



# Town of Londonderry Zoning Board of Adjustment Agenda

February 18, 2026 at 7:00 p.m.  
Moose Hill Council Chambers, 268B Mammoth Road

- I. Minutes To Approve
- 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) (Continued From December 17, 2025 And January 21, 2026)**

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) (Continued From December 17, 2025 And January 21, 2026)**

Documents:

[CASE NO. 12-17-2025-3 296 NASHUA ROAD\\_REDACTED.PDF](#)
  - C. **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). (Continued From January 21, 2026)**

Documents:

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

- D. Case No. 02-18-2026-1 Request For Special Exception From LZO 5.15.1.A To Allow Two Portable Storage Containers. The Parcel Is Located At 55 Windsor Boulevard In The Agricultural Residential (AR-1) Zoning District. Tax Map 003, Lot 045-103, Randy And Andrea Byrd (Owner/Applicant).**

Documents:

[CASE NO. 02-18-2026-1 SPECIAL EXCEPTION LZO 5.15.1 55 WINDSOR BLVD\\_REDACTED.PDF](#)

- E. Case No. 02-18-2026-2 Request For Variance From LZO 5.15.1.A.1 To Allow Two Portable Storage Containers. The Parcel Is Located At 55 Windsor Boulevard In The Agricultural Residential (AR-1) Zoning District. Tax Map 003, Lot 045-103, Randy And Andrea Byrd (Owner/Applicant).**

Documents:

[CASE NO. 02-18-2026-2 55 WINDSOR BLVD\\_REDACTED.PDF](#)

- F. Case No. 02-18-2026-3 Request For Variance From LZO 4.2.1.3.C.2 To Allow Deck And Stairs Within The Side Setback. The Parcel Is Located At 22 Pleasant Drive In The Agricultural Residential (AR-1) Zoning District. Tax Map 004, Lot 003-41, Wendy Staggs (Applicant), Staggs Family Trust (Owner).**

Documents:

[CASE NO. 02-18-2026-3 22 PLEASANT DRIVE\\_REDACTED.PDF](#)

**V. Communication And Miscellaneous**

**VI. Other Business**

**VII. Adjourn**

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*

**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 DATE: 11/14/25  
(Please Print)

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  
\_\_\_\_\_

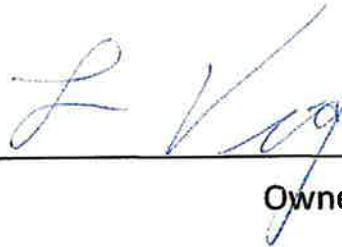
(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance,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



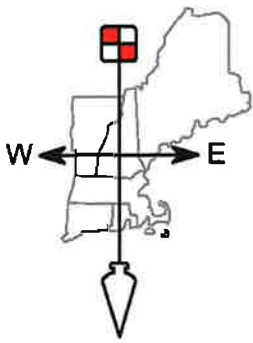
Applicant's Signature

Applicant's Signature

November 17, 2025

Dated

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



# FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

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-

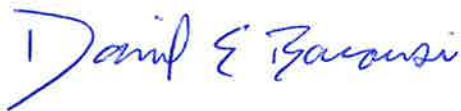
Vigeant Family Properties, LLC – Leonard Vigeant  
Variance Criteria - (Variance From Section 4.6.6.5)  
Tax Map Parcel 2-25 – 296 Nashua Road

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

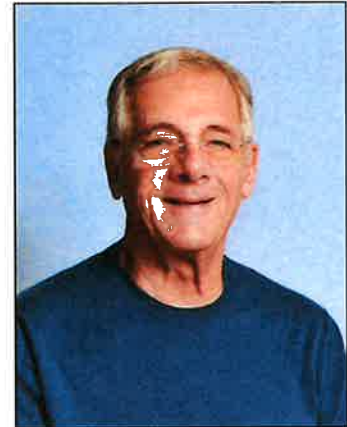
Real Estate Appraiser & Consultant  
New Hampshire, Massachusetts, and Maine



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

603 722-0663  
[chet@chetrogers.com](mailto:chet@chetrogers.com)

[www.chetrogers.com](http://www.chetrogers.com)  
[www.conservationappraisal.com](http://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 <sup>th</sup> 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

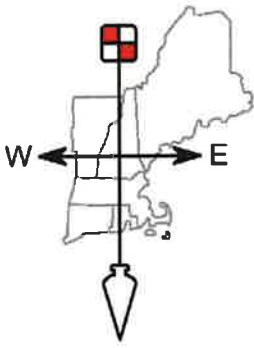
October 2007	National USPAP Update #420, NH-AI
October 2007	Current Use Seminar, NH-AI
September 2007	Certified General exam; NH ME
May 2007	Affordable Housing Financing & Valuation; NH-AI
February 2007	MAI Comprehensive Exam; AI
October 2006	The Future of the Foundation; NH-AI
September 2006	Real Estate 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

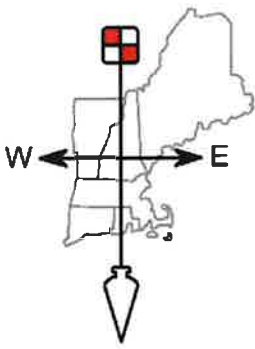
Map 28 Lot 11  
Mark Desrosiers  
275 Nashua Road  
Londonderry, NH. 03053

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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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

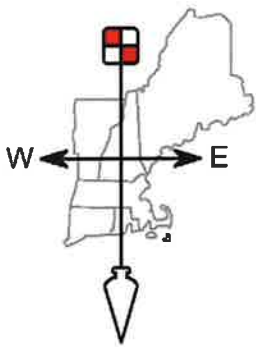
Map 2 Lot 27C-19  
Doherty Family Rev. Trust  
John E. & Mary C. Doherty, Trustees  
8 Black Forest Circle  
Londonderry, NH. 03053

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

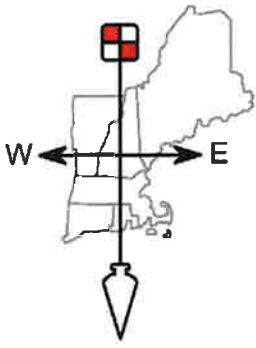
Map 2 Lot 27C-43  
Lannigan Family Rev. Trust  
William E. & Elizabeth Griffin  
Lannigan, Trustees  
34 Black Forest Circle  
Londonderry, NH. 03053

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

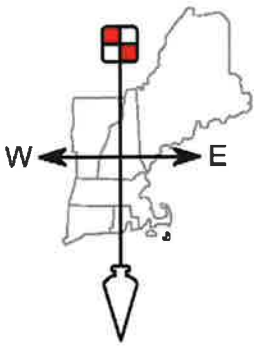
Map 2 Lot 27C-67  
Englemann Family Revocable Trust  
William H. & Phyllis Englemann, Trustees  
1 Quarry Road  
Londonderry, NH. 03053

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

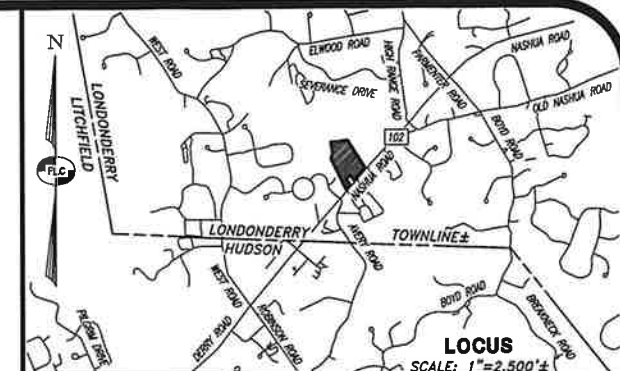
Map 2 Lot 27C-91  
Fallon Family Rev. Trust  
Jerome A. & Joanne P. Fallon, Trustees  
18 Quarry Road  
Londonderry, NH. 03053

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.
  - ZONING IS COMMERCIAL II (C-II). THIS SUB-DISTRICT IS PRIMARILY INTENDED TO ENCOURAGE THE DEVELOPMENT OF BUSINESS AREAS DESIGNED TO SERVE THE MOTORING PUBLIC.  
 MINIMUM LOT SIZE - MINIMUM LOT SIZE AND DIMENSIONS IN ALL COMMERCIAL DISTRICTS ARE SUBJECT TO PLANNING BOARD AND THE STATE OF NEW HAMPSHIRE APPROVAL BASED ON SEWAGE DISPOSAL REQUIREMENTS, SOIL TYPE, TOPOGRAPHY, VEHICULAR ACCESS, INTENDED USE AND COMPATIBILITY WITH ADJACENT AREAS, BUT SHALL BE NOT LESS THAN ONE ACRE WITH AT LEAST ONE-HUNDRED AND FIFTY FEET OF FRONTAGE ON A CLASS V OR BETTER ROAD.  
 BUILDING COVERAGE OF THE SITE WILL NOT EXCEED TWENTY-FIVE (25 PERCENT) OF THE LOT AREA. WITHIN THE COMMERCIAL DISTRICT AND THE C-I, C-II, C-III AND C-IV SUB-DISTRICTS, THE FOLLOWING REGULATIONS AND CONTROLS ARE REQUIRED FOR THE DEVELOPMENT AND CONTINUED USE OF THE AREA. MINIMUM SETBACK DISTANCES FOR STRUCTURES FROM PROPERTY LINE:  
 FRONT 80 FEET  
 SIDE 30 FEET  
 BACK 30 FEET  
 LOT IS FURTHER SUBJECT TO THE ROUTE 102 PERFORMANCE OVERLAY DISTRICT.
  - THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN ARE THE RESULT OF A PRECISE ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JULY, 2024.
  - 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.
  - PARCEL 2-25 IS SUBJECT TO A 350'-WIDE GRAFTON POWER TRANSMISSION EASEMENT. SEE E.C.R.D BK.855 PG.142 FOR FURTHER DESCRIPTION.



REV.	DATE	DESCRIPTION	C/O	DR	CK

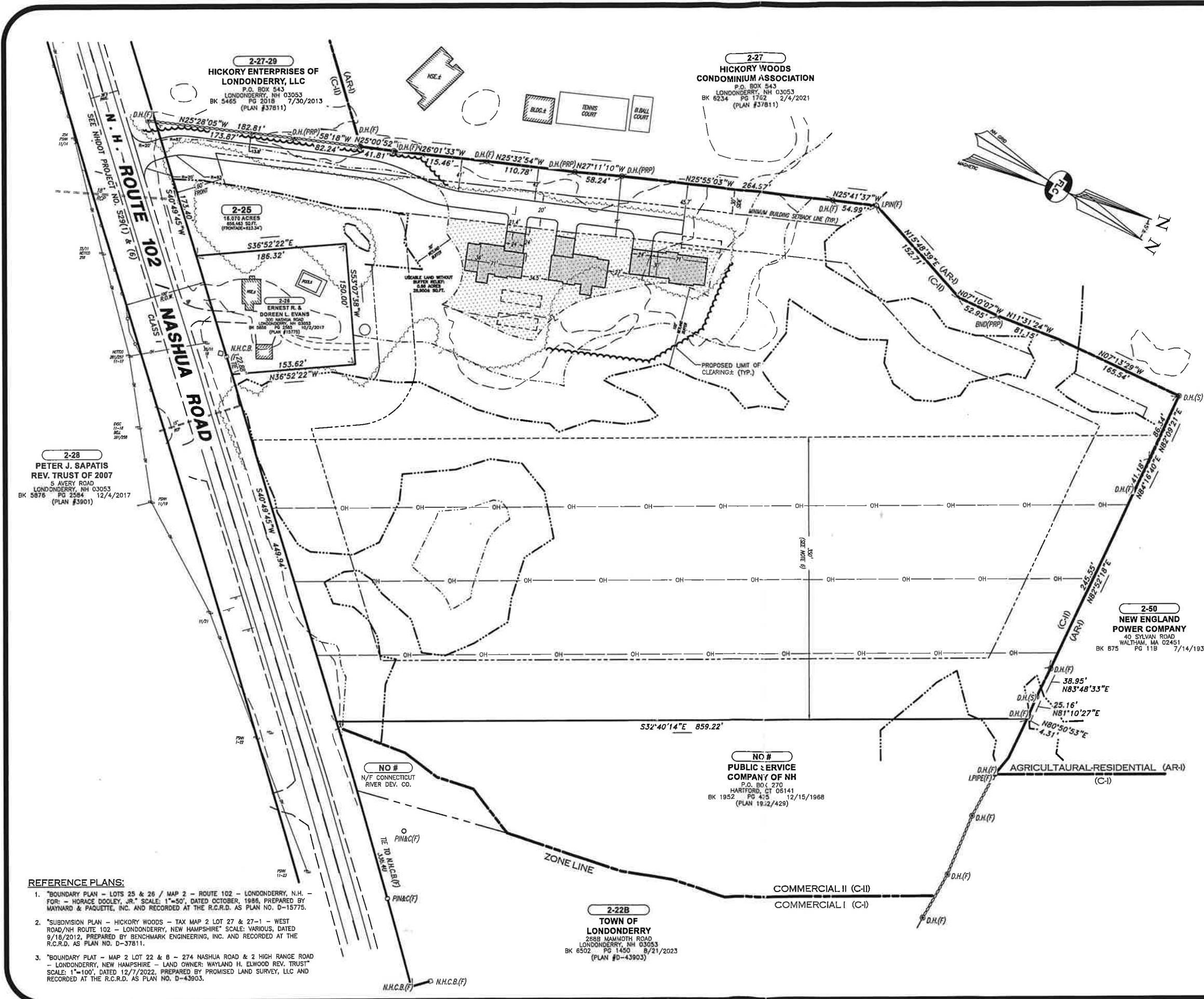
**SINGLE FAMILY DWELLING CONCEPT**  
**TAX MAP 2 LOT 25**  
**(296 NASHUA ROAD)**  
**LONDONDERRY, NEW HAMPSHIRE**  
 PREPARED FOR:  
**LEONARD VIGEANT**  
 31 AUTUMN CIRCLE HUDSON, NH 03051  
 LAND OF:  
**VIGEANT FAMILY PROPERTIES, LLC**  
 31 AUTUMN CIRCLE HUDSON, NH 03051

SCALE: 1" = 60' NOVEMBER 14, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

