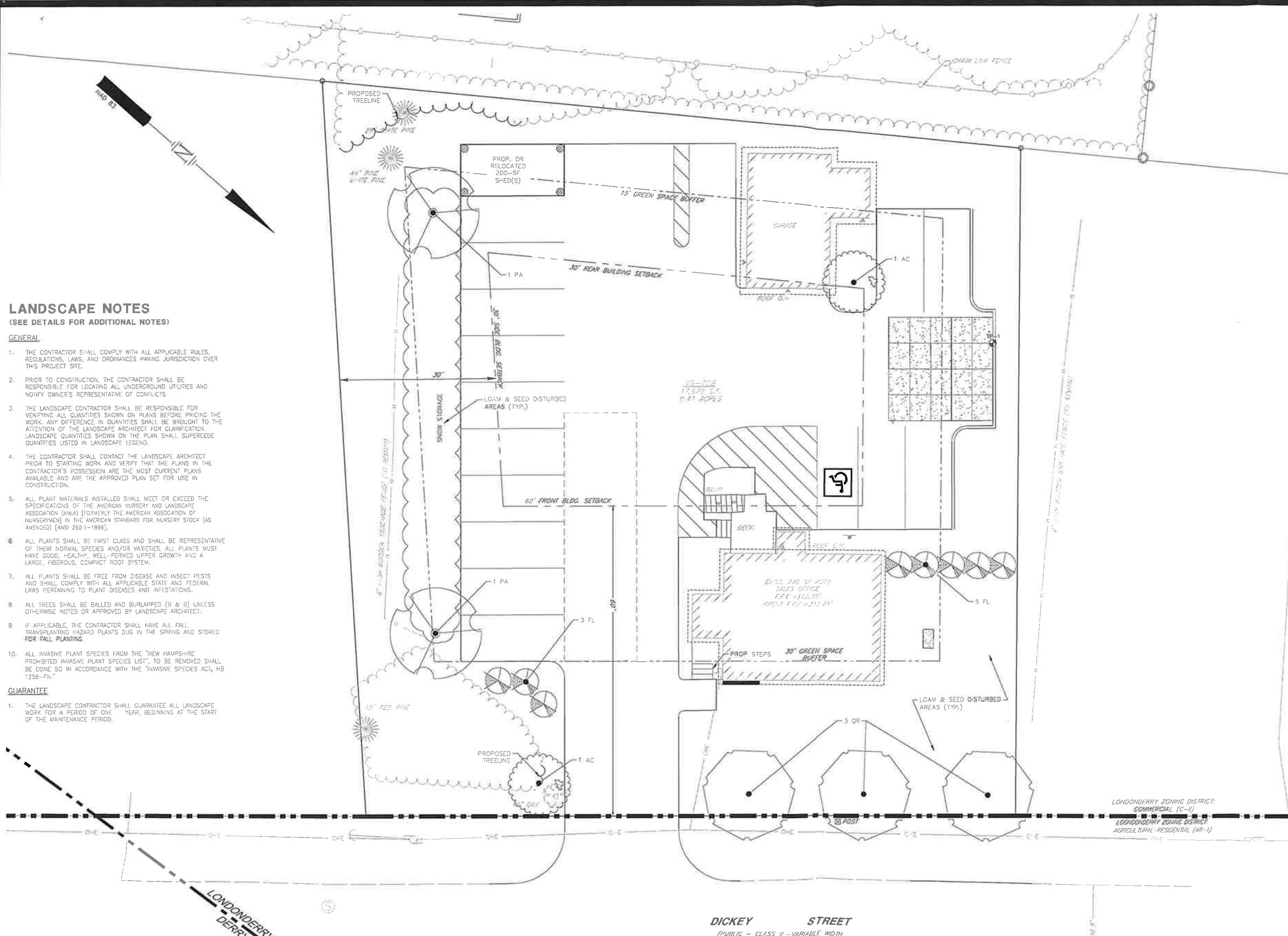


REV	DATE	DESCRIPTION	DR	CK

18301.00 DR - CADFILE 18301-00 DESIGN_LAYOUT C-4

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
PA	2	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" TO 3" CAL.	B&B
OR	3	QUERCUS RUBRA RED OAK	2 1/2" TO 3" CAL.	B&B
AC	2	AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	2 1/2" TO 3" CAL.	B&B
FL	8	FORSYTHIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	3" TO 4"	B&B

LANDSCAPE REQUIREMENTS

- GREEN SPACE REQUIREMENT:
30' GREEN SPACE AREA ALONG ROW **WAVE REQUIRED**
15' GREEN SPACE AREA ALONG SIDE AND REAR LOT LINES **WAVE REQUIRED**
- INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
(3.10g1, OF SITE PLAN REC'S)
FRONT EXISTING PARKING LOT: 10% LANDSCAPE AREA REQUIRED
REQUIRED: N/A

SIDE EXISTING PARKING LOT (1,064 SF): 8% LANDSCAPE AREA
REQUIRED: SIDE PARKING LOT: 85 SF
PROVIDED: 0 SF (0.0%) **WAVE REQUIRED**

REAR PARKING LOT (7,085 SF): 5% LANDSCAPE AREA
REQUIRED: SIDE PARKING LOT: 354 SF
PROVIDED: 491 SF (6.9%)
- INTERNAL PARKING LOT LANDSCAPING:
(3.10g3, OF SITE PLAN REC'S)
EXISTING PARKING LOT, 1 TREE/15 PARKING SPACES (16 SPACES/15) = 1 TREE
TOTAL TREES REQUIRED = 1
TREES PROVIDED = 1 TREES
- (3.10g4, OF SITE PLAN REC'S)
ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM ENCROACHMENT BY VEHICLES BY MEANS OF CURBING, LANDSCAPING TIMBERS, CURB STOPS, OR OTHER ACCEPTABLE MEANS **WAVE REQUIRED**
- PARKING LOT PERIMETER LANDSCAPING:
(3.10g5, OF SITE PLAN REC'S)
PARKING LOT, 1 SHADE TREE/20' OF PARKING PERIMETER = 300' L.F./20' = 15 TREES
TOTAL TREES REQUIRED = 15
TREES PROVIDED = 0 TREES **WAVE REQUIRED**

SCREENING
1 SHADE TREE/50' OF PARKING PERIMETER=300' L.F. (<2' FACING RIGHT OF WAY)/50' = 6 TREES
*1 TREE PER 50' WHEN SCREENING IS REQUIRED
TOTAL TREES REQUIRED = 6
TREES PROVIDED = 6 **WAVE REQUIRED**
- SCREENING FROM PUBLIC RIGHT-OF-WAY:
(3.10g6, OF SITE PLAN REC'S)
AT LEAST 50% VERTICAL OPACITY ON AVERAGE UP TO A HEIGHT OF 3-1/2 FEET ABOVE GRADE.
PROVIDED: 8 FORSYTHIA SHRUBS (DICKEY STREET)
- ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMPERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (-30 TO -20 DEGREES) AND ZONE 5 (-20 TO -10 DEGREES). THE PLANT MATERIALS SHOWN ON THIS PLAN HAVE A HARDINESS ZONE TO MEET THAT OF SOUTHERN NH.
- AT TIME OF PLANTING:
ALL TREES SHALL BE A MINIMUM OF 2.5" TO 3" CALIPER.
ALL ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" TO 2" CALIPER.
ALL EVERGREEN TREES SHALL BE A MINIMUM OF 5' TO 6' HIGH.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE THROUGHOUT CONSTRUCTION OF PROTECTIVE TREE FENCING LOCATED 12" INCHES OFF THE THE DRIPLINE OF ALL TREES TO BE PROTECTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS REQUIRED TO HAVE ALL NO-CUT ZONES DELINEATED IN THE FIELD.
- THE CONTRACTOR/APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF "ANY TREES DESIGNATED TO REMAIN, WHICH HAVE BEEN DAMAGED, KILLED OR REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES". SEE TOWN OF LONDONDERRY "LANDSCAPE DESIGN STANDARDS" SECTION 3.10 D OF THE SITE PLAN REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS ONCE CONSTRUCTION IS COMPLETED AS OUTLINED IN THE TOWN OF LONDONDERRY, "LANDSCAPE DESIGN STANDARDS" SECTION 3.10 F OF THE SITE PLAN REGULATIONS.
- NO PLANT CONFLICTS WITH SNOW STORAGE AREAS, LIGHT FIXTURES & UNDERGROUND UTILITIES
- NO LANDSCAPING CONFLICTS WITH SIGHT DISTANCE
- TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM EDGE OF PAVEMENT/CURB LINE.

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

- GENERAL**
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
 - THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) [FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN] IN THE AMERICAN STANDARD FOR NURSERY STOCK (AS AMENDED) [ANSI Z60.1-1996].
 - ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
 - ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
 - ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
 - IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 - ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1298-FN."

