



Town of Londonderry Zoning Board of Adjustment Agenda

March 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. 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 And February 18, 2026)**

Documents:

[CASE NO. 01-21-2026-1 40 WILSON RD_REDACTED.PDF](#)
 - B. **Case No. 03-18-2026-1 Request For Special Exception From LZO 4.1.2 Use Table To Allow Construction Of A Single-Family Home In The Commercial III Zoning District. The Parcel Is Located At 22 Buttrick Road. In The Commercial III (C-III) Zoning District. Tax Map 6, Lot 75- 8, Anne D. Peterson Revocable Trust (Owner), Brian Daniels (Applicant).**

Documents:

[CASE NO. 03-18-2026-1 22 BUTTRICK ROAD_REDACTED.PDF](#)
 - C. **Case No. 03-18-2026-2 Request For Special Exception From LZO 4.1.2 Use Table To Allow Construction Of A Single-Family Home In The Commercial III Zoning District. The Parcel Is Located At 20 Buttrick Road. In The Commercial III (C-III) Zoning District. Tax Map 6, Lot 75-9, Anne D. Peterson Revocable Trust (Owner), Brian Daniels (Applicant).**

Documents:

[CASE NO. 03-18-2026-2 20 BUTTRICK ROAD_REDACTED.PDF](#)

- D. Case No. 03-18-2026-3 Request For Variance From LZO 7.6.D.3.A.i To Allow Construction Of A Sign In The Commercial I Zoning District. The Parcel Is Located At 213 Rockingham Road. In The Commercial I (C-1) Zoning District. Tax Map 15, Lot 23-1, Carroll Holding Co, LLC (Owner), Spectrum Signs And Graphics – Michael Gallagher (Applicant).**

Documents:

[CASE NO. 03-18-2026-3 213 ROCKINGHAM ROAD_REDACTED.PDF](#)

- E. Case No. 03-18-2026-04 Request For Variance From LZO 4.3.3.B.2.A To Allow A Driveway And Parking To Be Located Within The 50-Foot Landscape Buffer. The Parcel Is Located At 295 Rockingham Road In The Commercial II (C-II) Zoning District. Tax Map 017, Lot 25, Page Rock LLC (Owner/Applicant).**

Documents:

[CASE NO. 03-18-2026-04 295 ROCKINGHAM ROAD LZO 4.3.3.B.2.A_REDACTED.PDF](#)

- F. Case No. 03-18-2026-05 Request For Variance From LZO 4.3.3.B.2.B To Allow A Driveway And Parking To Be Located Within The 50-Foot Landscape Buffer Without Permanently Planting And Maintaining The Buffer. The Parcel Is Located At 295 Rockingham Road In The Commercial II (C-II) Zoning District. Tax Map 017, Lot 25, Page Rock LLC (Owner/Applicant).**

Documents:

[CASE NO. 03-18-2026-05 295 ROCKINGHAM ROAD LZO 4.3.3.B.2.B_REDACTED.PDF](#)

- G. Case No. 03-18-2026-06 Request For Variance From LZO 4.3.3.B.2.A To A Driveway And Parking To Be Located Within The 50-Foot Landscape Buffer. The Parcel Is Located At 3 Page Road And 556 Mammoth Road In The Commercial II (C-II) Zoning District And Agricultural Residential (AR-1) Zoning District. Tax Map 015, Lots 235-0 And 236-0, Page Rock LLC (Owner/Applicant).**

Documents:

[CASE NO. 03-18-2026-06 3 PAGE ROAD REDACTED.PDF](#)

- H. Case No. 03-18-2026-07 Request For Variance From LZO 4.3.3.B.2.B To Allow A Driveway And Parking To Be Located Within The 50-Foot Landscape Buffer Without Permanently Planting And Maintaining The Buffer. The Parcel Is Located At 3 Page Road And**

**556 Mammoth Road In The Commercial II (C-II) Zoning District And
Agricultural Residential (AR-1) Zoning District. Tax Map 015, Lots
235-0 And 236-0, Page Rock LLC (Owner/Applicant).**

Documents:

[CASE NO. 03-18-2026-07 3 PAGE ROAD REDACTED -.PDF](#)