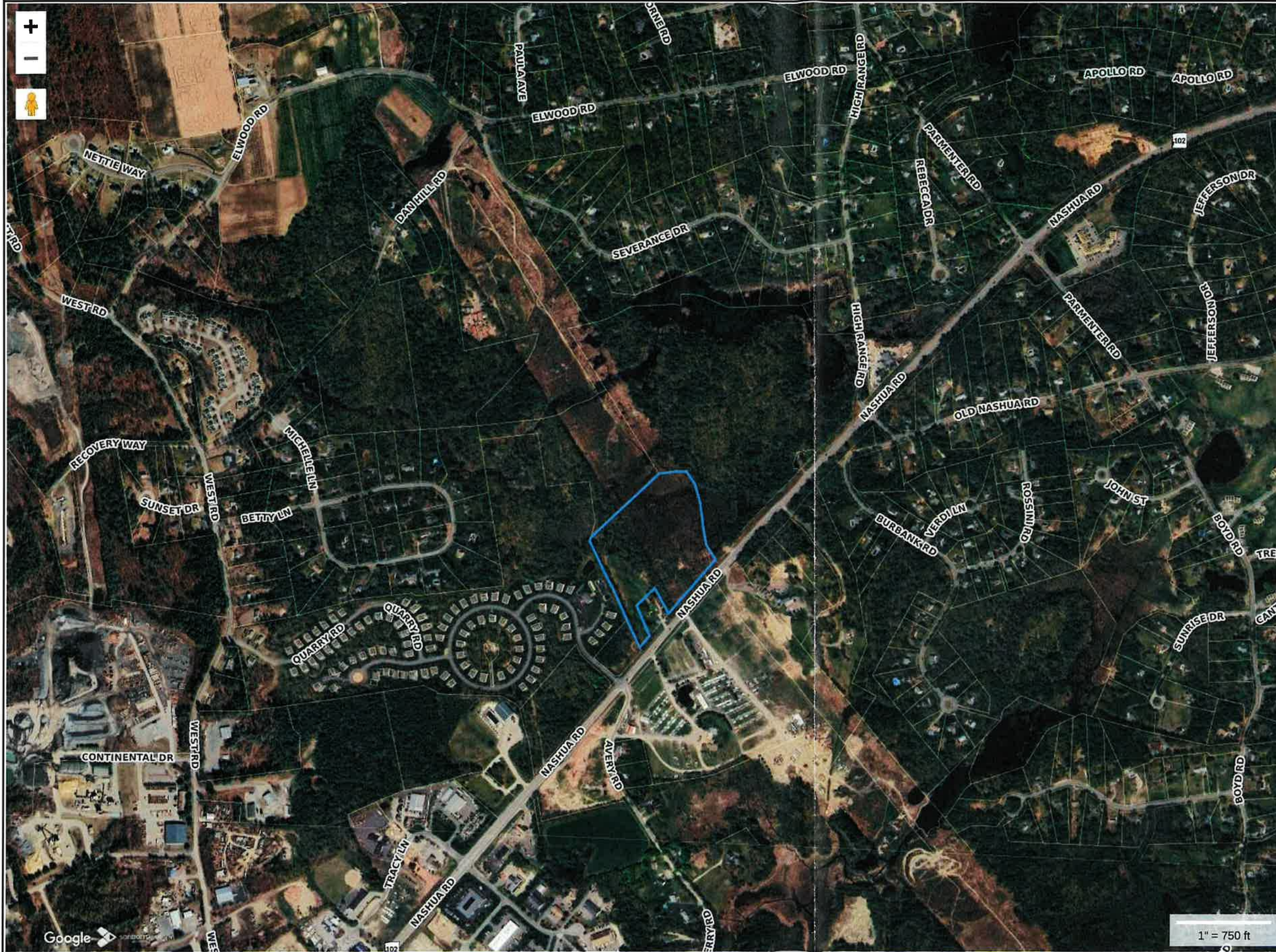
**FIELDSTONE**  
 LAND CONSULTANTS, PLLC

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.

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.

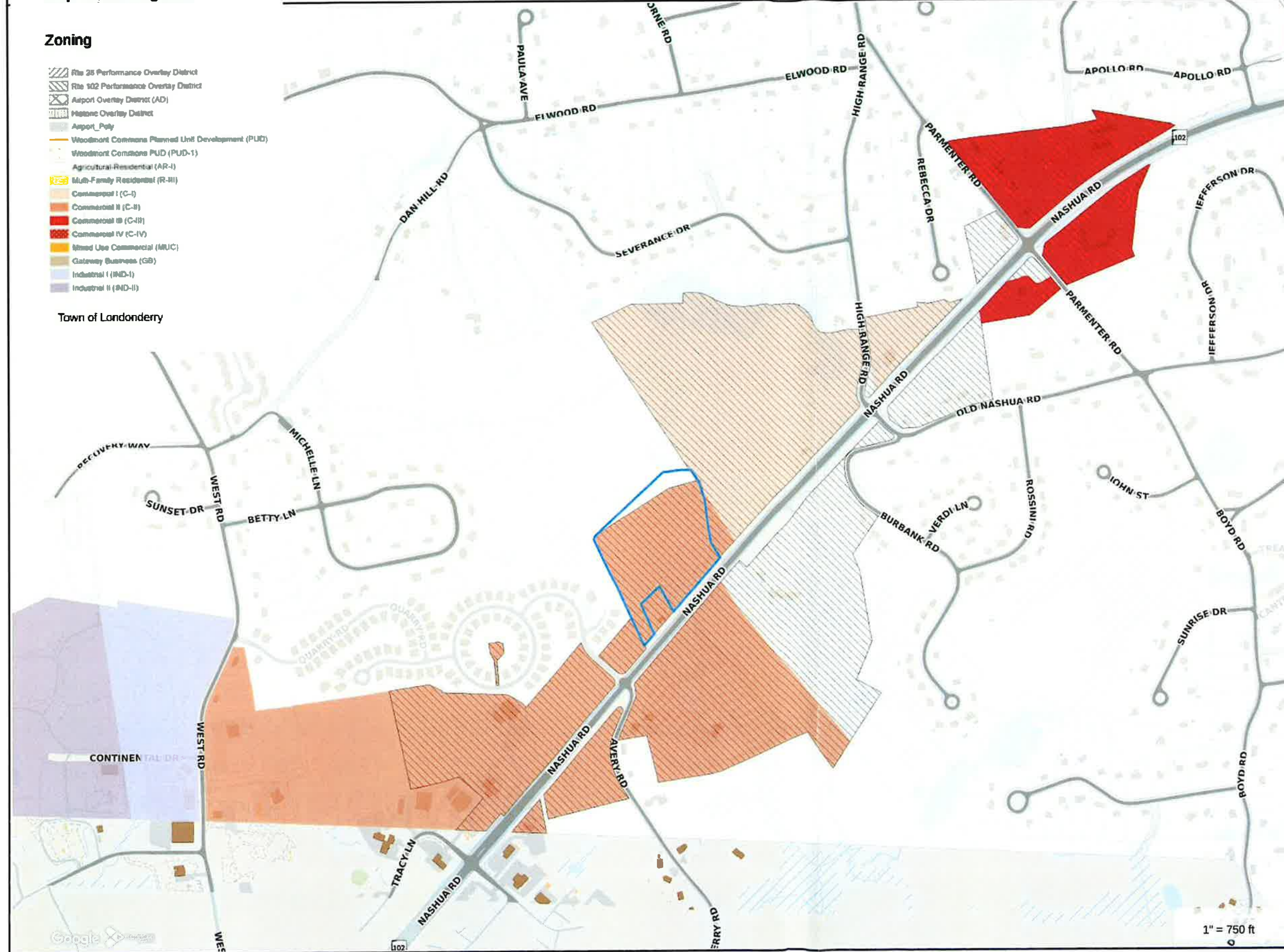
### Vigeant GIS Exhibit

#### 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

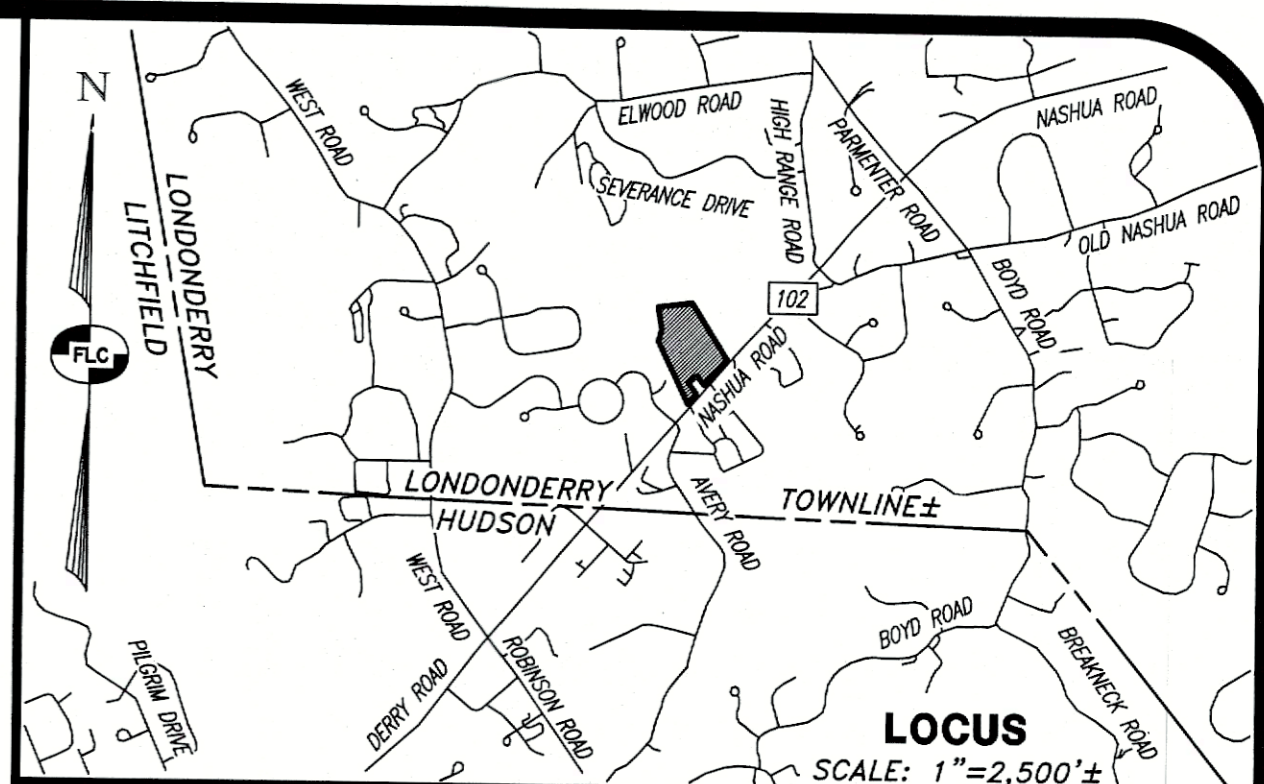
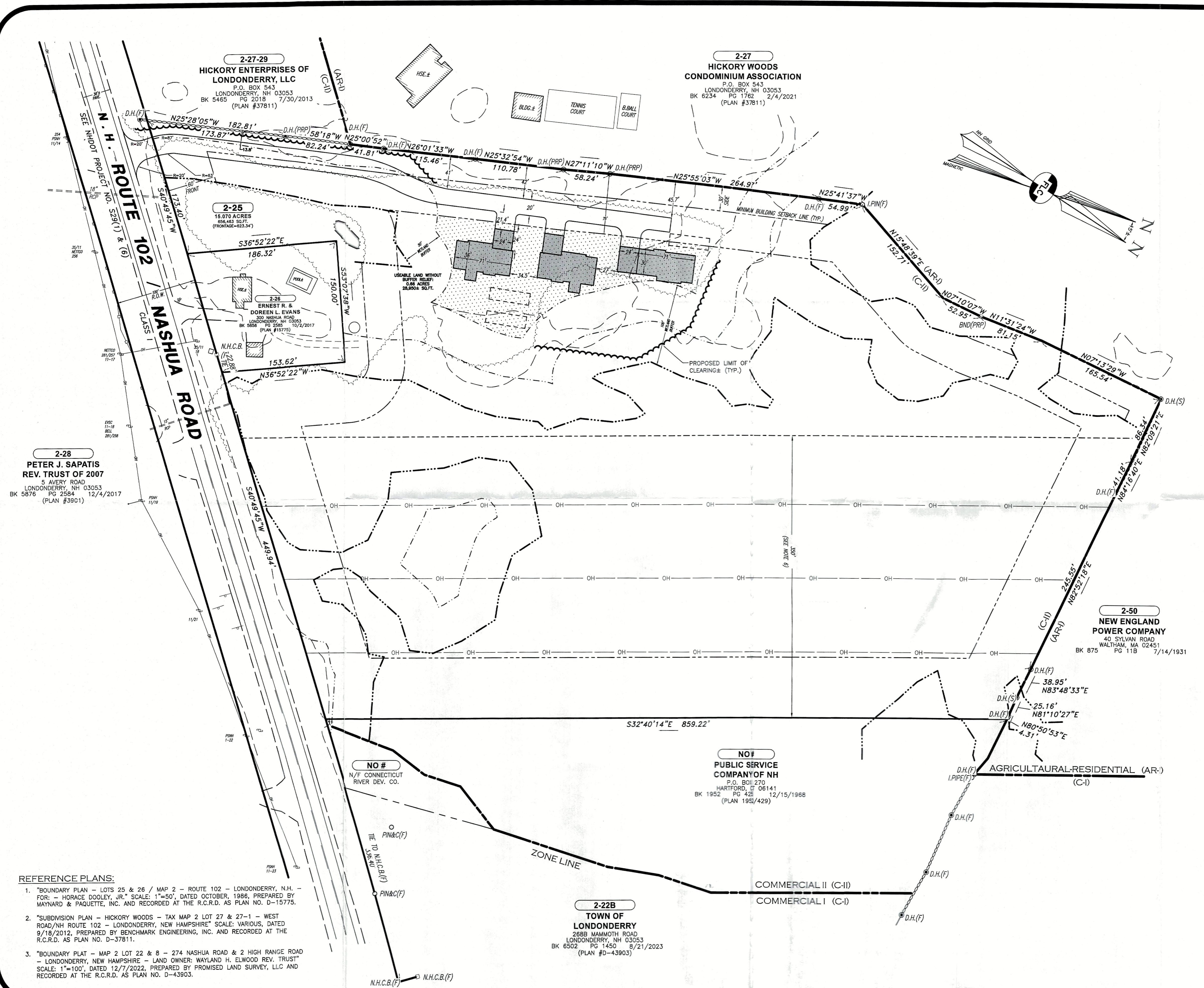


**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

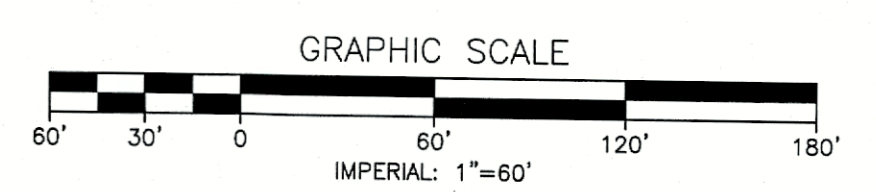
Town of Londonderry, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.