- GUARANTEE**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

TAX MAP 10 LOT 109
LANDSCAPING PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH
 OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038
FEBRUARY 17, 2025

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 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

CN _____ AND _____
 BOARD MEMBER _____ AND _____
 BOARD MEMBER _____ AND _____



REV	DATE	DESCRIPTION	DR	CK

18301.00
 TFM Moran, Inc.
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com
 18301-00 DESIGN_LAYOUT
 C-8

ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

Case No. 12-17-2025-10

APPLICANT NAME JFMORAN
(Please Print)

DATE: 11-18-25

ADDRESS: 48 CONSTITUTION DRIVE
BEDFORD NH. 03110

MAP & LOT 10-109 6 DICKEY ST

PHONE NUMBER: 603-472-4488

ZONE CTI

PROPOSED USE: AUTO SALES (RETAIL)

APPLICANT SIGNATURE: [Signature]

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Lot does not have a Buffer to AR 1
planted and permanently maintained

TYPE OF APPEAL: **Please circle one of the four appeal**

1. Variance

2. Special Exception (choose one)

- For Home Occupation
- For Residential Garage Setbacks
- For Off-Premise Sign
- For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Zoning Section for the Appeal: 4.3.3.B.2.b

[Signature]
Nick Codner, Zoning Administrator

DATE: 11/18/25

NOV 7 1 2025

RECEIVED



ZONING BOARD OF ADJUSTMENT - VARIANCE

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100 ext.129

Case NO 12-17-2025-10

Prior to completing this application, you will need to obtain and provide as part of your application a completed ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL form. This form requires a determination from the Zoning Administrator.

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 6 Dickey Street, Londonderry, NH 03053
Tax map 10 Parcel 109 Zone C-II

Owner's name (s) Leon & Tamara Lampes Tel. No. [REDACTED]
Owner's address 6 Dickey Street, Derry, NH 03038

Owner's Email address [REDACTED]

Applicant's name(s) Leon & Tamara Lampes Tel. No. [REDACTED]
Applicant's address 6 Dickey Street, Derry, NH 03038

Applicant's Email address [REDACTED]

Representative's name TFMoran Inc. c/o Jason Hill, PE Tel. No. [REDACTED]
Representative's address 48 Constitution Drive, Bedford, NH 03110

Representative's Email address [REDACTED]

NOTE: THIS APPLICATION IS NOT ACCEPTABLE UNLESS ALL THE FOLLOWING REQUIRED STATEMENTS HAVE BEEN MADE. Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from Section 4.3.3.B.2.b of the zoning ordinance for the following reason(s):
See attached.

Previous Zoning Board action on this property: N/A

Facts supporting this request:

- The variance will not be contrary to the public interest:
See attached.

2. The spirit of the ordinance is observed:

See attached.

3. Substantial justice is done:

See attached.

4. The values of surrounding properties are not diminished:

See attached.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) 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; and

See attached.

(ii) The proposed use is a reasonable one.

See attached.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

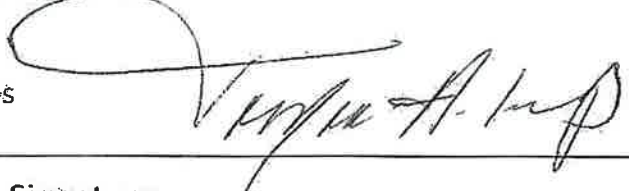
N/A

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

I hereby designate Jason S. Hill, PE

By signing below, I hereby confirm that all information contained in this application is truthful and accurate to the best of my knowledge and belief. I also certify that I am the lawful owner of the subject property and have verified the attached list of abutters with the Assessing Department.

Tamara Lampes



Owner's Signature

Leon H Lampes



Owner's Signature

Tamara Lampes



Applicant's Signature

Leon H Lampes



Applicant's Signature

Nov 18, 2025

Dated

Total fee due (to be calculated by the Planning Department): \$ 420.00



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

November 18, 2025

Jacqueline Benard, Chair
 Zoning Board of Adjustment
 268B Mammoth Road
 Londonderry, NH 03053

Re: Variance Application – Article 4.3.3.B.2.a-b – Residential Buffer
 Broadway Auto Sales
 6 Dickey Street, Londonderry, NH 03053
 Tax Map 10 Lot 109

General Description

Tax Map 10 Lot 109, currently occupied by Broadway Auto Sales, is located within the Commercial II (C-II) zoning district. The Owner’s intent is to convert the existing automotive dealership from wholesale to retail sales as its primary use. This involves by providing adequate paved parking for vehicle storage and constructing a stormwater management system. The project includes replacing the current gravel and grass storage areas with paved parking and installing concrete permeable pavers designed to manage the majority of the site’s drainage. The existing loop driveway will be discontinued resulting in a single more defined outlet onto Dickey Street with front yard excess gravels being removed. The proposed stormwater system will capture, store, and infiltrate runoff onsite, improving water quality and reducing offsite flow. These improvements will increase site functionality, promote environmental sustainability, and bring the property into greater compliance with current zoning regulations.

Relative to the improvements proposed the applicant respectfully requests relief from Section 4.3.3.B.2 of the Zoning Ordinance to allow a residential buffer of 26.1 feet where 50 feet is required.

1. The variance would not be contrary to the public interest because:

The existing automotive sales/ service including its primary building was originally developed in 1950, prior to the adoption of a residential buffer requirement. As a result, the structure was built within the newly defined buffer area. The property has long operated in its current condition without creating negative impacts to the Agricultural-Residential properties across Dickey Street or to the public. Granting the variance will not alter the essential character of the neighborhood, nor will it threaten public health, safety, or welfare. The existing nonconforming residential buffer, is being increased from zero to 26.1 feet. Due to the location of the existing building footprint, the remaining area must be utilized by the dealership. These improvements will enhance the site’s appearance and environmental performance, thereby supporting the public interest.

2. The spirit of the ordinance is observed because:

The spirit and intent of the ordinance is to protect the health, safety, and welfare of the community. The uses proposed are consistent with the ordinance and will not change the essential character of the neighborhood.

3. Substantial justice would be done because:

The substantial justice prong is subjective and requires demonstrating that the hardship to the applicant if the variance is denied outweighs any potential harm to the public if the variance is granted. The uses, as



proposed, do not place any burden on public schools, public safety, or public works. The hardship to the applicant, if the variance is denied, is that it would hinder business operations and prevent the implementation of site improvements that enhance drainage, water quality, and the overall appearance of the property—improvements that provide a clear public benefit.

4. The value of surrounding properties would not be diminished because:

The proposed upgrades to the site will enhance visual appeal and improve environmental performance. These enhancements will maintain and potentially increase the value of nearby properties, ensuring no decrease in surrounding property values as a result of the variance. The primary use is permitted by right in the C2 District.

5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship:

(A) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

i. 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; and

The lots in this area of Londonderry, NH, are unique compared to other properties in town due to their existing non-conforming dimensional characteristics. The proposed use is permitted by right in the District, and opening up to retail sales (by appointment) is not anticipated alter the character of the existing automotive sales operation. The proposed improvements to the property would reduce many of these nonconformities; however, given the physical constraints of the site, the development still requires relief from certain dimensional regulations. Granting this relief will allow the owner to continue the reasonable use of the property, while denial would impose an unnecessary and unreasonable restriction on the existing business. Granting the variances will allow the owner reasonable return on his investments, as well as increased clientele base to ensure a successful business over the long term. Denial would create an unreasonable hardship by denying the above noted conditions.

ii. The proposed use is a reasonable one.