V. Communication And Miscellaneous

VI. Other Business

VII. Adjourn

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

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

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

PHONE NUMBER [REDACTED] ZONE _____

PROPOSED USE: Replacing porch & Front of House

APPLICANT SIGNATURE [REDACTED]

BELOW TO BE COMPLETED BY THE TOWN

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

TYPE OF APPEAL: Please circle one of the four appeal

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

Zoning Section for the Appeal: 4.2.1.3 C. 1

Nick Codner
Nick Codner, Zoning Administrator

DATE: 12/18/25

Planning & Economic
Development Department
DEC 23, 2025
RECEIVED



January 21 2026
7:00

ZONING BOARD OF ADJUSTMENT - VARIANCE

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

Case No 1-21-2026-1

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

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

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

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

Owner's address 40 WILSON Rd
Londonderry NH 03053

Owner's Email address [REDACTED]

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

Applicant's address 40 WILSON Rd
Londonderry NH 03053

Applicant's Email address [REDACTED]

Representative's name _____ Tel. No. _____

Representative's address _____

Representative's Email address _____

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

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

Previous Zoning Board action on this property: N/A

Facts supporting this request:

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

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

2. The spirit of the ordinance is observed:

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

3. Substantial justice is done:

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

4. The values of surrounding properties are not diminished:

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

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

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

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

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

(ii) The proposed use is a reasonable one.

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

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

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

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

I hereby designate _____

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



Owner's Signature

Owner's Signature



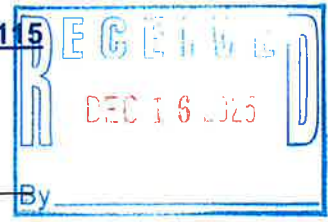
Applicant's Signature

Applicant's Signature



Dated

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



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

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	03218	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	ADDRESS (if different from above)	DATE
Print <u>John Wroblewski</u> Signature <u>[Signature]</u> Phone Number <u>603-247-3173</u> Email Address: <u>Jwroblewski@jwc.com</u>	<u>99 Garland Rd</u> <u>Brownsville NH 03218</u>	<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" OC
-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.

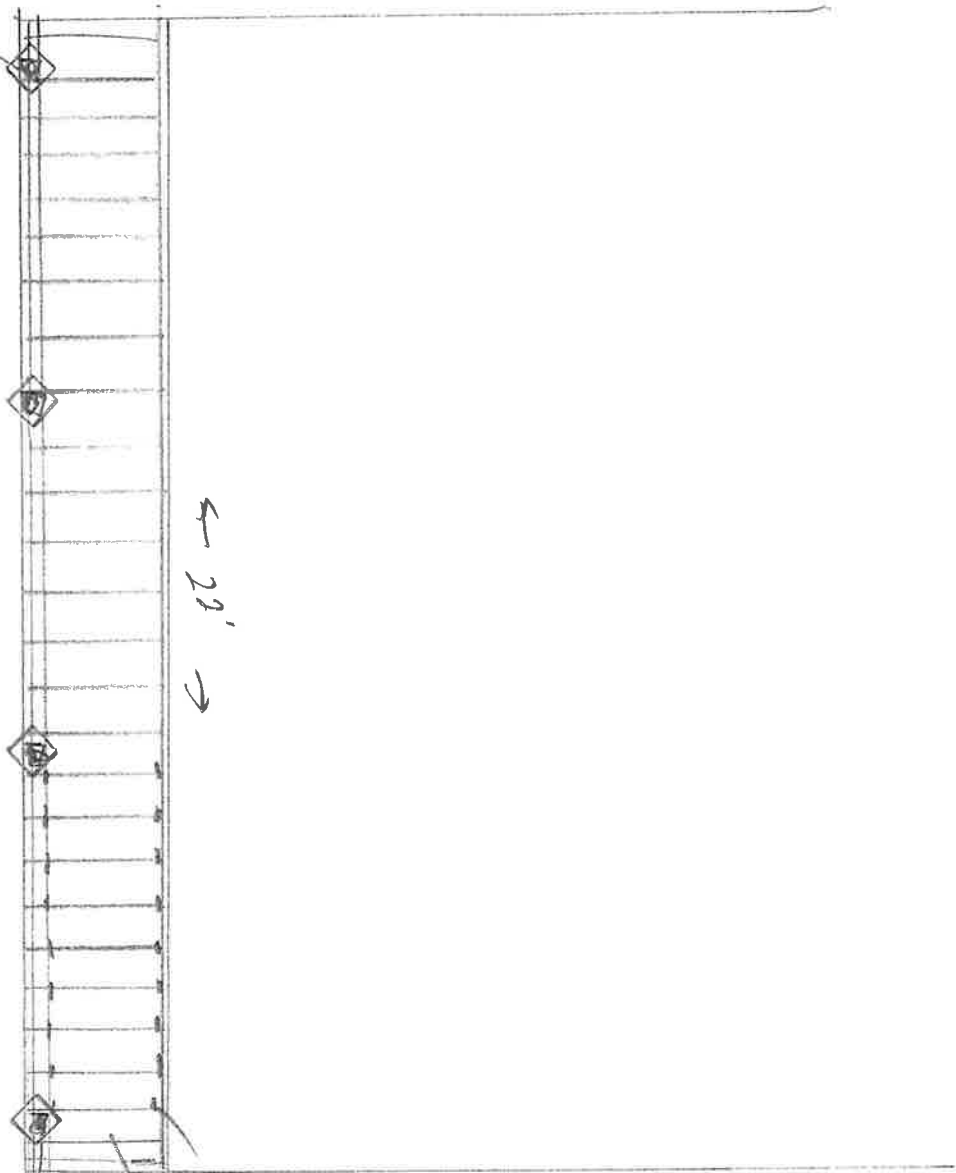
-Size _____
-Spacing _____
-Depth (*minimum 4 ft. below grade*)