- NOTES:**
1. 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. 1667 DATED 7/2/2003.
  2. THE PURPOSE OF THIS PLAN IS TO DEPICT A SITE DEVELOPMENT CONCEPT, AS SHOWN.
  3. ZONING IS COMMERCIAL II (C-II). THIS SUB-DISTRICT IS PRIMARILY INTENDED TO ENCOURAGE THE DEVELOPMENT OF BUSINESS AREAS DESIGNED TO SERVE THE MOTORING PUBLIC.  
 MINIMUM LOT SIZE - MINIMUM LOT SIZE AND DIMENSIONS IN ALL COMMERCIAL DISTRICTS ARE SUBJECT TO PLANNING BOARD AND THE STATE OF NEW HAMPSHIRE APPROVAL BASED ON SEWAGE DISPOSAL REQUIREMENTS, SOIL TYPE, TOPOGRAPHY, VEHICULAR ACCESS, INTENDED USE AND COMPATIBILITY WITH ADJACENT AREAS, BUT SHALL BE NOT LESS THAN ONE ACRE WITH AT LEAST ONE-HUNDRED AND FIFTY FEET OF FRONTAGE ON A CLASS V OR BETTER ROAD.  
 BUILDING COVERAGE OF THE SITE WILL NOT EXCEED TWENTY-FIVE (25 PERCENT) OF THE LOT AREA. WITHIN THE COMMERCIAL DISTRICT AND THE C-I, C-II, C-III AND C-IV SUB-DISTRICTS, THE FOLLOWING REGULATIONS AND CONTROLS ARE REQUIRED FOR THE DEVELOPMENT AND CONTINUED USE OF THE AREA. MINIMUM SETBACK DISTANCES FOR STRUCTURES FROM PROPERTY LINE:  
 FRONT 60 FEET  
 SIDE 30 FEET  
 BACK 30 FEET  
 LOT IS FURTHER SUBJECT TO THE ROUTE 102 PERFORMANCE OVERLAY DISTRICT.
  4. THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN ARE THE RESULT OF A PRECISE ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JULY, 2024.
  5. 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 NORTHCENTRAL 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.
  6. PARCEL 2-25 IS SUBJECT TO A 350'-WIDE GRAFTON POWER TRANSMISSION EASEMENT. SEE E.C.R.D BK.855 PG.142 FOR FURTHER DESCRIPTION.



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

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

- REFERENCE PLANS:**
1. "BOUNDARY PLAN - LOTS 25 & 26 / MAP 2 - ROUTE 102 - LONDONDERRY, N.H. - FOR: - HORACE DOOLEY, JR." SCALE: 1"=50', DATED OCTOBER, 1986, PREPARED BY MAYNARD & PAQUETTE, INC. AND RECORDED AT THE R.C.R.D. AS PLAN NO. D-15775.
  2. "SUBDIVISION PLAN - HICKORY WOODS - TAX MAP 2 LOT 27 & 27-1 - WEST ROAD/NH ROUTE 102 - LONDONDERRY, NEW HAMPSHIRE" SCALE: VARIOUS, DATED 9/18/2012, PREPARED BY BENCHMARK ENGINEERING, INC. AND RECORDED AT THE R.C.R.D. AS PLAN NO. D-37811.
  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 42 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.  
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*

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

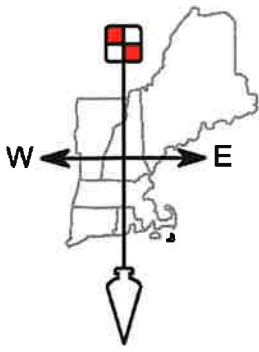
See Attached Narrative

(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

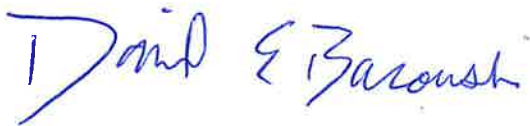
proposed residential use on the property, as well as the unique features noted above, we believe this use as proposed by the variance is reasonable and warranted.

-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**

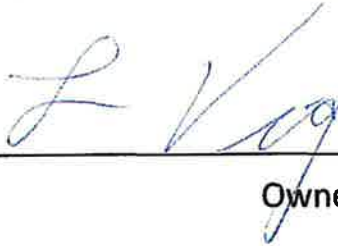


Daniel Barowski

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



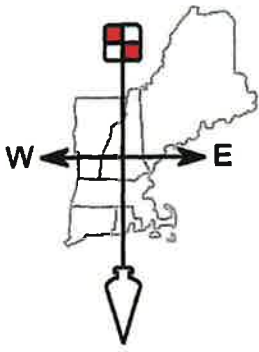
Applicant's Signature

Applicant's Signature

November 17, 2025

Dated

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



# FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

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](http://www.chetrogers.com) [www.conservationappraisal.com](http://www.conservationappraisal.com)

Tel: (603) 722-0663

Email: [chet@chetrogers.com](mailto:chet@chetrogers.com)

August 28, 2025

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

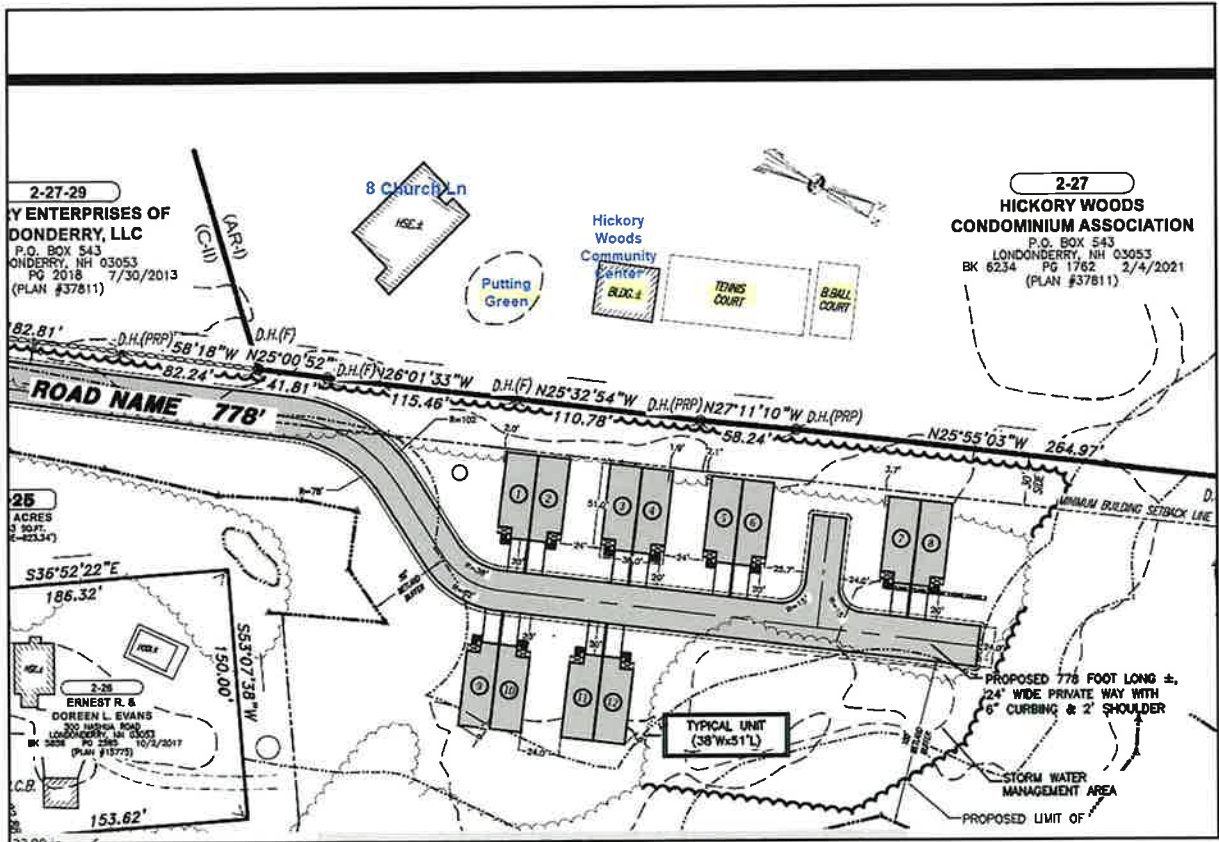
**RE: 296 Nashua Road, Londonderry, New Hampshire**

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,

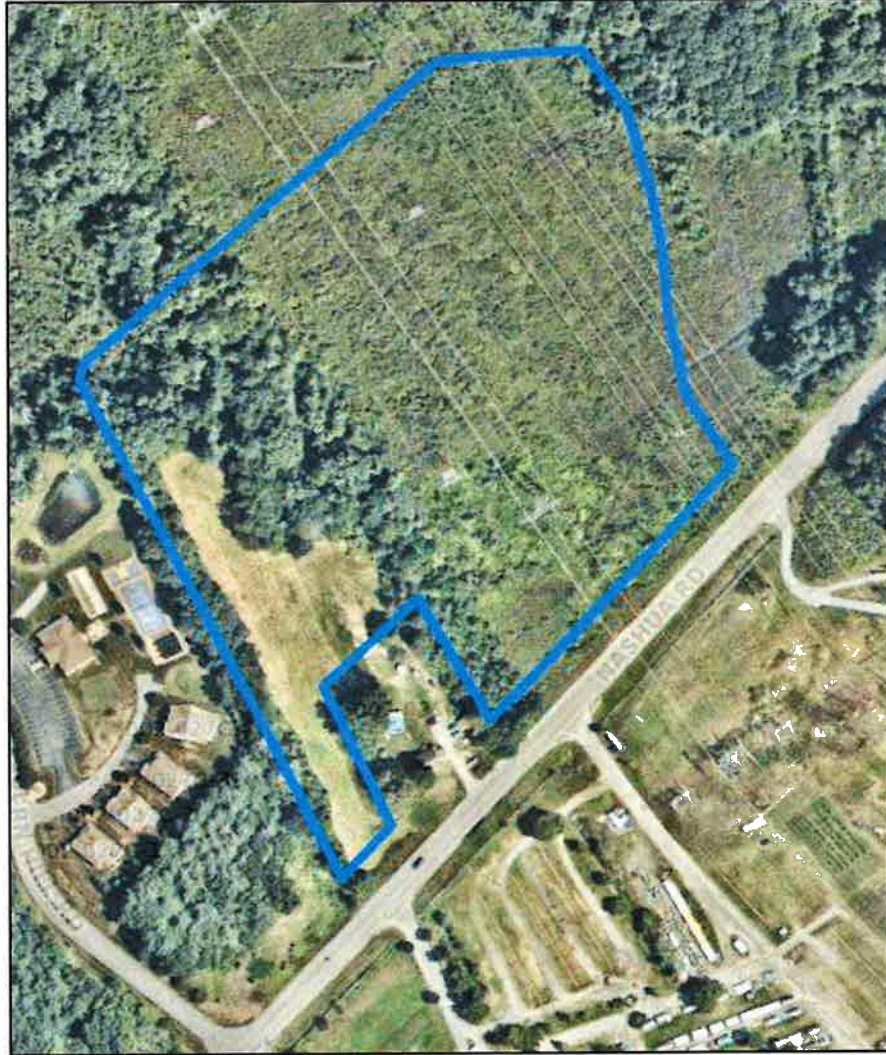
*Chet Rogers*

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

Attachment: Qualifications of Appraiser

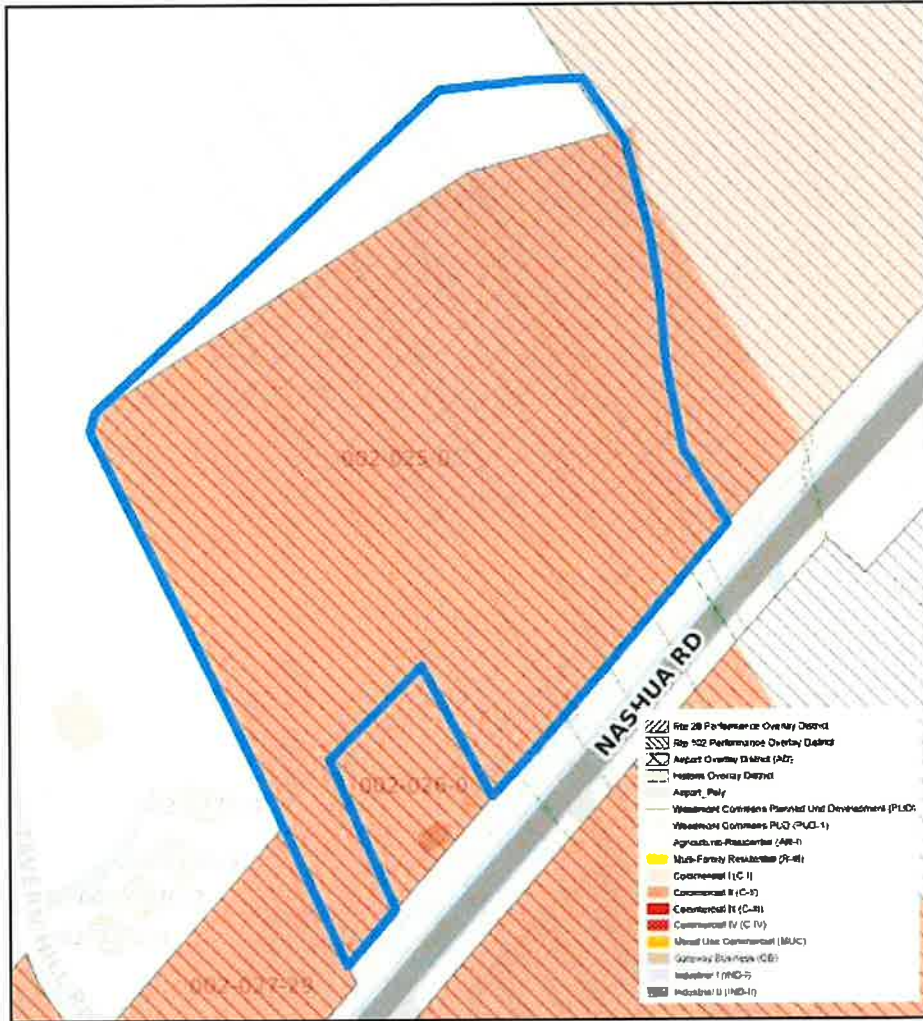
***AERIAL VIEW OF SUBJECT AND ABUTTING  
PROPERTIES***

---



Subject Outlined in Blue

# ZONING MAP



Subject Outlined in Blue

***PHOTOGRAPHS***

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**View from across Nashua Road  
*Southeast corner, foreground***



**View, Mid-frontage**

**Photos taken August 22, 2025**

***PHOTOGRAPHS***

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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***

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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  
Maine Certified General-MECG-2590  
Massachusetts Certified General-MACG-103344  
[www.chetrogers.com](http://www.chetrogers.com) [www.conservationappraisal.com](http://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.