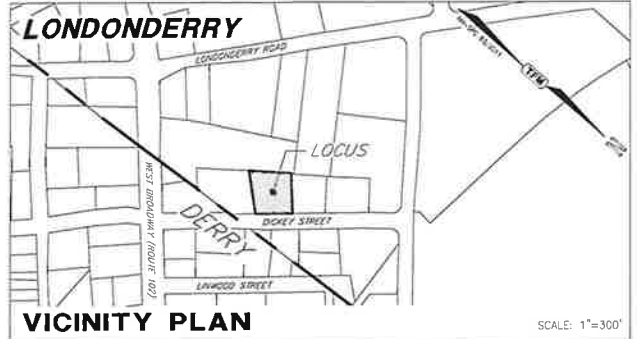
The property has long been used as a car dealership, which is consistent with the permitted uses of the zoning district. The proposed site improvements will bring the property into greater conformance with the modern zoning regulations by removing gravels in areas around the property. The reduced residential buffer along Dickey Street does not impair the site’s ability to function properly, nor does it negatively affect surrounding properties. Therefore, maintaining the existing building layout with the requested variance is a reasonable and appropriate use of the property.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

N/A

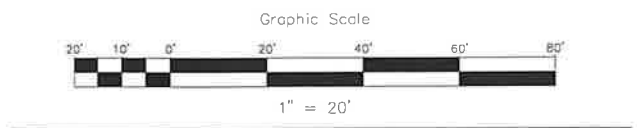
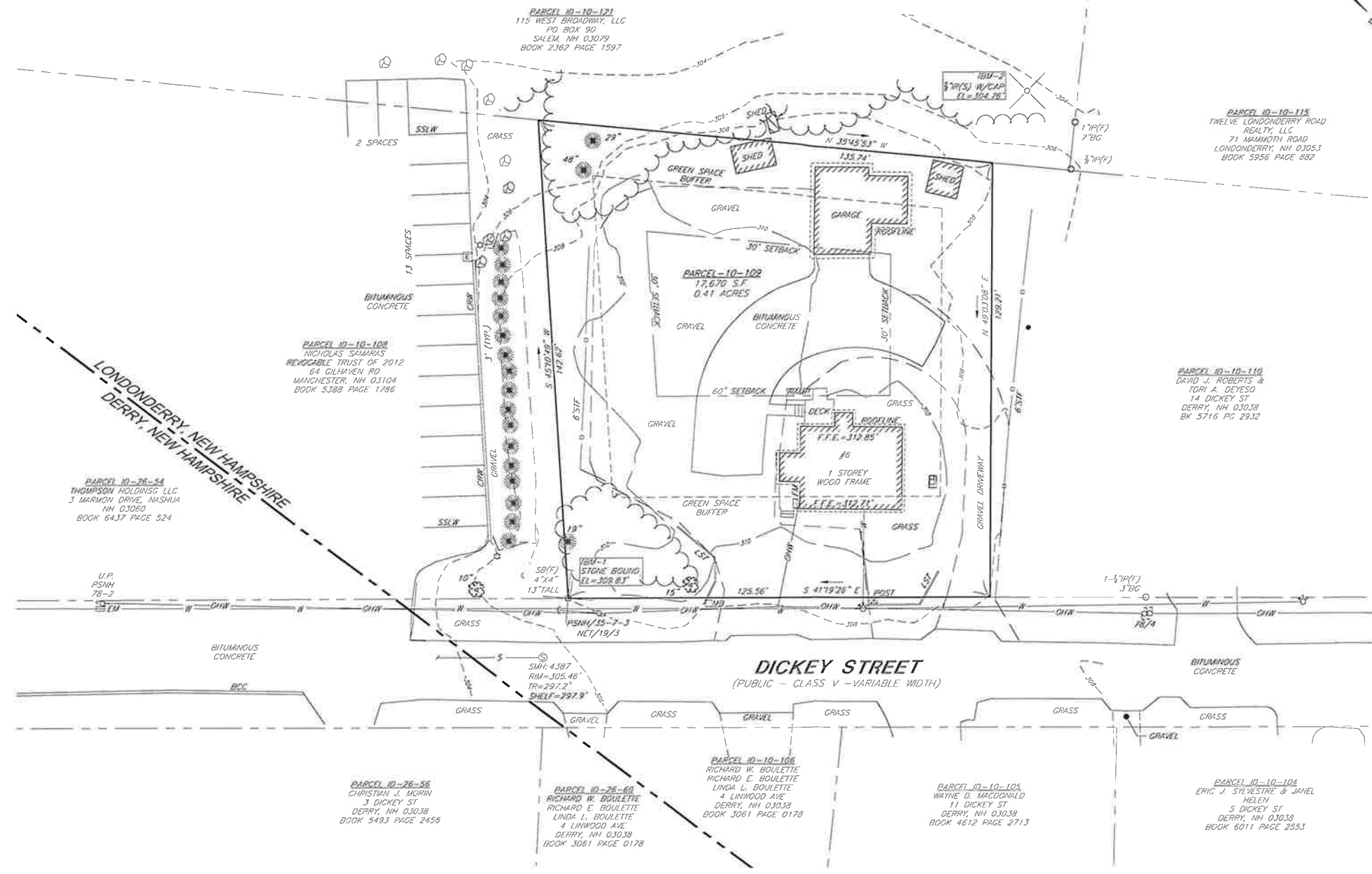
LEGEND

- SEWER MANHOLE
- WATER SHUT OFF
- GAS SHUT OFF
- GUY WIRE
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- UTILITY POLE
- MAIL BOX
- ELECTRIC METER
- TRANSFORMER PAD
- BOULDER
- DECIDUOUS TREE
- CONIFEROUS TREE
- IRON PIPE/ROD
- STONE/CONCRETE BOUND
- CLEAN OUT
- TEMPORARY BENCHMARK
- BELOW GRADE
- INVERT
- IRON PIPE
- IRON ROD
- RIM ELEVATION
- SET
- SQUARE FEET
- STONE BOUND
- STOCKADE FENCE
- TEMPORARY BENCHMARK
- TROUGH
- LANDSCAPE TIMBER
- TOP OF SEWER TROUGH
- TYPICAL
- SINGLE SOLID WHITE LINE
- ABOVE GRADE
- BITUMINOUS CONCRETE CURB
- CONCRETE RETAINING WALL
- DRILL HOLE
- ELEVATION
- FINISHED FLOOR ELEVATION
- FOUND
- SEWER LINE
- WATER LINE
- OVERHEAD UTILITIES
- CONTINUES TO UNKNOWN TERMINUS
- WOOD FENCE
- TREELINE



- NOTES**
- OWNER OF RECORD: LEON H. LAMPES, TAMARA A. LAMPES & HARRY L. LAMPES
6 DICKEY STREET, DERRY, NEW HAMPSHIRE 03038
DEED REFERENCE: BOOK 8561, PAGE 2390
AREA: 17,670 S.F. OR 0.41 ACRES
 - 10-109 INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS PRESENT AT TAX MAP 10, LOT 109, LOCATED AT THE SOUTHWESTERLY SIDE OF DICKEY STREET, AS SHOWN HEREON AND FOR NO OTHER PURPOSE.
 - CURRENT ZONING IS COMMERCIAL-II "C-II"
MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT FRONTAGE: 150 FEET
MINIMUM WIDTH: N/A
MINIMUM FRONT BUILDING SETBACKS: 60 FEET
MINIMUM SIDE BUILDING SETBACKS: 30 FEET
MINIMUM REAR BUILDING SETBACKS: 30 FEET
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015CD339E, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - HORIZONTAL DATUM: NH SPC NAD83/2011
VERTICAL DATUM: NAVD83
BENCHMARKS SET:
TBM-1: 4"x4" STONE BOUND FOUND AT THE EASTERLY CORNER OF THE SUBJECT PARCEL, 1.3" TALL, AS SHOWN HEREON ELEVATION: 309.83'
TBM-2: 5/8" IRON ROD WITH CAP SET FLUSH TO GRADE, LOCATED AT THE WESTERLY CORNER OF THE SUBJECT PARCEL, AS SHOWN HEREON ELEVATION: 304.76'
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. T.E.MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT B11.
 - THE INFORMATION SHOWN HEREON IS FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON MARCH 20, 2025, MARCH 21, 2025 AND AUGUST 18, 2025.

- REFERENCE PLANS**
- R.C.R.D. PLAN NO. 186 ENTITLED "PLAN OF SUNNYSIDE PARK DERRY, NH" DATED JUNE 1, 1908.
 - R.C.R.D. PLAN NO. C-3352 ENTITLED "PLAN OF LAND IN DERRY, NH FOR W. DEREMER, OAK STREET, DERRY, NH" DATED OCTOBER 6, 1972.
 - R.C.R.D. PLAN NO. D-20891 ENTITLED "PLAN OF LAND LOCATED IN DERRY & LONDONDERRY, NH" DATED JANUARY 13, 1991.



TAX MAP 10 LOT 109
EXISTING CONDITIONS PLAN
LAMPES
6 DICKEY STREET
LONDONDERRY, NEW HAMPSHIRE
 OWNED BY
LEON & TAMARA LAMPES
 PREPARED FOR
LEON LAMPES **SEPTEMBER 5, 2025**

SCALE: 1" = 20'

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 Bedford, N.H. 03110

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION
"IT'S THE LAW"



REV.	DATE	DESCRIPTION	DR	CK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. BOUNDARY INFORMATION IS BASED ON PLANS OF RECORD ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THIS OFFICE HAS JOINED OUR SURVEY DATA TO BE COINCIDENT TO THE BOUNDARIES OF THE RECORD PLANS.