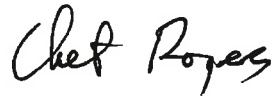
Proposed plans call for the construction of up to six duplex units, the first of which is set back 400+/- feet from Nashua Road. The site is served by municipal water, and plans call for onsite septic systems. Proposed plans are consistent with minimum requirements for land area, frontage and available 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, flowing 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***

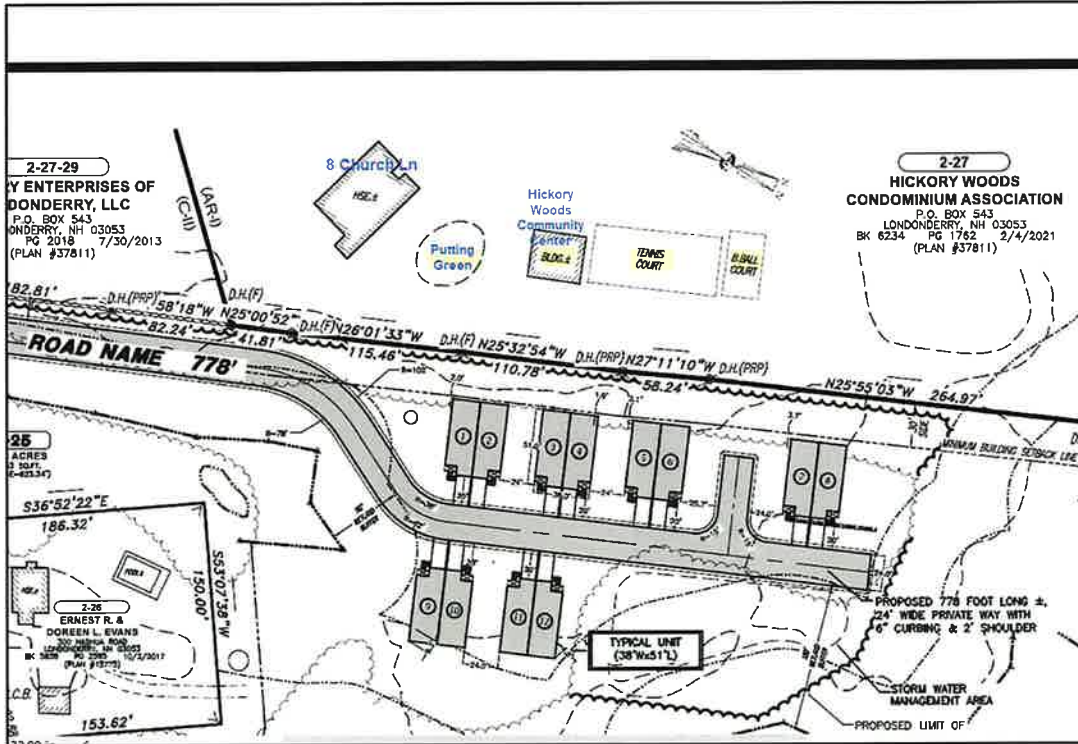
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Street View looking East from Tavern Hill Road  
*Entrance to Hickory Woods*

Photo taken August 22, 2025





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

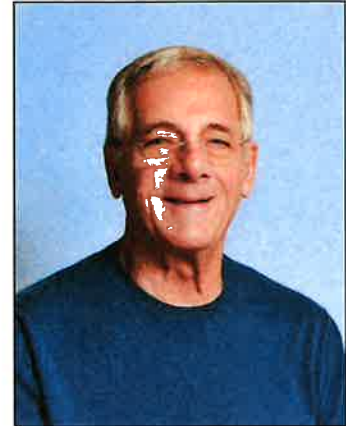
Real Estate Appraiser & Consultant  
New Hampshire, Massachusetts, and Maine



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

603 722-0663  
[chet@chetrogers.com](mailto:chet@chetrogers.com)

[www.chetrogers.com](http://www.chetrogers.com)  
[www.conservationappraisal.com](http://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 <sup>th</sup> 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

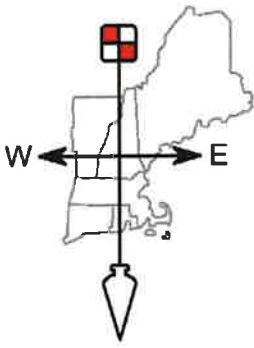
October 2007	National USPAP Update #420, NH-AI
October 2007	Current Use Seminar, NH-AI
September 2007	Certified General exam; NH ME
May 2007	Affordable Housing Financing & Valuation; NH-AI
February 2007	MAI Comprehensive Exam; AI
October 2006	The Future of the Foundation; NH-AI
September 2006	Real Estate 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



# FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
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

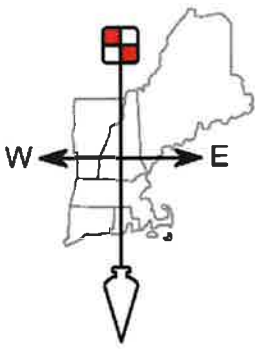
Map 28 Lot 11  
Mark Desrosiers  
275 Nashua Road  
Londonderry, NH. 03053

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



# FIELDSTONE

## LAND CONSULTANTS, PLLC

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
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

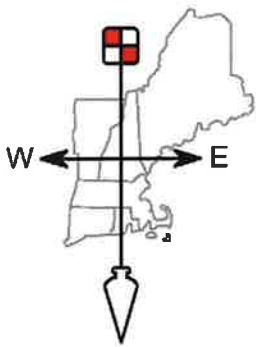
Map 2 Lot 27C-19  
Doherty Family Rev. Trust  
John E. & Mary C. Doherty, Trustees  
8 Black Forest Circle  
Londonderry, NH. 03053

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

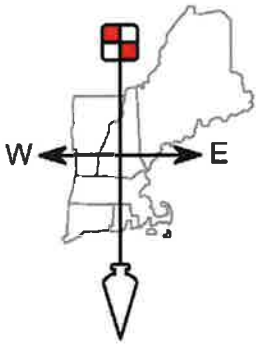
Map 2 Lot 27C-43  
Lannigan Family Rev. Trust  
William E. & Elizabeth Griffin  
Lannigan, Trustees  
34 Black Forest Circle  
Londonderry, NH. 03053

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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**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-51**

Greenhalgh Revocable Trust 2015  
Gene & Emma Greenhalgh, Trustees  
1 Pepper Hill Road  
Londonderry, NH. 03053

**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-57**

Crupi 2022 Irrevocable Trust  
Peter J. Crupi, Trustee  
13 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-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-66**

Donald J. & Louise R. Westing  
10 Pepper Hill 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-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-52**

William J. Shea Rev. Trust  
Alexandria V. Shea Rev. Trust  
3 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-58**

William C. & Cheryl A. Gordon  
26 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-64**

Robert H. Smethurst Irrevoc. Trust  
Nancy J. Smethurst Irrevoc. Trust  
14 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-70**

Spiak Family Trust  
Richard A. & Denise L. Spiak, Trustees  
7 Quarry Road  
Londonderry, NH. 03053

**Map 2 Lot 27C-50**

Everett G. & Donna J. Bishop  
20 Black Forest Circle  
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-56**

Paul V & Deborah A. Diamond  
11 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-62**

Gary T & Nancy M. Mosher  
18 Pepper Hill Road  
Londonderry, NH. 03053

**Map 2 Lot 27C-65**

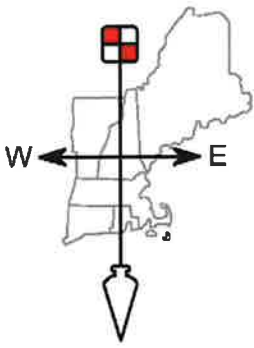
Bennett Joint Revocable Trust  
Douglas H. & Gayle A. Bennett, Trustees  
12 Pepper Hill Road  
Londonderry, NH. 03053

**Map 2 Lot 27C-68**

Mccarthy Family Trust  
Paul & Joan M. Mccarthy, Trustees  
3 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

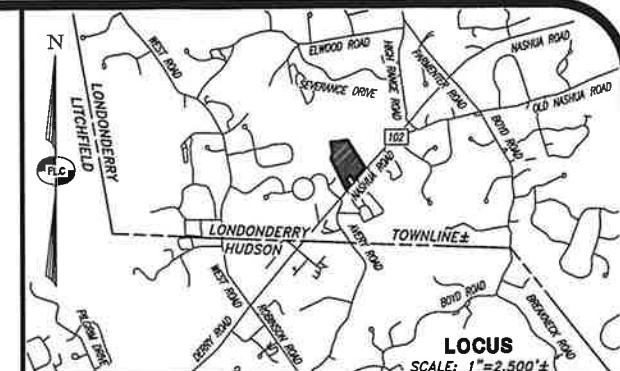
Map 2 Lot 27C-91  
Fallon Family Rev. Trust  
Jerome A. & Joanne P. Fallon, Trustees  
18 Quarry Road  
Londonderry, NH. 03053

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.
  - ZONING IS COMMERCIAL II (C-II). THIS SUB-DISTRICT IS PRIMARILY INTENDED TO ENCOURAGE THE DEVELOPMENT OF BUSINESS AREAS DESIGNED TO SERVE THE MOTORING PUBLIC.  
 MINIMUM LOT SIZE - MINIMUM LOT SIZE AND DIMENSIONS IN ALL COMMERCIAL DISTRICTS ARE SUBJECT TO PLANNING BOARD AND THE STATE OF NEW HAMPSHIRE APPROVAL BASED ON SEWAGE DISPOSAL REQUIREMENTS, SOIL TYPE, TOPOGRAPHY, VEHICULAR ACCESS, INTENDED USE AND COMPATIBILITY WITH ADJACENT AREAS, BUT SHALL BE NOT LESS THAN ONE ACRE WITH AT LEAST ONE-HUNDRED AND FIFTY FEET OF FRONTAGE ON A CLASS V OR BETTER ROAD.  
 BUILDING COVERAGE OF THE SITE WILL NOT EXCEED TWENTY-FIVE (25 PERCENT) OF THE LOT AREA. WITHIN THE COMMERCIAL DISTRICT AND THE C-I, C-II, C-III AND C-IV SUB-DISTRICTS, THE FOLLOWING REGULATIONS AND CONTROLS ARE REQUIRED FOR THE DEVELOPMENT AND CONTINUED USE OF THE AREA. MINIMUM SETBACK DISTANCES FOR STRUCTURES FROM PROPERTY LINE:  
 FRONT 80 FEET  
 SIDE 30 FEET  
 BACK 30 FEET  
 LOT IS FURTHER SUBJECT TO THE ROUTE 102 PERFORMANCE OVERLAY DISTRICT.
  - THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN ARE THE RESULT OF A PRECISE ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JULY, 2024.
  - 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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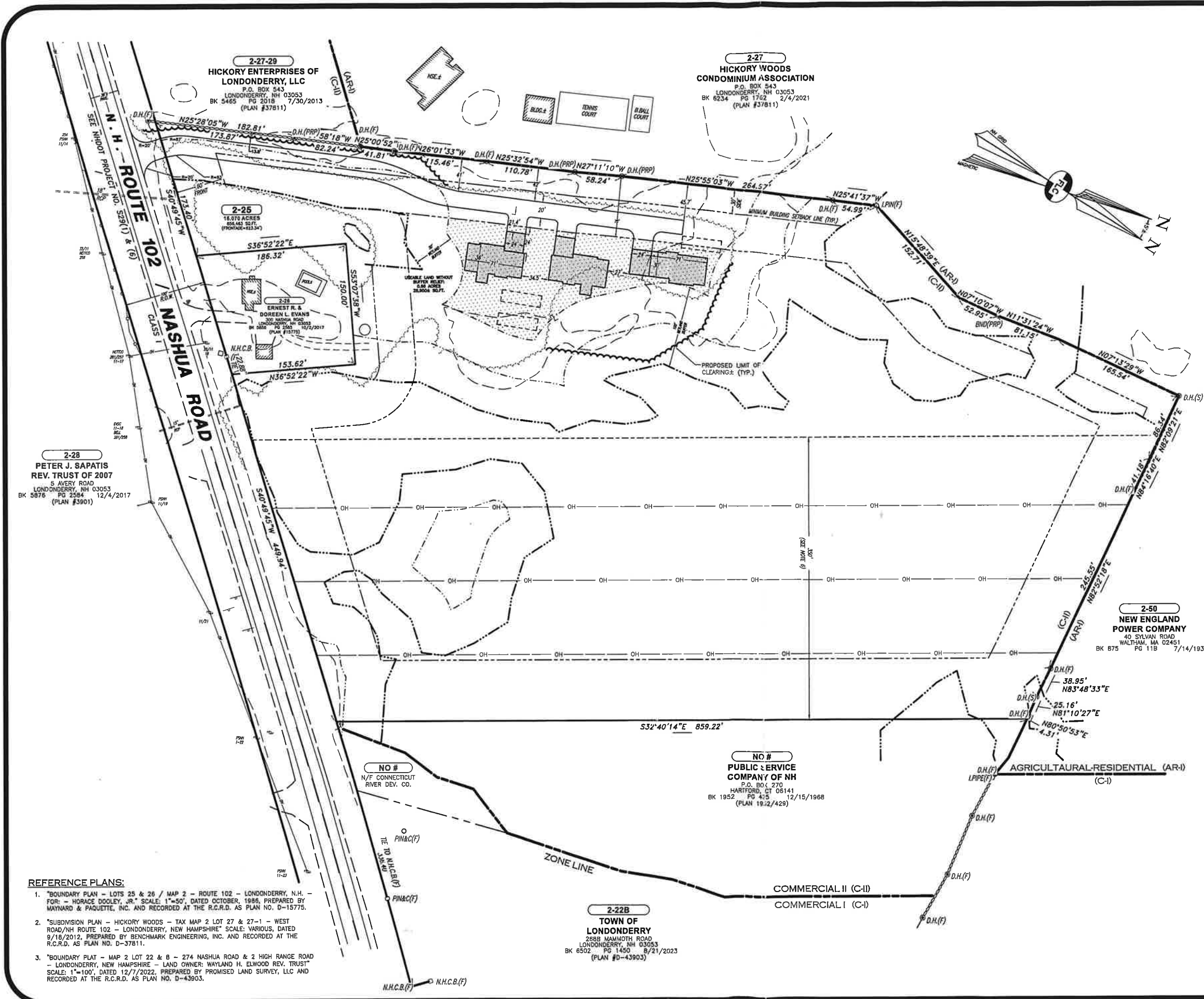
REV.	DATE	DESCRIPTION	C/O	DR	CK

**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

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- 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.

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

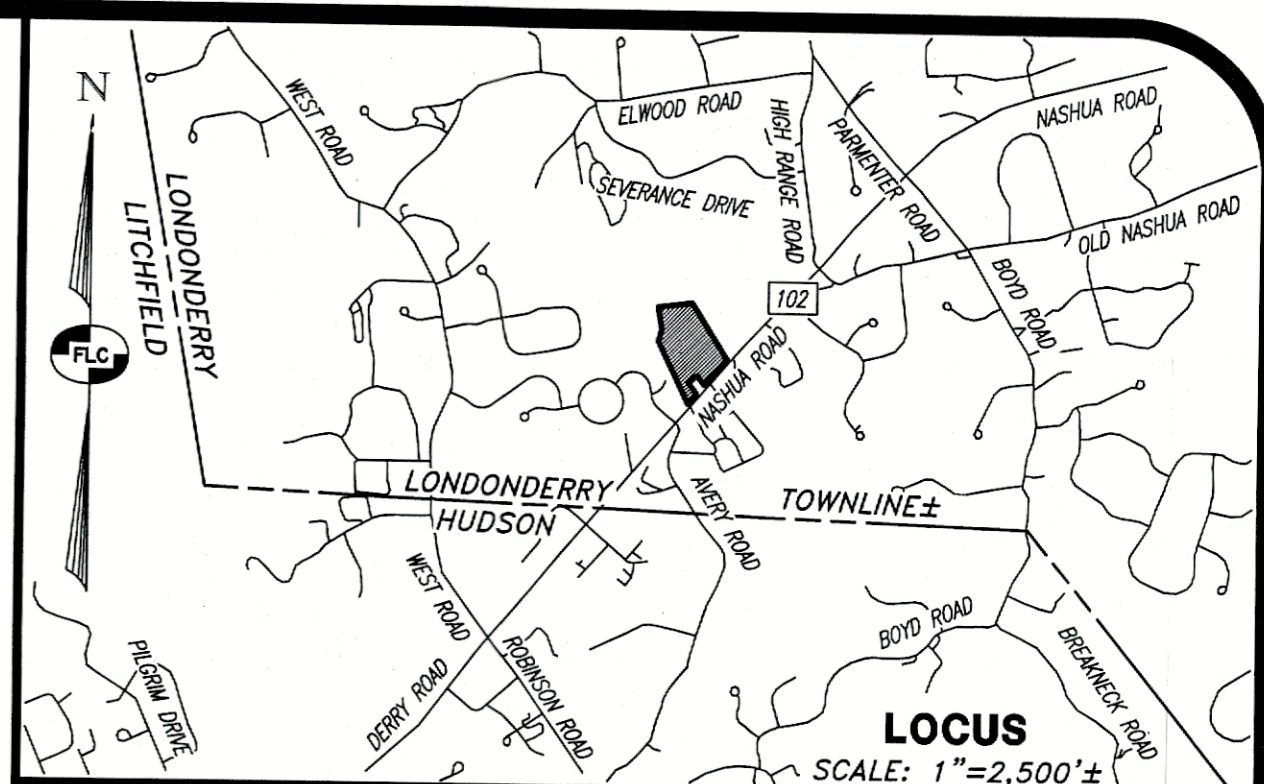
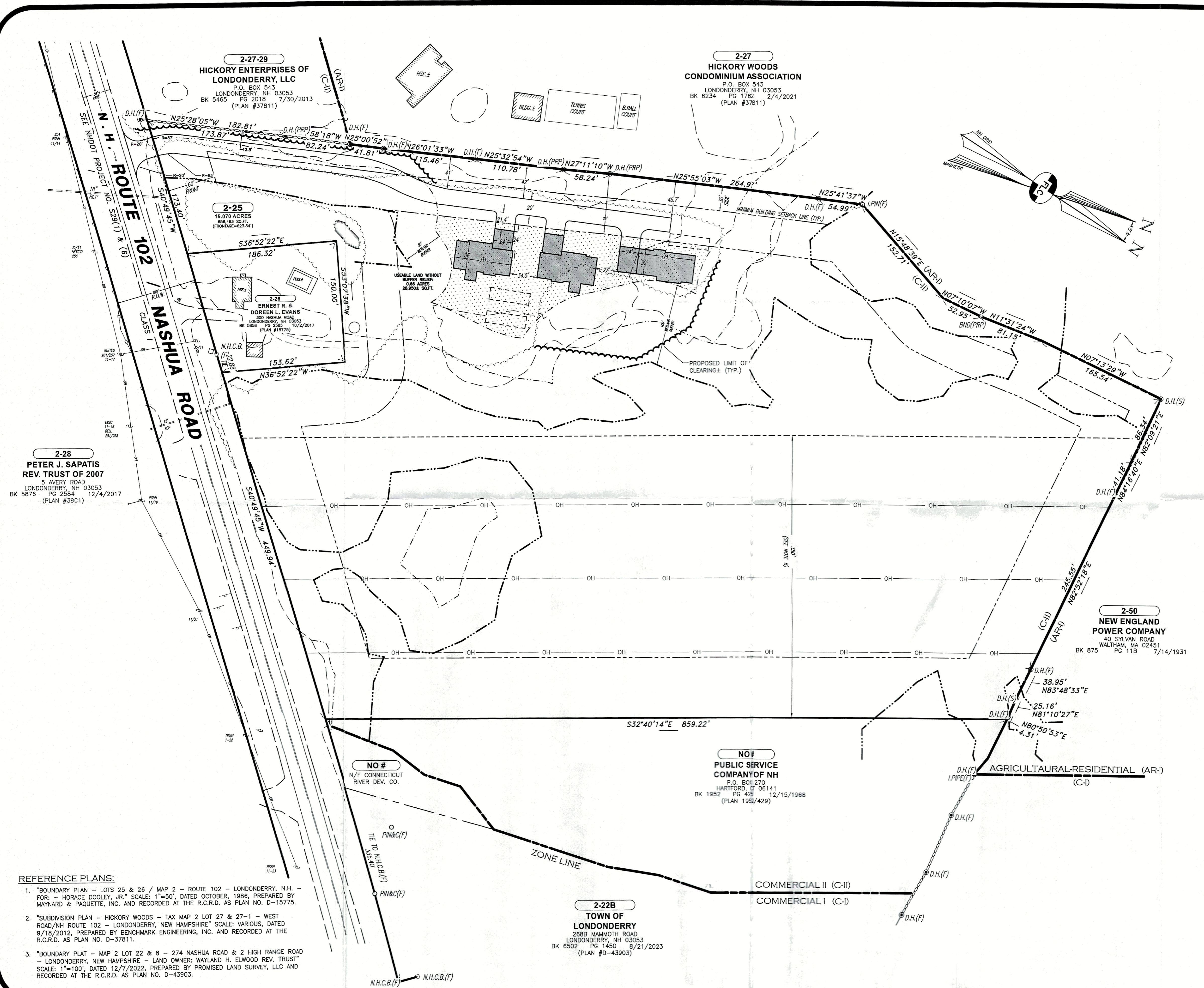


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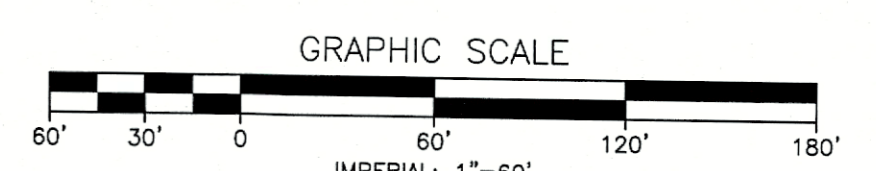
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 FRONT 60 FEET  
 SIDE 30 FEET  
 BACK 30 FEET  
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  5. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHCENTRAL 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.
  6. PARCEL 2-25 IS SUBJECT TO A 350'-WIDE GRAFTON POWER TRANSMISSION EASEMENT. SEE E.C.R.D BK.855 PG.142 FOR FURTHER DESCRIPTION.



REV.	DATE	DESCRIPTION	C/O	DR	CK

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**TAX MAP 2 LOT 25**  
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 31 AUTUMN CIRCLE HUDSON, NH 03051

SCALE: 1" = 60'      NOVEMBER 14, 2025

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- REFERENCE PLANS:**
1. "BOUNDARY PLAN - LOTS 25 & 26 / MAP 2 - ROUTE 102 - LONDONDERRY, N.H. - FOR: - HORACE DOOLEY, JR." SCALE: 1"=50', DATED OCTOBER, 1986, PREPARED BY MAYNARD & PAQUETTE, INC. AND RECORDED AT THE R.C.R.D. AS PLAN NO. D-15775.
  2. "SUBDIVISION PLAN - HICKORY WOODS - TAX MAP 2 LOT 27 & 27-1 - WEST ROAD/NH ROUTE 102 - LONDONDERRY, NEW HAMPSHIRE" SCALE: VARIOUS, DATED 9/18/2012, PREPARED BY BENCHMARK ENGINEERING, INC. AND RECORDED AT THE R.C.R.D. AS PLAN NO. D-37811.
  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

**2-28**  
**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)**

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 abutting 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

\_\_\_\_\_

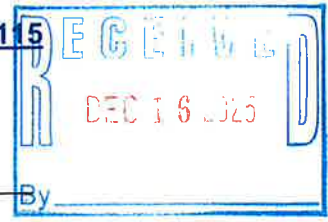
Applicant's Signature

  
\_\_\_\_\_

Dated

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





**RESIDENTIAL BUILDING PERMIT APPLICATION**

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Permit Fee: \$ \_\_\_\_\_

Applicable Code Edition \_\_\_\_\_

Map & Lot \_\_\_\_\_

(FOR OFFICE USE ONLY)

ADDRESS <u>40 Wilson Rd.</u> (no.) (street)	ZONING DISTRICT _____  Is this lot within the Flood Plain? _____
--	--

**TYPE OF IMPROVEMENT AND PROPOSED USE**

1. Check one: <input type="checkbox"/> Addition (please specify) _____  <input type="checkbox"/> Remodel (please specify) _____ <input type="checkbox"/> Garage <input type="checkbox"/> Attached or <input type="checkbox"/> Detached <input type="checkbox"/> Pool <input type="checkbox"/> Above or <input type="checkbox"/> Inground <input type="checkbox"/> Shed <input type="checkbox"/> on blocks or <input type="checkbox"/> footings <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Porch <input type="checkbox"/> Other _____	2. Enter size of proposed structure (s): <u>6</u> x <u>22</u> _____ x _____  3. COST Electrical work to be done? <input type="checkbox"/> yes <input type="checkbox"/> no Plumbing work to be done? <input type="checkbox"/> yes <input type="checkbox"/> no  TOTAL COST OF CONSTRUCTION \$ <u>24,000</u> (Total cost of improvement should include materials & labor costs)
--	---

**AS OF 1/1/25 ALL WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)**

OWNER INFORMATION				
NAME	MAILING ADDRESS	CITY & STATE	ZIP CODE	TEL #
Deb STEWART	40 Wilson Rd.	Londonderry		603 440-7253

CONTRACTOR INFORMATION				
NAME	MAILING ADDRESS	CITY & STATE	ZIP CODE	TEL #
JWC Building LLC	99 Garland Rd.	Brownsville NH	03215	603 247-3173

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction

APPLICANT NAME Print <u>John Wroblewski</u> Signature <u>[Signature]</u> Phone Number <u>603-247-3173</u> Email Address: <u>Jwroblewski@jwc.com</u>	ADDRESS (if different from above) <u>99 Garland Rd</u> <u>Brownsville NH 03215</u>	DATE <u>12-16-25</u>
---	--	-------------------------

ADDRESS OF PROJECT 40 Wilson Rd Londonderry, NH

## DECK CONSTRUCTION APPLICATION (2021 IRC Code)

(To be submitted along with the Building Permit Application)

### 1. Provide the construction details below along with a framing plan\*\*

#### JOISTS

- Size 2x8 16<sup>oc</sup>
- Spacing
- Span

#### BEAM

- (circle one) KD or LVL
- Size TR 101 = 2x8
- How Many 3
- Span between posts — 8' minus

#### POSTS

- (circle one) Wood or Steel
- Size \_\_\_\_\_

#### DECKING (pls circle one)

- Wood
- Composite
- Other \_\_\_\_\_

#### FOOTINGS

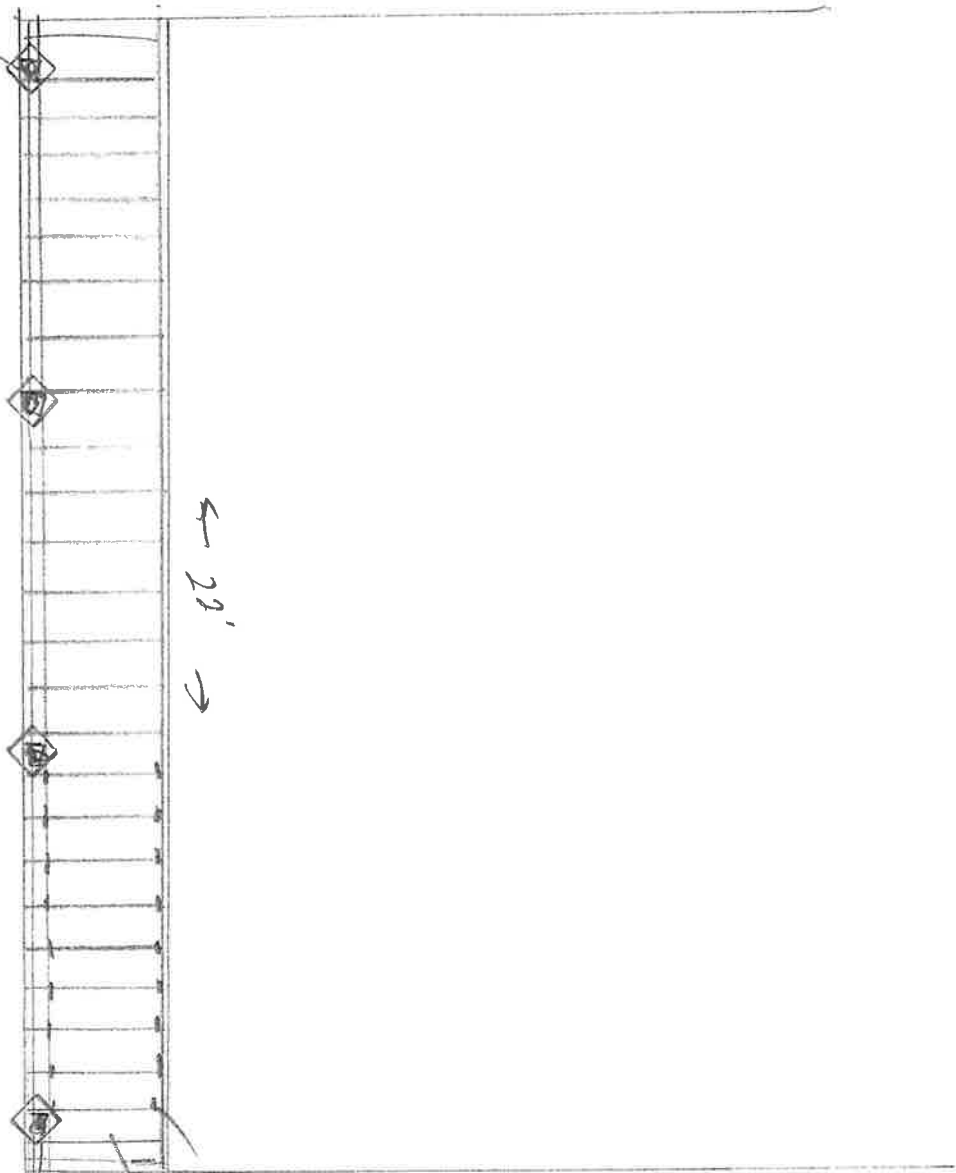
- Type (circle one)
  - Sono Tubes Only
  - Sono Tube/Big Foot
  - Pre-Cast Diamond Pipe
  - Helical Piles\*
- \*Engineer report required after installation.
- Size \_\_\_\_\_
- Spacing \_\_\_\_\_
- Depth (*minimum 4 ft. below grade*)