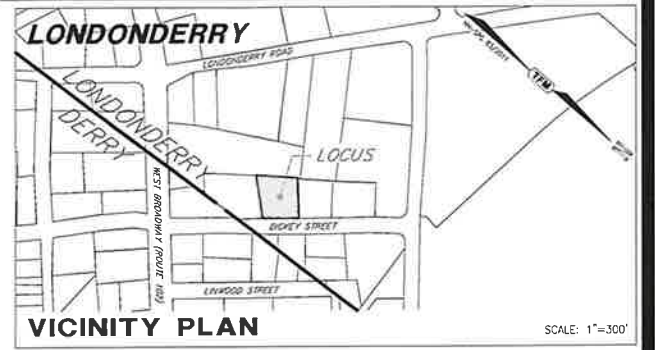
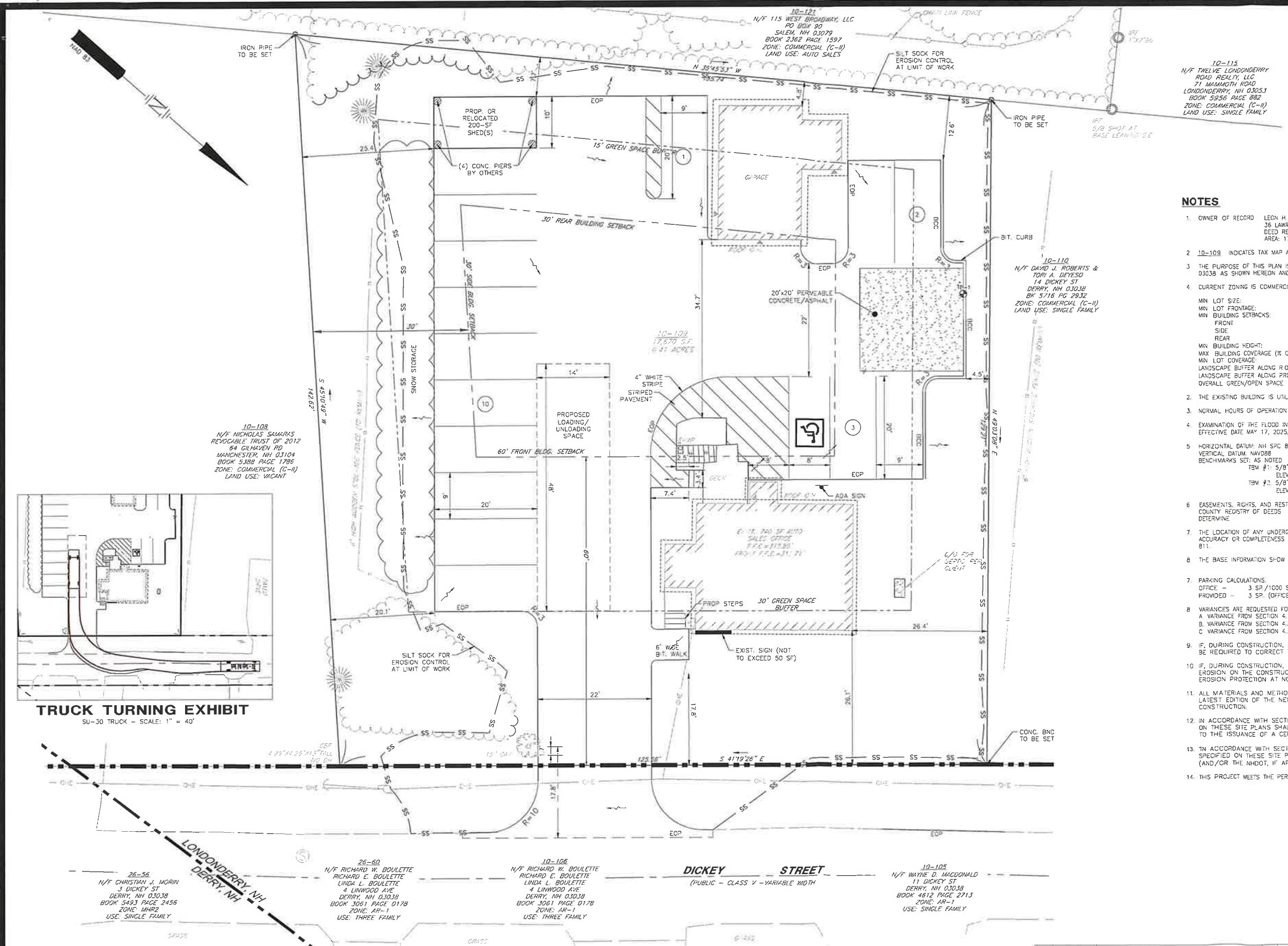
03-XX-2025
 LICENSED LAND SURVEYOR DATE

18301.00 DR LR FB 2047-54 SHEET 1 OF 1
 CK MRD CADFILE 18301-00 Survey

TFM Moran, Inc.
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

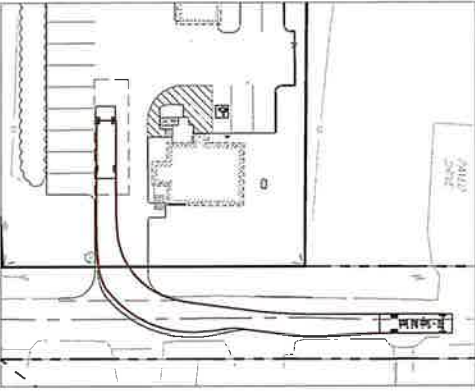
Oct 21, 2025 - 10:52am F:\TFM Projects\18301 Dickey St, Londonderry, NH\Carlson Survey\DWG\18301-00 Survey.dwg



NOTES

- OWNER OF RECORD LEON H LAMPES & TAMARA A LAMPES C/O HARRY L LAMPES
36 LAWRENCE ROAD
DEED REFERENCE: BK. 6561 PG. 2392
AREA: 17,670 S.F. ± OR 0.406 ACRES ±
- 10-109 INDICATES TAX MAP AND LOT NUMBER
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON TAX MAP 10, LOT 109, LOCATED AT 6 DICKEY STREET, DERRY NH 03038 AS SHOWN HEREON AND FOR NO OTHER PURPOSE
- CURRENT ZONING IS COMMERCIAL II ZONING DISTRICT

MIN LOT SIZE:	REQUIRED	PROVIDED
ACRE:	1	0.406 ACRES
MIN LOT FRONTAGE:	150'	125.56'
MIN BUILDING SETBACKS:		
FRONT:	60'	26.1'
SIDE:	30'	28.4'
REAR:	30'	4.9'
MIN BUILDING HEIGHT:	50'	24' ±
MAX BUILDING COVERAGE (% OF LOT AREA):	25%	10%
MIN LOT COVERAGE:	66%	52.5%
LANDSCAPE BUFFER ALONG R.O.W:	30'	26.1'
LANDSCAPE BUFFER ALONG PROP. LINES:	15'	4.5'
OVERALL GREEN/OPEN SPACE:	33%	47.4% (8,376 SF LONDONDERRY)
- THE EXISTING BUILDING IS UTILIZED FOR WHOLESALE AUTO SALES AND IS SERVICED BY ON-SITE SEPTIC AND MUNICIPAL WATER FROM DERRY.
- NORMAL HOURS OF OPERATION WILL BE MONDAY THROUGH SATURDAY 9 AM - 5 PM BY APPOINTMENT ONLY.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 330150C03395, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA
- HORIZONTAL DATUM: NH SPC 83/2011
VERTICAL DATUM: NAVD88
BENCHMARKS SET: AS NOTED
TBM #1: 5/8" IRON ROD WITH CAP SET FLUSH
ELEVATION: 307.36'
TBM #2: 5/8" IRON ROD WITH CAP
ELEVATION: 304.76'
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. T.F. MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN PRIOR TO ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- THE BASE INFORMATION SHOWN HEREON IS FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON MARCH 21, 2025.
- PARKING CALCULATIONS:
OFFICE - 3 SP./1000 S.F. = 2 SPACES
PROVIDED - 3 SP. (OFFICE INCL. 1 ACCESSIBLE) + 13 SP. (VEHICLE SALES) = 16 TOTAL SPACES
- VARIANCES ARE REQUESTED FOR THE FOLLOWING:
A. VARIANCE FROM SECTION 4.1.2 - TO ALLOW OUTDOOR STORAGE IN THE COMMERCIAL ZONE.
B. VARIANCE FROM SECTION 4.3.3.2 - 50-FOOT LANDSCAPE BUFFER WITHIN 200' FROM RESIDENTIAL ZONE.
C. VARIANCE FROM SECTION 4.3.3.1 - 30-FOOT FRONT, SIDE & REAR GREEN AREA (EXIST. NON-CONFORMING)
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676.13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676.12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THIS PROJECT MEETS THE PERFORMANCE STANDARDS NOTED IN SECTION 5.16 OF THE ZONING ORDINANCE PER ITEM 17 OF THE CHECKLIST.