### 2. \*\*A framing/cross section plan is also required. It should show:

- The placement of the footings
- The placement of the beam
- Which way the joists are running
- Include any stair location

### 3. Please provide a location plan showing where the deck will be on the property showing distances from property lines, septic systems and other structures (see example)

Diagonal bracing



← 22' →

6x6

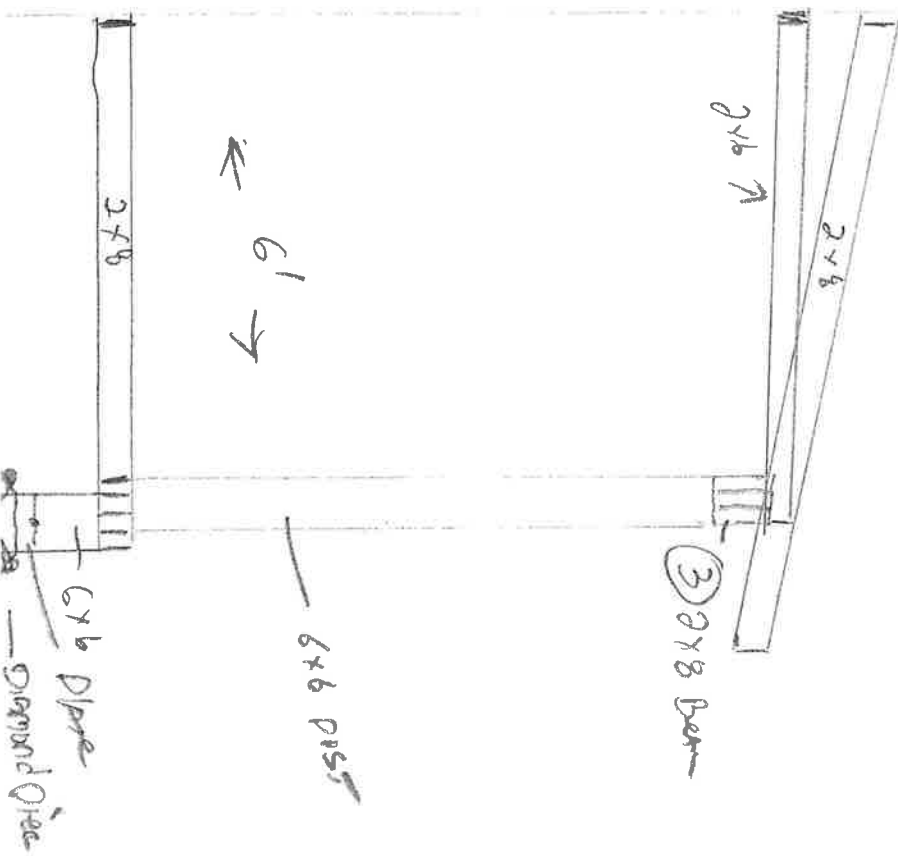
2x8 16" o.c.  
JOIST BRACING

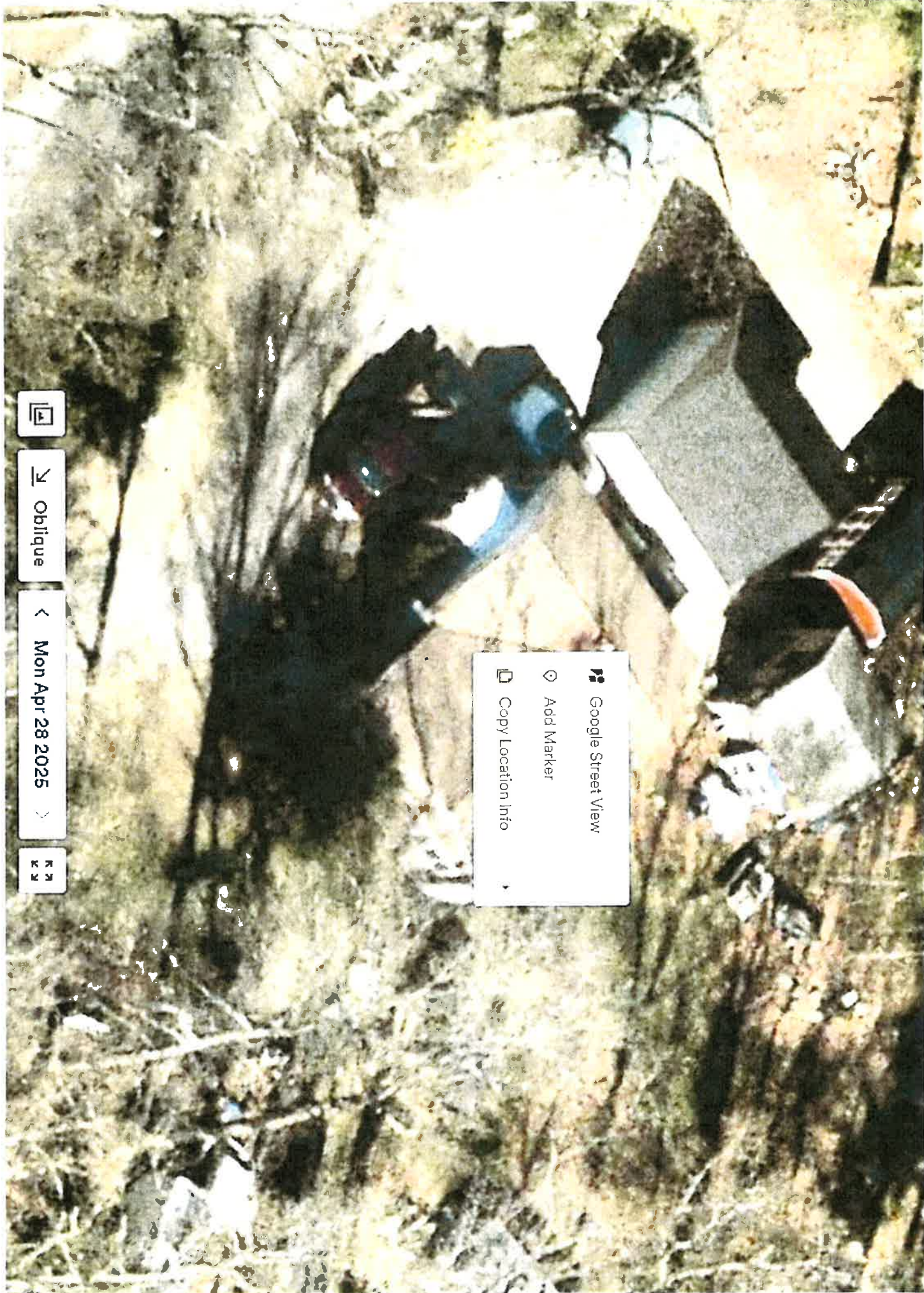
40 Wilson Rd.

400, 1500 R1

House

Hang rails  
both ends





 Google Street View

 Add Marker

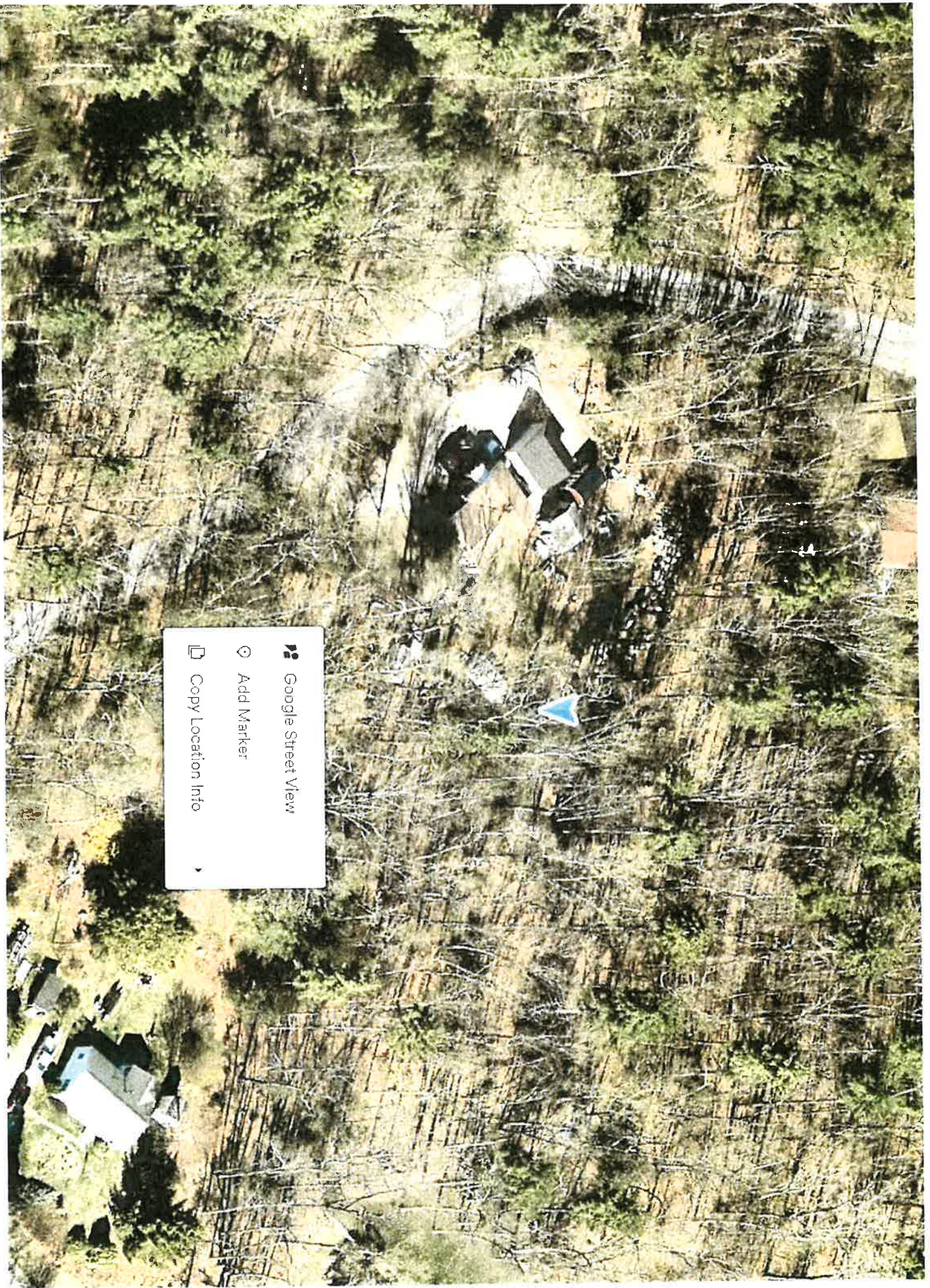
 Copy Location Info




 Oblique

 Mon Apr 28 2025





-  Google Street View
-  Add Marker
-  Copy Location Info



**Property Information**

**Property ID** 018-028-15  
**Location** 40 WILSON RD  
**Owner** STEWART DEBORAH



**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 03/31/2025

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



**Property Information**

Property ID 018-028-15  
Location 40 WILSON RD  
Owner STEWART DEBORAH

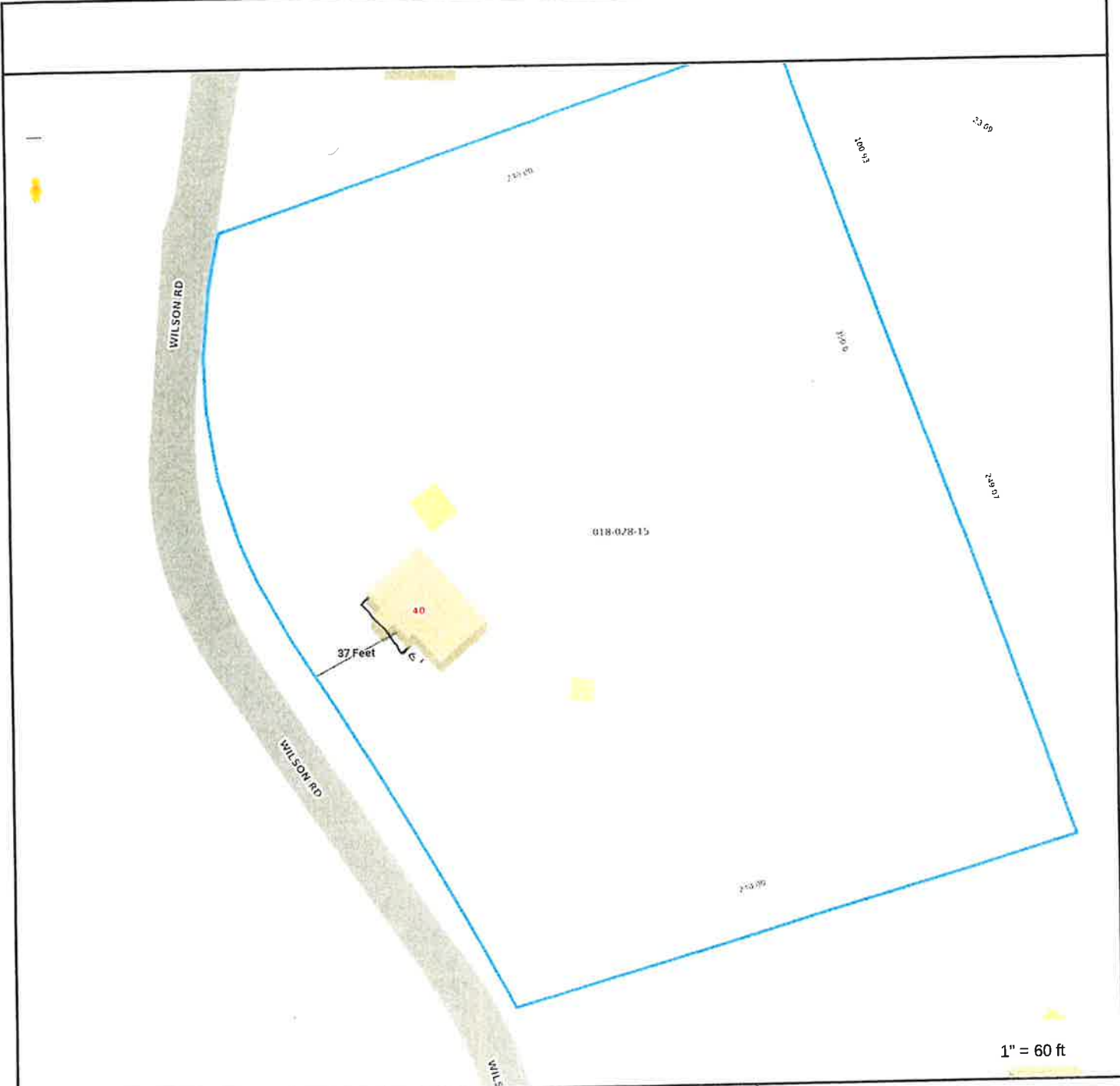


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Critical layout or measurement  
activities should not be done using  
this resource.



**Property Information**

**Property ID** 018-028-15  
**Location** 40 WILSON RD  
**Owner** STEWART DEBORAH



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

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

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

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

APPLICANT NAME Randy + Andrea Byrd DATE: 12/17/2025  
(Please Print)

ADDRESS: 55 Windsor Blvd MAP & LOT 003-045-103  
603-505-7858 - A

PHONE NUMBER: 603-505-1319 - R ZONE AR-1

PROPOSED USE: 2 Personal Household Storage Units, Lawn Garden +

APPLICANT SIGNATURE: Randy Byrd

**BELOW TO BE COMPLETED BY THE TOWN**

REASON FOR DENIAL A Special Exception is  
required for portable storage containers

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: 5.15.1.A

Nick Codner  
Nick Codner, Zoning Administrator

DATE: 12/19/25

Case No 02-18-2026-1



Planning & Economic Development Department  
JAN 14 2026  
RECEIVED

TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road Londonderry, New Hampshire 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.**

**SPECIAL EXCEPTION LZO 5.15.1  
FOR A PORTABLE STORAGE STRUCTURE**

**\*PLEASE READ THE GENERAL AND SPECIAL EXCEPTION GUIDELINES BEFORE COMPLETING APPLICATION\***

Location of property: Street address 55 Windsor Blvd

Tax map \_\_\_\_\_ Parcel \_\_\_\_\_ Zone AR-1

Owner's name (s) Randy + Andrea Byrd Tel. [REDACTED]

Owner's address 55 Windsor Blvd

Owner's Email address [REDACTED]

Applicant's name (s) Randy + Andrea V. Byrd Tel. No. [REDACTED]

Applicant's address 55 Windsor Blvd

Applicant's Email address [REDACTED]

Representative's name self Tel. No. [REDACTED]

Representative's address \_\_\_\_\_

Representative's Email address \_\_\_\_\_

Previous Zoning Board action on this property: \_\_\_\_\_

Description of proposed use, showing justification for a Special Exception as specified in the zoning ordinance, Section 5.15 (Please describe the structure for which you are applying for and the use it entails):

Personal household use + lawn + garden  
due to seasonal water issues.

**SPECIAL EXCEPTION LZO 5.15.1**

**APPLICATION FOR A PORTABLE STORAGE STRUCTURE**

Portable storage structures may be permitted by Special Exception of the Zoning Board of Adjustment in the AR-I District providing that the general requirements of Section 8.1.5.1 and Section 5.15.1 are met.

**Please answer yes or no to each question:**

1. Is the use detrimental to the health or safety of residents? no
2. Will the use will create undue traffic congestion or a traffic safety hazard in the vicinity of the proposed development? no
3. Will the use be incompatible with the surrounding neighborhood? no
4. Will the use be a detriment to property values in the vicinity of the proposed development with consideration given to the location or scale of buildings, structures, parking areas, or other access ways? no
5. Will a nuisance be created by such use by way of emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or the unsightly outdoor storage of equipment, vehicles, or other materials? no
6. Will the use create a hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials? no
7. Will the use result in the degradation of existing surface and groundwater quality standards, or have adverse effects on the natural functions of wetlands on the site which would result in the loss of significant habitat or flood control protection? no
8. Will there be more than one portable storage structure per property? yes, 2 total
9. Will the portable storage structure be larger than ten feet wide, twenty feet long, and ten feet high? no
10. Will the portable storage structure be located to the side or rear of the principal structure on the property? yes
11. Will the portable storage structure be set back a minimum of 15 feet from any side or rear lot lines, and 40 feet from any front property line? yes
12. Will the portable storage structure be set back a minimum of five feet from the nearest wall of a building? yes
13. Will the portable storage structure be placed on a paved, concrete, other appropriate impervious surface, or be placed on blocks? yes
14. If applicable, will adequate and appropriate facilities be provided for the intended use? N/A
15. If applicable, will all necessary state and federal permits be obtained? N/A

16. Please state the length of time the portable storage structure will remain on the property (Please note that the Zoning Board of Adjustment may approve or limit the length of time a portable storage structure may remain on the property): perpetually

The Board of Adjustment may attach such conditions as it deems necessary to the granting of the special exception if the Board determines that such conditions are necessary to maintain the essential character of the neighborhood and/or to protect the health, safety and welfare of the Town and its residents. Such conditions may include but are not limited to site plan review and approval from the Planning Board which includes review and comment from the Conservation Commission and Heritage Commission. The Zoning Board of Adjustment may impose additional conditions such as appropriate screening, landscaping, fencing or other requirements that it deems necessary to protect the character of the neighborhood.

***All portable storage structures shall be maintained in good condition and free from evidence of deterioration.***

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. Such agent is:

\_\_\_\_\_

\_\_\_\_\_

Owner's Signature

Owner's printed name

Andrea Y Byrd

Randy Byrd

Owner's Signature

Owner's printed name

12/22/2025  
Dated

Total fee due (to be calculated by the Planning & Economic Development Department): \$ \_\_\_\_\_

DOWGIERT, JOSEPH T.  
7 HYDE PARK CR  
LONDONDERRY, NH 03053

CHAMBERS, SCOTT VINCENT M  
9 HYDE PARK CR  
LONDONDERRY, NH 03053

WALTER, HILARY A REVOC TRUST RICHARD L +  
HILARY A  
12 HYDE PARK CR  
LONDONDERRY, NH 03053

LONDONDERRY TOWN OF  
268B MAMMOTH RD  
LONDONDERRY, NH 03053

SEARLEMAN, JASON CHARLES  
4 CHESHIRE CT  
LONDONDERRY, NH 03053

VINCIGUERRA FRANK S + KELLY A  
6 CHESHIRE CT  
LONDONDERRY, NH 03053

BIELER RICHARD G + MONA M  
51 WINDSOR BV  
LONDONDERRY, NH 03053

ALTHAUS, ERIC DAVID  
57 WINDSOR BV  
LONDONDERRY, NH 03053

CONNOLLY, KIMBERLY A  
59 WINDSOR BV  
LONDONDERRY, NH 03053

GUTHRIE FAMILY TRUST  
61 WINDSOR BV  
LONDONDERRY, NH 03053

JOYCE, DANIEL + ANISA  
60 WINDSOR BV  
LONDONDERRY, NH 03053

WHITE MARK + LESLEY  
58 WINDSOR BV  
LONDONDERRY, NH 03053

SMIRNOV, LEONID  
54 WINDSOR BV  
LONDONDERRY, NH 03053

MOSKAL III, FRANK R. REVOCABLE TRUST  
63 WINDSOR BV  
LONDONDERRY, NH 03053

KELLY LYNN BOISVERT REV TRU  
16 CHESHIRE CT  
LONDONDERRY, NH 03053

CEPEDA, YUBELKY  
14 CHESHIRE CT  
LONDONDERRY, NH 03053

CADOTTE FAMILY TRUST  
12 CHESHIRE CT  
LONDONDERRY, NH 03053

CASSIDY JAMES + SYLVIA  
10 CHESHIRE CT  
LONDONDERRY, NH 03053

CALUSDIAN ROBERT + MAURA  
8 CHESHIRE CT  
LONDONDERRY, NH 03053

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

APPLICANT NAME Randy + Andrea Byrd DATE: 12/17/2025  
(Please Print)

ADDRESS: 55 Windsor Blvd MAP & LOT 003-045-103  
603 505-7858 A

PHONE NUMBER: 603-505-1319 R ZONE AR-1

PROPOSED USE: 2 personal household storage / Garden + Lawn  
units

APPLICANT SIGNATURE: Randy Byrd

**BELOW TO BE COMPLETED BY THE TOWN**

REASON FOR DENIAL There are 2 containers on  
the lot

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: S-15.1.A.1

Nick Codner  
Nick Codner, Zoning Administrator

DATE: 12/19/25

Case No  
02-18-2026-2



Planning & Economic  
Development Department  
JAN 14 2026  
RECEIVED

**ZONING BOARD OF ADJUSTMENT - VARIANCE**

2688 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 55 Windsor Blvd - 003-045-103  
Tax map \_\_\_\_\_ Parcel \_\_\_\_\_ Zone AR-1

Owner's name (s) Randy + Andrea Y. Byrd Tel. No. \_\_\_\_\_

Owner's address 55 Windsor Blvd  
Londonderry NH 03053

Owner's Email address \_\_\_\_\_

Applicant's name(s) Randy + Andrea Y. Byrd Tel. No. \_\_\_\_\_

Applicant's address 55 Windsor Blvd Londonderry NH 03053

Applicant's Email address \_\_\_\_\_

Representative's name \_\_\_\_\_

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 5.15.1A.1 of the zoning ordinance for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Previous Zoning Board action on this property: \_\_\_\_\_  
\_\_\_\_\_

**Facts supporting this request:**

1. The variance will not be contrary to the public interest:  
The storage units are located within guidelines  
on our property and will not have a  
negative impact on neighbors

2. The spirit of the ordinance is observed:

Use of Storage Containers  
are only being used for  
personal home / yard /  
Storage

3. Substantial justice is done:

Due to seasonal water issues on  
our property, these are the reasons for our  
request + justification.

4. The values of surrounding properties are not diminished:

Storage units are  
visually pleasing, painted Evergreen  
to blend in with surrounding landscape

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 storage units are located on the  
rear and side of our property  
placed within property guidelines  
and are visually pleasing.

(ii) The proposed use is a reasonable one.

Need extra storage due  
to seasonal water issues on  
our 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.

If granted permission to retain  
both storage containers they will  
be properly maintained, and the  
surrounding areas, consisting of bushes  
and trees being planted.  
19 trees have already been planted since  
we purchased in June 2000.

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 Self (Randy + Andrea Byrd)

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.

Randy Byrd

Owner's Signature

Andrea Y. Byrd

Owner's Signature

Randy Byrd

Applicant's Signature

Andrea Y. Byrd

Applicant's Signature

1/9/2020

Dated

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



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

APPLICANT NAME Wendy Staggs DATE: 1/20/26  
(Please Print)

ADDRESS: 22 Pleasant Dr MAP & LOT 004/003/41

PHONE NUMBER: 5086620137 ZONE AR-1

PROPOSED USE: Deck + Stairs

APPLICANT SIGNATURE: Wendy S Staggs

**BELOW TO BE COMPLETED BY THE TOWN**

REASON FOR DENIAL New deck + stairs will encroach  
approximately 4' into side set back

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.2

Nick Codner  
Nick Codner, Zoning Administrator

DATE: 1/20/26



Planning & Economic  
Development Department  
**JAN 20 2026**  
**RECEIVED**

**ZONING BOARD OF ADJUSTMENT - VARIANCE**

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

*CASE NO. 02-18-2026-3*

**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 22 Pleasant Dr  
Tax map 614 Parcel 003-41 Zone AR-1

Owner's name (s) Staggs Family Trust Tel. No. [REDACTED]

Owner's address 22 Pleasant Dr Londonderry

Owner's Email address [REDACTED]

Applicant's name(s) Wendy Staggs Tel. No. [REDACTED]

Applicant's address 22 Pleasant Dr 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.2 of the zoning ordinance for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_

Previous Zoning Board action on this property: Case 11-21-1995-2 Variance to leave house less than 15' from side lot line & less than 40' from front

**Facts supporting this request:**

- The variance will not be contrary to the public interest:  
Deck-Stairs will improve safety and allow better access to backyard.

2. The spirit of the ordinance is observed:

The spirit of the ordinance is to ensure orderly development + protect property lines. This replacing an existing deck and allowing better egress from the deck to more stable ground.

3. Substantial justice is done:

Denying the variance would prevent homeowner from replacing a failing structure and give better egress from deck

4. The values of surrounding properties are not diminished:

The proposed deck is in the back of the house and is only visible from back yard on one side. It will be consistent with other houses in the neighborhood.

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 deck was originally built w/o a permit. This will add a permitted + inspected deck on the house. There is a current variance for the garage that this is going to be attached to.

(ii) The proposed use is a reasonable one.

The deck will allow us to enjoy our backyard and have better egress from deck to yard

(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.

Literal enforcement prevents homeowner from replacing existing deck stairs. The movement of the stairs will give safer + better egress from deck

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.