TRUCK TURNING EXHIBIT
SU-30 TRUCK - SCALE: 1" = 40'

TAX MAP 10 LOT 109
SITE LAYOUT PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

FEBRUARY 17, 2025

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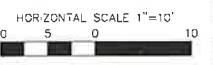
OWNER'S SIGNATURE

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE

OWNER OR AUTHORIZED AGENT _____ DATE _____

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

DN _____ AND _____
BOARD MEMBER _____
BOARD MEMBER _____

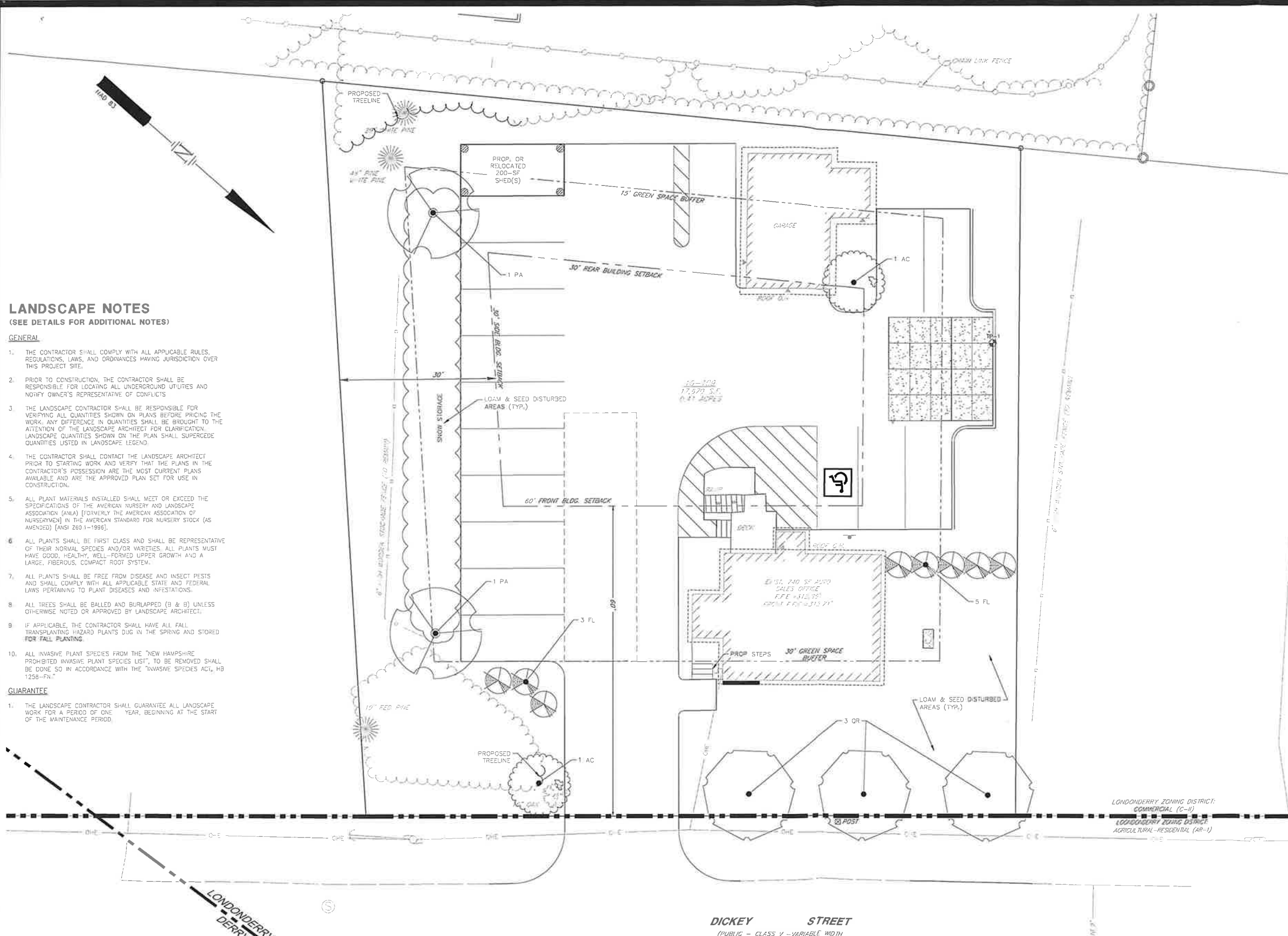


REV	DATE	DESCRIPTION	DR	CK

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

18301.00 DR - CADFILE 18301-00 DESIGN_LAYOUT C-4



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
PA	2	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" TO 3" CAL.	B&B
OR	3	QUERCUS RUBRA RED OAK	2 1/2" TO 3" CAL.	B&B
AC	2	AMELANCHEIR CANADENSIS SHADBLOW SERVICEBERRY	2 1/2" TO 3" CAL.	B&B
FL	8	FORSYTHIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	3" TO 4"	B&B

LANDSCAPE REQUIREMENTS

- GREEN SPACE REQUIREMENT:
30' GREEN SPACE AREA ALONG ROW **WAVE REQUIRED**
15' GREEN SPACE AREA ALONG SIDE AND REAR LOT LINES **WAVE REQUIRED**
- INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
(3.10g1, OF SITE PLAN REC'S)
FRONT EXISTING PARKING LOT: 10% LANDSCAPE AREA REQUIRED
REQUIRED: N/A

SIDE EXISTING PARKING LOT (1,064 SF): 8% LANDSCAPE AREA
REQUIRED: SIDE PARKING LOT: 85 SF
PROVIDED: 0 SF (0.0%) **WAVE REQUIRED**

REAR PARKING LOT (7,085 SF): 5% LANDSCAPE AREA
REQUIRED: SIDE PARKING LOT: 354 SF
PROVIDED: 491 SF (6.9%)
- INTERNAL PARKING LOT LANDSCAPING:
(3.10g3 OF SITE PLAN REC'S)
EXISTING PARKING LOT, 1 TREE/15 PARKING SPACES (16 SPACES/15) = 1 TREE
TOTAL TREES REQUIRED = 1
TREES PROVIDED = 1 TREES
- (3.10g4, OF SITE PLAN REC'S)
ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM ENCRoACHMENT BY VEHICLES BY MEANS OF CURBING, LANDSCAPING TIMBERS, CURB STOPS, OR OTHER ACCEPTABLE MEANS **WAVE REQUIRED**
- PARKING LOT PERIMETER LANDSCAPING:
(3.10g5 OF SITE PLAN REC'S)
PARKING LOT, 1 SHADE TREE/20' OF PARKING PERIMETER = 300' L.F./20' = 15 TREES
TOTAL TREES REQUIRED = 15
TREES PROVIDED = 0 TREES **WAVE REQUIRED**

SCREENING
1 SHADE TREE/50' OF PARKING PERIMETER=300' L.F. (<2' FACING RIGHT OF WAY)/50' = 6 TREES
*1 TREE PER 50' WHEN SCREENING IS REQUIRED
TOTAL TREES REQUIRED = 6
TREES PROVIDED = 6 **WAVE REQUIRED**
- SCREENING FROM PUBLIC RIGHT-OF-WAY:
(3.10g6, OF SITE PLAN REC'S)
AT LEAST 50% VERTICAL OPACITY ON AVERAGE UP TO A HEIGHT OF 3-1/2 FEET ABOVE GRADE.
PROVIDED: 8 FORSYTHIA SHRUBS (DICKEY STREET)
- ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMPERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (-30 TO -20 DEGREES) AND ZONE 5 (-20 TO -10 DEGREES). THE PLANT MATERIALS SHOWN ON THIS PLAN HAVE A HARDINESS ZONE TO MEET THAT OF SOUTHERN NH.
- AT TIME OF PLANTING:
ALL TREES SHALL BE A MINIMUM OF 2.5" TO 3" CALIPER.
ALL ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" TO 2" CALIPER.
ALL EVERGREEN TREES SHALL BE A MINIMUM OF 5' TO 6' HIGH.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE THROUGHOUT CONSTRUCTION OF PROTECTIVE TREE FENCING LOCATED 12" INCHES OFF THE THE DRIPLINE OF ALL TREES TO BE PROTECTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS REQUIRED TO HAVE ALL NO-CUT ZONES DELINEATED IN THE FIELD.
- THE CONTRACTOR/APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF "ANY TREES DESIGNATED TO REMAIN, WHICH HAVE BEEN DAMAGED, KILLED OR REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES". SEE TOWN OF LONDONDERRY "LANDSCAPE DESIGN STANDARDS" SECTION 3.10 D OF THE SITE PLAN REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS ONCE CONSTRUCTION IS COMPLETED AS OUTLINED IN THE TOWN OF LONDONDERRY, "LANDSCAPE DESIGN STANDARDS" SECTION 3.10 F OF THE SITE PLAN REGULATIONS.
- NO PLANT CONFLICTS WITH SNOW STORAGE AREAS, LIGHT FIXTURES & UNDERGROUND UTILITIES
- NO LANDSCAPING CONFLICTS WITH SIGHT DISTANCE
- TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM EDGE OF PAVEMENT/CURB LINE.

LANDSCAPE NOTES
(SEE DETAILS FOR ADDITIONAL NOTES)

- GENERAL**
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
 - THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) [FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN] IN THE AMERICAN STANDARD FOR NURSERY STOCK (AS AMENDED) [ANSI Z60.1-1996].
 - ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
 - ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
 - ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
 - IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 - ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1298-FN."
- GUARANTEE**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

TAX MAP 10 LOT 109
LANDSCAPING PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

FEBRUARY 17, 2025

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APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

CN _____ AND _____
BOARD MEMBER _____ AND _____
BOARD MEMBER _____ AND _____



REV	DATE	DESCRIPTION	DR	CK

18301.00

CADFILE

18301-00 DESIGN_LAYOUT

C-8

TFM Moran
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
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www.tfmoran.com

ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

APPLICANT NAME DEBORAH A STEWART DATE: 12/18/25
(Please Print)

ADDRESS: 40 Wilson Rd MAP & LOT 18-28-15

PHONE NUMBER [REDACTED] ZONE _____

PROPOSED USE: Replacing porch & Front of House

APPLICANT SIGNATURE [REDACTED]

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Front porch will encroach
approximately 11 into front Setback

TYPE OF APPEAL: **Please circle one of the four appeal**

- 1. Variance**
- 2. Special Exception (choose one)**
 - For Home Occupation
 - For Residential Garage Setbacks
 - For Off-Premise Sign
 - For a Portable Storage Structure
- 3. Equitable Waiver of Dimensional Requirements**
- 4. Relief of Administrative Decision**

Zoning Section for the Appeal: 4.2.1.3 C. 1

Nick Codner
Nick Codner, Zoning Administrator

DATE: 12/18/25

Planning & Economic
Development Department
DEC 23, 2025
RECEIVED



January 21 2026
7:00

ZONING BOARD OF ADJUSTMENT - VARIANCE

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.122

Case No 1-21-2026-1

Prior to completing this application, you will need to obtain and provide as part of your application a completed **ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL** form. This form requires a determination from the Zoning Administrator.

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 40 WILSON Rd
Tax map 18 Parcel 28 Zone 15

Owner's name (s) Deborah A Stewart Tel. No. [REDACTED]

Owner's address 40 WILSON Rd
Londonderry NH 03053

Owner's Email address [REDACTED]

Applicant's name(s) Deborah A Stewart Tel. No. [REDACTED]

Applicant's address 40 WILSON Rd
Londonderry NH 03053

Applicant's Email address [REDACTED]

Representative's name _____ Tel. No. _____

Representative's address _____

Representative's Email address _____

NOTE: THIS APPLICATION IS NOT ACCEPTABLE UNLESS ALL THE FOLLOWING REQUIRED STATEMENTS HAVE BEEN MADE. Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from Section 4.2.1.3.c.1 of the zoning ordinance for the following reason(s):
Front porch will encroach approx. 11 ft into front setback

Previous Zoning Board action on this property: N/A

Facts supporting this request:

1. The variance will not be contrary to the public interest:

Front porch will not extend onto anybody else's property. Other adjoining homeowners are not within sight of porch. Nor will it alter the essential character of the neighborhood or safety of the public. If anything it will enhance the neighborhood as opposed to porch that we there.

2. The spirit of the ordinance is observed:

Although the porch will extend into the setback area it does so in a limited and reasonable way that does not undermine the rules or laws of the town. The porch will be constructed by a professional, and will be structurally safe, and aesthetically pleasing

3. Substantial justice is done:

Substantial justice is done because the granting of the variance allows homeowner to improve property both in safety and curb appeal, as current porch is unsafe, and in disrepair

4. The values of surrounding properties are not diminished:

The proposed porch will only increase the value of surrounding properties due to the improve of ~~the~~ functionality and curb appeal of the home

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) 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; and

The proposed porch does not threaten the purposes of the setback ordinance, including the spacing between structures and ~~with~~ maintaining neighborhood consistency. The porch will not interfere with neighboring properties, nor will it reduce privacy or negatively impact the neighborhood. Building the porch will be beneficial to neighborhood.

(ii) The proposed use is a reasonable one.

Tearing down existing porch and adding farmer's porch is a reasonable and customary residential improvement to enhance both the use of the property and creating a more aesthetic look to the property and neighborhood.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Due to the location of the home, which was built in the 1950's the setback requirement would prevent the addition of a farmer's porch to replace current enclosed porch that is in disrepair. The hardship arises from the unique placement of the house, which limits improvement without a variance.

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

I hereby designate _____

By signing below, I hereby confirm that all information contained in this application is truthful and accurate to the best of my knowledge and belief. I also certify that I am the lawful owner of the subject property and have verified the attached list of abutters with the Assessing Department.



Owner's Signature

Owner's Signature



Applicant's Signature

Applicant's Signature



Dated

Total fee due (to be calculated by the Planning Department): \$ _____

Case No
01-21-2026-2



Planning & Economic
Development Department
DEC 23 2025
RECEIVED

ZONING BOARD OF ADJUSTMENT - VARIANCE

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.122

Prior to completing this application, you will need to obtain and provide as part of your application a completed ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL form. This form requires a determination from the Zoning Administrator.

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 20 Alexander Road

Tax map 11 Parcel 74-3 Zone AR-1

Owner's name (s) Linda M. Foote Tel. No. [REDACTED]

Owner's address 20 Alexander Road, PO Box 185, Londonderry, NH

Owner's Email address _____

Applicant's name(s) Same as owner. Tel. No. _____

Applicant's address _____

Applicant's Email address _____

Representative's name Bernstein, Shur, Sawyer & Nelson, P.A. Tel. No. [REDACTED]

Representative's address 670 N. Commercial Street, Suite 108

Manchester, NH 03101

Representative's Email address [REDACTED]

NOTE: THIS APPLICATION IS NOT ACCEPTABLE UNLESS ALL THE FOLLOWING REQUIRED STATEMENTS HAVE BEEN MADE. Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from Section 5.14(B) of the zoning ordinance for the following reason(s):

To allow a six-foot fence to remain at the property where the Zoning Ordinance applies a four-foot limit.

This application is submitted pursuant to RSA 674:33(V), regarding reasonable accommodations for persons with recognized physical disabilities.

Previous Zoning Board action on this property: _____

Facts supporting this request:

1. The variance will not be contrary to the public interest:
See Narrative attached herewith.

2. The spirit of the ordinance is observed:

See Narrative attached herewith.

3. Substantial justice is done:

See Narrative attached herewith.

4. The values of surrounding properties are not diminished:

See Narrative attached herewith.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) 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; and

See Narrative attached herewith.

(ii) The proposed use is a reasonable one.

See Narrative attached herewith.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

N/A.

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

I hereby designate Bernstein, Shur, Sawyer & Nelson, P.A.
Roy W. Tilsley, Jr., Esq & A. Eli Leino, Esq.

By signing below, I hereby confirm that all information contained in this application is truthful and accurate to the best of my knowledge and belief. I also certify that I am the lawful owner of the subject property and have verified the attached list of abutters with the Assessing Department.

Therese Foote

Therese Foote

Owner's Signature

Owner's Signature

Therese Foote

Therese Foote

Applicant's Signature

Applicant's Signature

December 22, 2025

Dated

Total fee due (to be calculated by the Planning Department): \$ 268.84

**Linda M. Foote
20 Alexander Road
Londonderry, New Hampshire
Map 11; Parcel 74-3**

Variance Narrative

Background: 20 Alexander Road is occupied by Linda M. Foote and her children, Therese Foote and Jeffrey Foote. The ±1.1-acre lot, located in the Agricultural Residential District (AR-1) is improved by a single-family home. Following communication with Town staff regarding fence regulations, in August of 2025, the Footes installed a six-foot white vinyl fence along their property's eastern boundary line. On October 22, 2025, the Londonderry Code Enforcement Officer sent a notice of violation noting that the fence exceeds four-feet, the front-yard height limit in the AR-1 zone. As demonstrated by a Physician's Statement (to be confidentially shown to the Board at the hearing), Mr. Foote suffers from disabilities which are mitigated by the existence of the taller fence. As such, please accept this variance application for relief from the Zoning Ordinance to allow the six-foot fence to remain in place.