*Wendy S. Stagg*

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Applicant's Signature

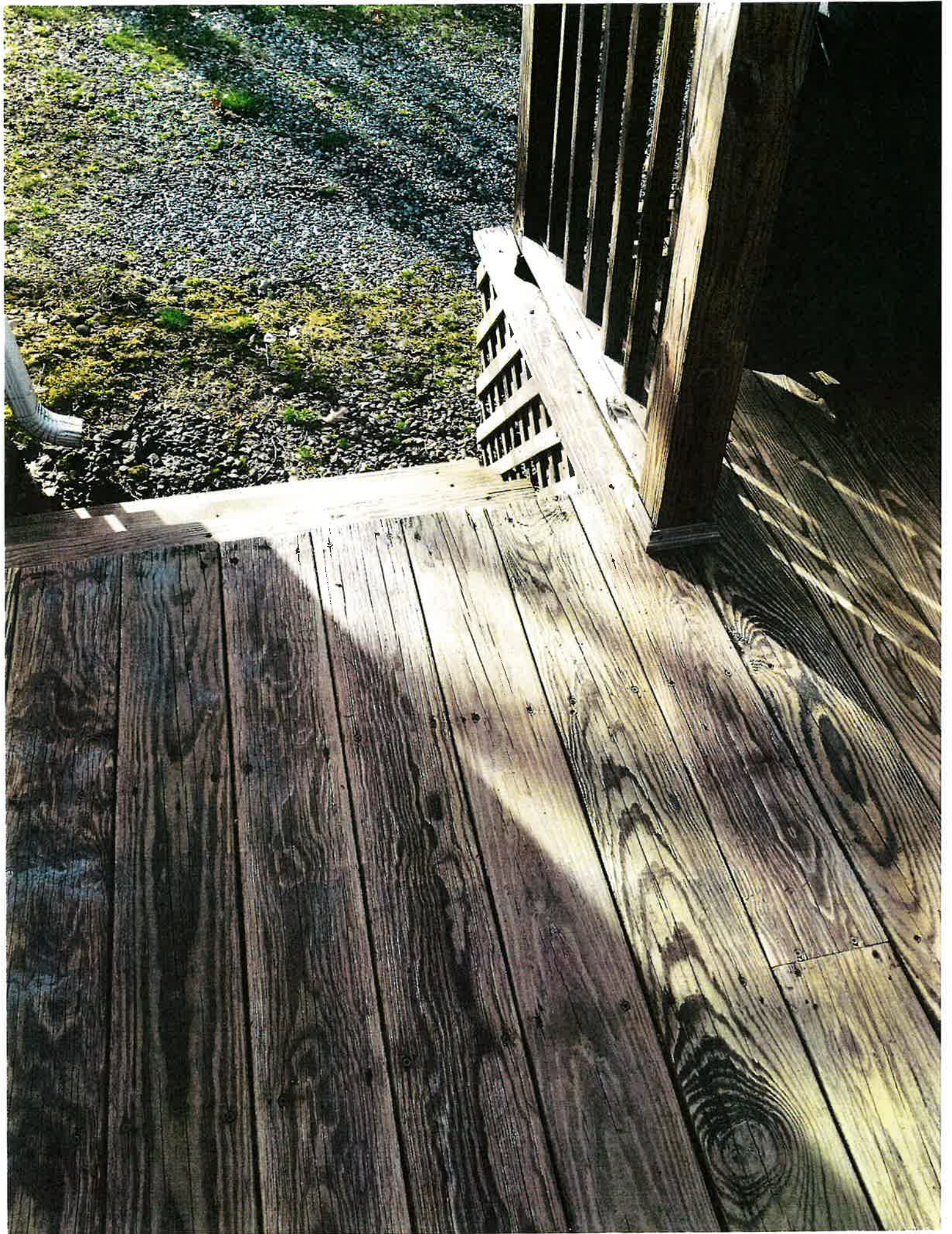
\_\_\_\_\_  
Applicant's Signature

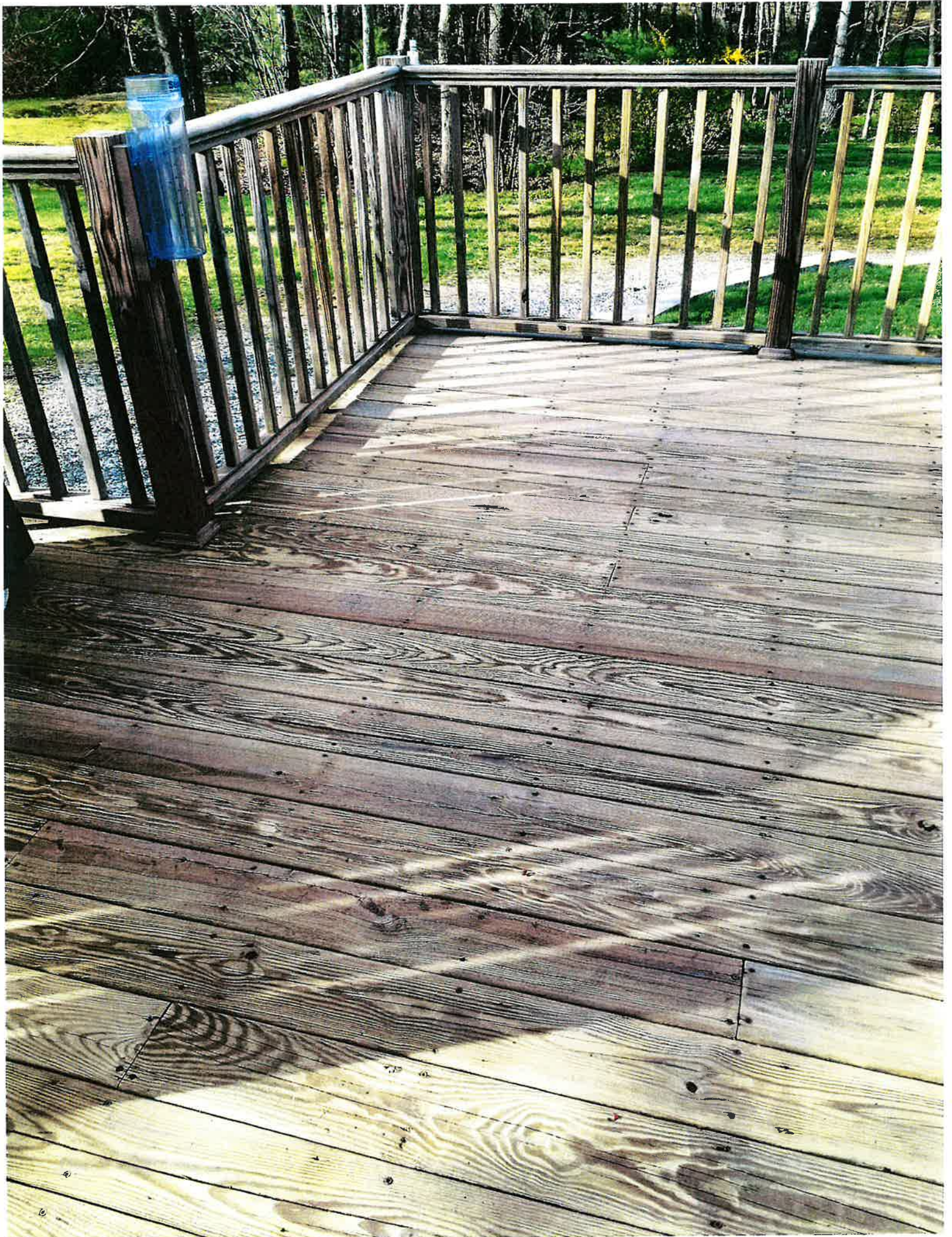
\_\_\_\_\_  
Dated

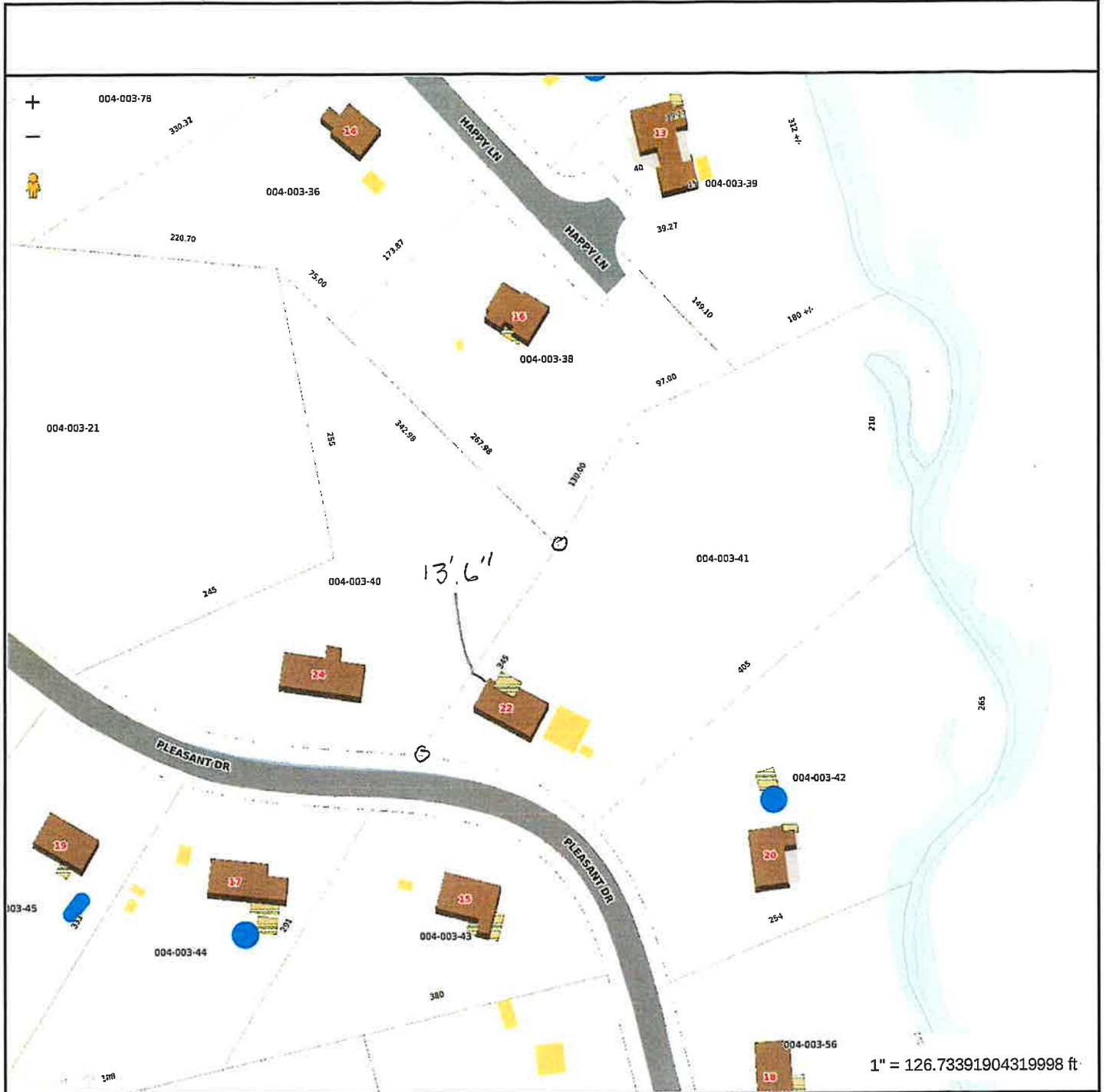
Total fee due (to be calculated by the Planning Department): \$ \_\_\_\_\_











**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 03/31/2025

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



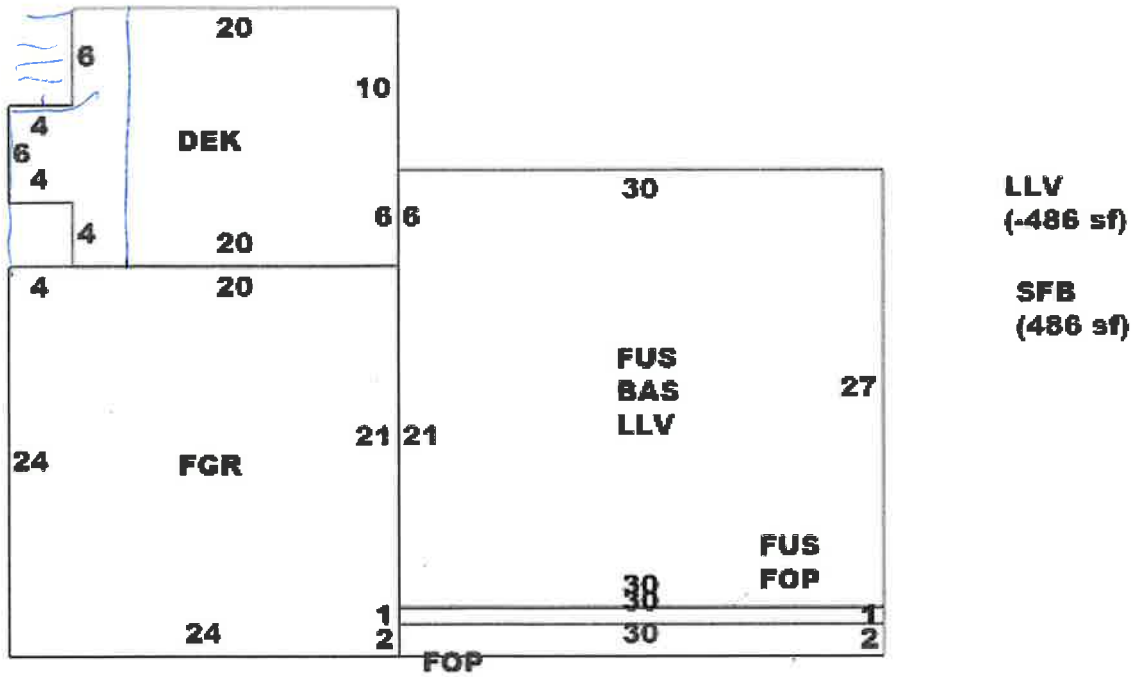
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# Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Finished Upper Story	840	840	
BAS	First Floor	810	810	
DEK	Deck	344	0	
FGR	Garage	576	0	
FOP	Open Porch	90	0	
LLV	Lower Level	324	0	
SFB	Finished Raised Basement	486	0	
		3,470	1,650	



## Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 004-003-41  
at 22 PLEASANT DR

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 03/31/2025.

Property	Site Address	Ownership
004-009-0	74 SOUTH RD	LONDONDERRY TOWN OF 268B MAMMOTH RD LONDONDERRY, NH 03053
004-003-21	30 PLEASANT DR	PENNICHUCK EAST UTILITY, INC 25 WALNUT ST, PO BOX 428 NASHUA, NH 03060
004-003-35	9 HAPPY LN	MARKUNAS BRAD + GINA 9 HAPPY LN LONDONDERRY, NH 03053-4042
004-003-36	14 HAPPY LN	DYGD, SHAWN + AMY REV TRUST 14 HAPPY LN LONDONDERRY, NH 03053
004-003-37	11 HAPPY LN	O' NEIL ELIZABETH + MICHAEL 11 HAPPY LN LONDONDERRY, NH 03053
004-003-38	16 HAPPY LN	DEMERS DENNIS G 16 HAPPY LN LONDONDERRY, NH 03053
004-003-39	13 HAPPY LN	WATKINS, TONYA L 13 HAPPY LN LONDONDERRY, NH 03053
004-003-40	24 PLEASANT DR	OLOUGHLIN PHILIP JOSEPH+TEDDI J 24 PLEASANT DR LONDONDERRY, NH 03053



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004-003-42	20 PLEASANT DR	WEINBERGER, MICHAEL + TANIGUCHI, YU REV TRUST 20 PLEASANT DR LONDONDERRY, NH 03053
004-003-43	15 PLEASANT DR	DODGE WILLIAM M JR + EMILY K 15 PLEASANT DR LONDONDERRY, NH 03053
004-003-44	17 PLEASANT DR	DONAHUE ANGELA + THOMAS 17 PLEASANT DR LONDONDERRY, NH 03053
004-003-45	19 PLEASANT DR	MITCHELL PAUL J + SARAH E 19 PLEASANT DR LONDONDERRY, NH 03053
004-003-46	6 JOLLY LN	ARSENAULT ROY A 6 JOLLY LN LONDONDERRY, NH 03053
004-003-54	7 TRANQUIL DR	BUTLER, MEGAN 7 TRANQUIL DR LONDONDERRY, NH 03053
004-003-55	13 PLEASANT DR	CAROL M SULLIVAN TRUST OF 1999 13 PLEASANT DR LONDONDERRY, NH 03053-4067
004-003-56	18 PLEASANT DR	SIMBOLI FAMILY REVOCABLE TRUST 18 PLEASANT DR LONDONDERRY, NH 03053
004-003-57	16 PLEASANT DR	NICHOLSON, MARGARET W. 16 PLEASANT DR LONDONDERRY, NH 03053



## Town of Londonderry, NH Abutters Report

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at 22 PLEASANT DR

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004-003-58	10 TRANQUIL DR	MARCOU, JONATHAN S. + ASHLEY 10 TRANQUIL DR LONDONDERRY, NH 03053
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# Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 004-003-41  
at 22 PLEASANT DR

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I hereby certify that the names and mailing addresses of the persons shown on the above list are the names and addresses of the owners of record as shown on the most recent certified tax list dated \_\_\_\_\_.

Signed,

Not official unless stamped by  
the Board of Assessors

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Blue covered  
plywood

deck material

Railing

stairs

Railing

overhead  
inside/outside  
view