1. The variance will not be contrary to the public interest:

A variance is contrary to the public interest when it unduly, and in a marked degree, conflicts with the Ordinance such that it violates the Ordinance's basic zoning objectives. *Malachy Glen Assocs., Inc. v. Town of Chichester*, 155 N.H. 102, 105 (2007). There are two methods for determining whether a variance violates a zoning ordinance's basic zoning objectives: (1) "whether granting the variance would alter the essential character of the neighborhood" or (2) "whether granting the variance would threaten the public health, safety or welfare." *Harborside Assocs., L.P. v. Parade Residence Hotel, LLC*, 162 N.H. 508, 514 (2011).

The variance requested here will not alter the essential character of the neighborhood nor threaten the public health, safety, or welfare. Granting the requested relief would allow a residence in a residential zone to have a fence that is slightly taller than is permitted by the ordinance and is in keeping with the aesthetics of the neighborhood. Similarly, the fence is located such that the public safety is not affected, particularly as traffic visibility on Alexander Road is not diminished by the fence.

2. The spirit of the Ordinance is observed:

Because it is in the public's interest to uphold the spirit of the Ordinance, the Supreme Court has held that this and the first criterion are related. If an application meets one test, it almost certainly meets the other. *See Farrar v. City of Keene*, 158 N.H. 684 (2009). In addition to the reasons stated above, which are incorporated herein by reference, granting the variance will be consistent with the spirit of the Ordinance. The AR-1 district is "designed to permit uses that are compatible with and protective of certain areas that have been developed for ... residential use." *See Zoning Ordinance §4.2.1.1*. Allowing this fence, an allowed accessory structure, is therefore compatible with the existing residential use and the spirit of the ordinance. Furthermore, pursuant to the criteria of Ordinance Section 5.14, this is not a spite fence; is not located within the public right of way; does not obstruct proper site distances; and, does not include barbed wire or any of the other

prohibited sharp elements. The fence serves an important purpose in alleviating Mr. Foote's condition. As such, but for height, the six-foot fence complies with the letter of the Ordinance and, even at six feet, upholds the spirit thereof.

3. Substantial justice is done:

The "substantial justice" element of a variance is guided by two rules: that any loss to the individual that is not outweighed by a gain to the general public is an injustice, and whether the proposed development is consistent with the area's present use. *Malachy Glen*, 155 N.H. at 109. Denying this Application will diminish the wellbeing of one of the home's residents, for no discernable gain to the public. Granting the Application will benefit not only the Applicant, but the neighborhood and the public at large, by improving the appearance of the Property.

There is no offsetting public benefit to be gained by the denial of this Application. None of the harms the Ordinance seeks to prevent are created by the proposal. The home is existing and even with the requested relief, the Property will still be used for low-density residential use. Denying the variance will therefore harm the Applicant for no discernable public benefit.

4. The values of surrounding properties are not diminished:

Fences are a common installation on residential properties, as evidenced by four-foot front-yard fences being allowed in this zone. The construction of a six-foot fence should not have any detrimental impact on the value of surrounding properties. There is therefore no basis to conclude that the proposed improvements on the Property would diminish the value of any of the other properties in the area.

5. New Hampshire RSA 674:33 (V) provides a special carve-out from the standard variance criteria in instances where an accommodation is requested due to a disability. Under this alternative standard, the ordinary hardship test is replaced with a requirement that the variance is "in harmony with the general purpose and intent of the zoning ordinance."

Per RSA 674:33 (V):

V. Notwithstanding subparagraph I(a)(2), any zoning board of adjustment may grant a variance from the terms of a zoning ordinance without finding a hardship arising from the condition of a premises subject to the ordinance, when reasonable accommodations are necessary to allow a person or persons with a recognized physical disability to reside in or regularly use the premises, provided that:

(a) Any variance granted under this paragraph shall be in harmony with the general purpose and intent of the zoning ordinance.

Jeffrey Foote has a diagnosed condition that is alleviated by this fence. This reasonable accommodation will allow the Foote family to continue living at this property. As set forth above, the Zoning Ordinance allows four-foot fences. This fence, while slightly taller than permitted, is a commonly available fence size, and its installation complies with the criteria of Ordinance Section 5.14. As noted in criteria 1 and 2, this proposal is in compliance with the general goals of

the Ordinance, and the reasonable accommodation should be permitted via the granting of the requested relief.

(b) In granting any variance pursuant to this paragraph, the zoning board of adjustment may provide, in a finding included in the variance, that the variance shall survive only so long as the particular person has a continuing need to use the premises.

The Foote family is willing to submit to this condition.



TOWN OF LONDON DERRY
Department of Building, Health & Zoning Enforcement

268 Mammoth Road
Londonderry, New Hampshire 03053
432-1100 ext. 166 Fax: 432-1128

Date: October 22, 2025

Certified letter: 7021 1970 0000 2111 6581

Ms. Linda M. Foote
20 Alexander Road
Londonderry, NH 03053

RE: A fence exceeding four (4) feet

Dear, Ms. Foote

It has come to the attention of the is office that you have a fence exceeding (4) feet on your property.
Below is the town ordinance regarding Fences.

5.14 Fences

A. Fences shall be subject to the following requirements to ensure safe sight distance and to limit barriers that materially impede vision along the public right-of-way

1. No fence shall be erected which constitutes a Spite Fence according to RSA 476.
2. All privatc fences are prohibited within the public right-of-way.
3. No fence shall obstruct the proper sight distance as established by the Londonderry Department of Public Works.
4. No fence shall be erected which incorporates barbed wire, razor wire, or other sharp edges in its construction, with the exception of security fences for commercial and industrial properties as approved by the Planning Board, or agricultural fences for the confinement of livestock.

B. Fences located in the front yard of residential properties may not exceed four (4) feet in height except for agricultural fences for the confinement of livestock. The front yard, for the purpose of this section, shall be that portion of the property encompassing the area from the front property

line to the 40-foot setback line. For corner lots fronting on two public rights-of-way the front yard shall apply to both property lines abutting both rights-of-way.

1. The height of fences located at the front setback line of residential properties shall be limited to the height restrictions established for the AR-I district.
2. Fences located along the side and rear property lines in the AR-I district shall not exceed six (6) feet in height. C. Fences installed on properties in

5.21 General Regulations:

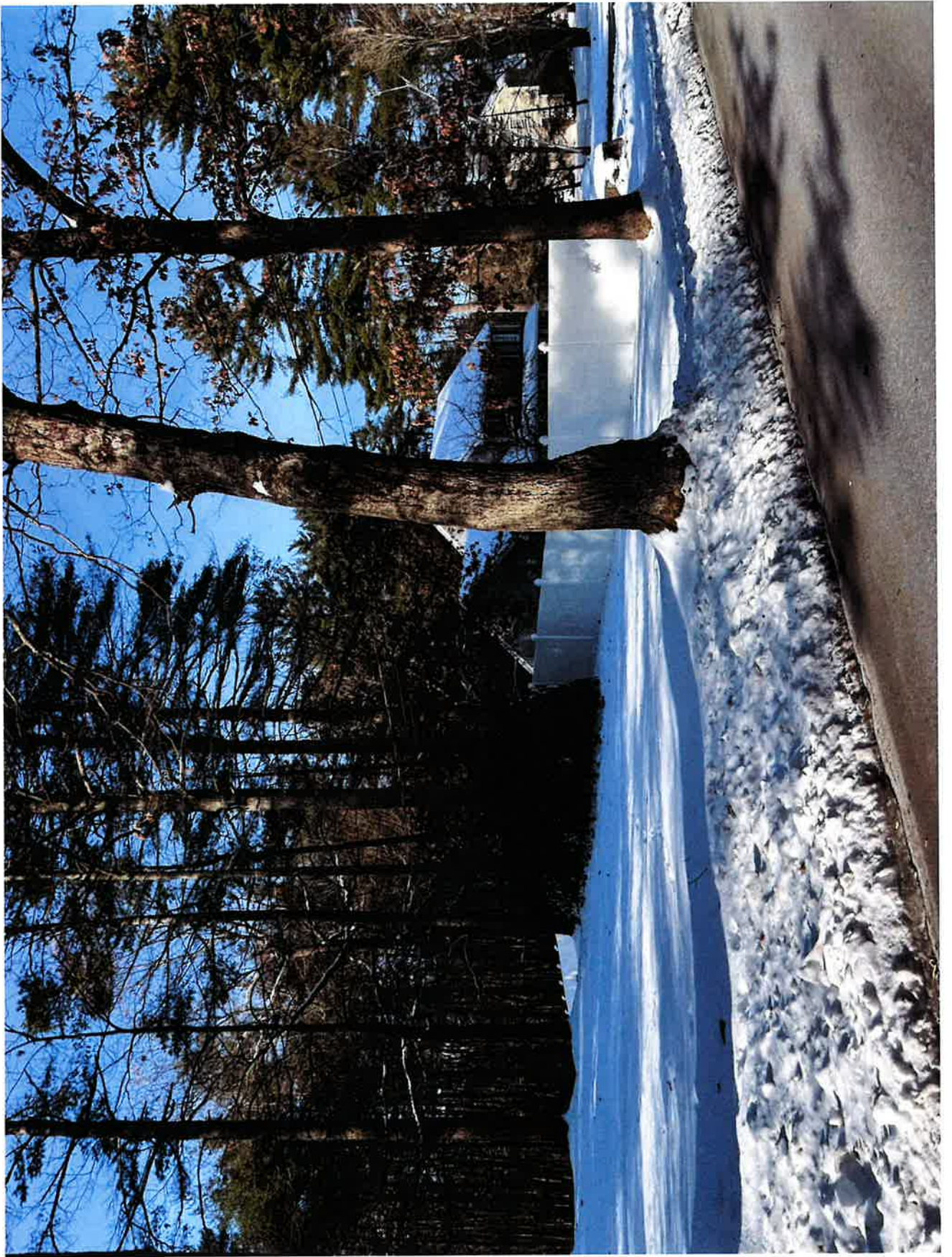
I must inform you that a violation of the Zoning Ordinance is a misdemeanor, for which you may be subject to civil penalty of \$275.00 for the first offence and \$550.00 for subsequent offences for each day the violation continues after written notification, in accordance with NH State Statue RSA 676:17. This will be the next step if I get no response to this notice.

Please understand the intention of this office is to work cooperatively with you in addressing this matter without resorting to legal enforcement action. At this time, it is important that you contact me within the next week at: 603-432-1100 X166 or at gaprile@londonderrynh.gov

Sincerely,

Glenn L. Aprile

Glenn L. Aprile
Code Enforcement Officer
603-432-1100 Ext: 166



20 ALEXANDER RD

Location 20 ALEXANDER RD

Mblu 011/074/3/1

Acct# 1255

Owner FOOTE, LINDA M

PBN

Assessment \$591,400

Appraisal \$591,400

PID 1241

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$364,900	\$226,500	\$591,400
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$364,900	\$226,500	\$591,400

Owner of Record

Owner FOOTE, LINDA M
Co-Owner
Address PO BOX 185
 LONDONDERRY, NH 03053

Sale Price \$298,000
Certificate
Book & Page 3905/2418
Sale Date 12/11/2002
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FOOTE, LINDA M	\$298,000		3905/2418	00	12/11/2002
THOMPSON WARREN C	\$0		2613/1159	00	06/30/1986

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 1,944
Replacement Cost: \$502,038
Building Percent Good: 72
Replacement Cost
Less Depreciation: \$361,500

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade	Good (-)
Stories	2
Foundation	Concrete
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet

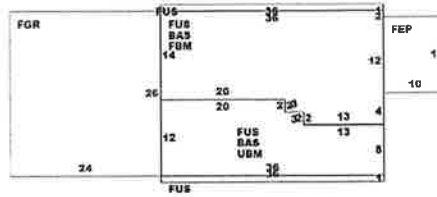
Building Photo



(https://images.vgst.com/photos/LondonderryNHPhotos/A0013IMG_0009_

Interior Floor 2	
Heat Fuel	Oil
Heat Type	Forced H/W
AC Percent	0
Bedrooms	4
Full Baths	2
Half Baths	1
Extra Fixtures	0
Total Rooms	8
Bath Rating	Good
Kitchen Rating	Good
Extra Kitchens	0
Interior/Exterior	Same
2nd Floor %	
Fireplace Rating	Good
MH Park	
Electric	Typical
Insulation	Typical
Unfinished Area	
Fireplace(s)	1
2nd Ext Wall %	
Basement Area	
Bsmnt Garage	0
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	Average
Frame	Wood
Basement Floor	Concrete
# of Units	1
WS Flue Rating	
Solar Hot Water	No
Central Vac	No
2nd % Heated	

Building Layout



(ParcelSketch.ashx?pid=1241&bid=1241)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Finished Upper Story	1,008	1,008	
BAS	First Floor	936	936	
FBM	Finished Basement	562	0	
FEP	Enclosed Porch	120	0	
FGR	Garage	624	0	
UBM	Unfinished Basement	374	0	
		3,624	1,944	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 1010
Description Single Family
Zone AR-I
Neighborhood 150
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.11
Frontage
Depth
Assessed Value \$226,500
Appraised Value \$226,500

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
SHDF	Shed Frame			280.00 SF	\$3,400	1	

Valuation History

Appraisal	

Valuation Year	Improvements	Land	Total
2025	\$364,900	\$226,500	\$591,400
2025	\$364,900	\$226,500	\$591,400
2025	\$305,400	\$201,000	\$506,400

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$364,900	\$226,500	\$591,400
2025	\$364,900	\$226,500	\$591,400
2025	\$305,400	\$201,000	\$506,400



**Bernstein, Shur,
Sawyer & Nelson, P.A.**
Jefferson Mill Building
670 North Commercial Street
Suite 108
PO Box 1120
Manchester, NH 03105-1120

T (603) 623-8700
F (603) 623-7775

Hand Delivered

January 7, 2026

Alecia LaFlamme, Land Use Assistant
Zoning Board of Adjustment
Town of Londonderry
268C Mammoth Road
Londonderry, NH 003053

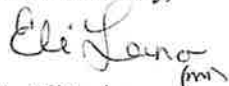
**Re: Linda M. Foote
20 Alexander Road, Londonderry, NH – Map 11; Parcel 74-3**

Dear Alecia:

Per your email on January 5, 2026, enclosed please find the amended List of Abutters, additional Abutters labels and the additional filing fees in the amount of \$104.08 for the above-captioned variance application.

Thank you for your attention to this matter.

Most sincerely,


A. Eli Leino

Enclosures

Lawrence Byron, Jr.
Sarah Stys
21 Alexander Road
Londonderry, NH 03053

Lawrence Byron, Jr.
Sarah Stys
21 Alexander Road
Londonderry, NH 03053

Lawrence Byron, Jr.
Sarah Stys
21 Alexander Road
Londonderry, NH 03053

Judith A. Costigan
19 Alexander Road
Londonderry, NH 03053

Judith A. Costigan
19 Alexander Road
Londonderry, NH 03053

Judith A. Costigan
19 Alexander Road
Londonderry, NH 03053

Richard T. & Jessica N. Murray
Donna M. Carroll
16 Alexander Road
Londonderry, NH 03053

Richard T. & Jessica N. Murray
Donna M. Carroll
16 Alexander Road
Londonderry, NH 03053

Richard T. & Jessica N. Murray
Donna M. Carroll
16 Alexander Road
Londonderry, NH 03053

Walter E. Brawley
Melanie J. Brawley
2 Castle Court
Londonderry, NH 03053

Walter E. Brawley
Melanie J. Brawley
2 Castle Court
Londonderry, NH 03053

Walter E. Brawley
Melanie J. Brawley
2 Castle Court
Londonderry, NH 03053

Chrzan Family Rev. Trust of 2006
4 Castle Court
Londonderry, NH 03053

Chrzan Family Rev. Trust of 2006
4 Castle Court
Londonderry, NH 03053

Chrzan Family Rev. Trust of 2006
4 Castle Court
Londonderry, NH 03053

Frederick Loonie
Jeanette M. Loonie
6 Castle Court
Londonderry, NH 03053

Frederick Loonie
Jeanette M. Loonie
6 Castle Court
Londonderry, NH 03053

Frederick Loonie
Jeanette M. Loonie
6 Castle Court
Londonderry, NH 03053

Young Joon Yoon
Jihee Yu
9 Alexander Road
Londonderry, NH 03053

Young Joon Yoon
Jihee Yu
9 Alexander Road
Londonderry, NH 03053

Young Joon Yoon
Jihee Yu
9 Alexander Road
Londonderry, NH 03053

Gregory C. Annaloro Rev.Trust
Emma J. Hilton Revocable Trust
7 Alexander Road
Londonderry, NH 03053

Gregory C. Annaloro Rev.Trust
Emma J. Hilton Revocable Trust
7 Alexander Road
Londonderry, NH 03053

Gregory C. Annaloro Rev.Trust
Emma J. Hilton Revocable Trust
7 Alexander Road
Londonderry, NH 03053

Simon Family Trust
12 Alexander Road
Londonderry, NH 03053

Simon Family Trust
12 Alexander Road
Londonderry, NH 03053

Simon Family Trust
12 Alexander Road
Londonderry, NH 03053

Brendon McCarthy
Allyson McCarthy
61 Litchfield Road
Londonderry, NH 03053

Brendon McCarthy
Allyson McCarthy
61 Litchfield Road
Londonderry, NH 03053

Brendon McCarthy
Allyson McCarthy
61 Litchfield Road
Londonderry, NH 03053