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

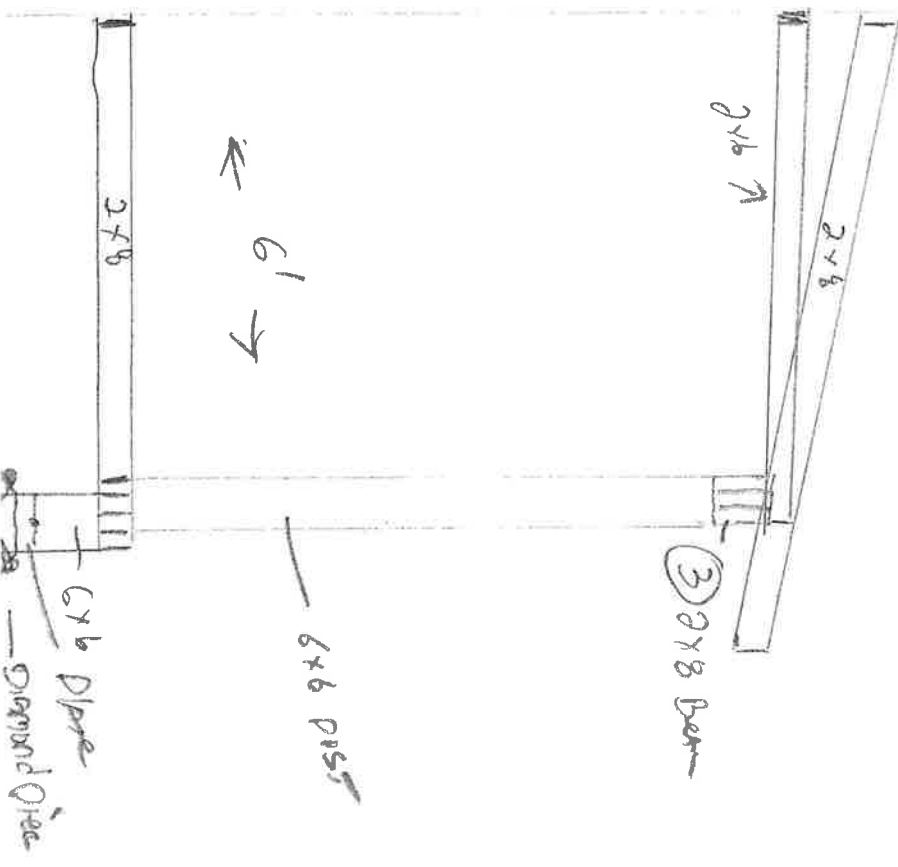
JOIST BRACING
2x8 16" o.c.

40 Wilson Rd.

400, 1500 R1

House

Hang rails
both ends





 Google Street View

 Add Marker

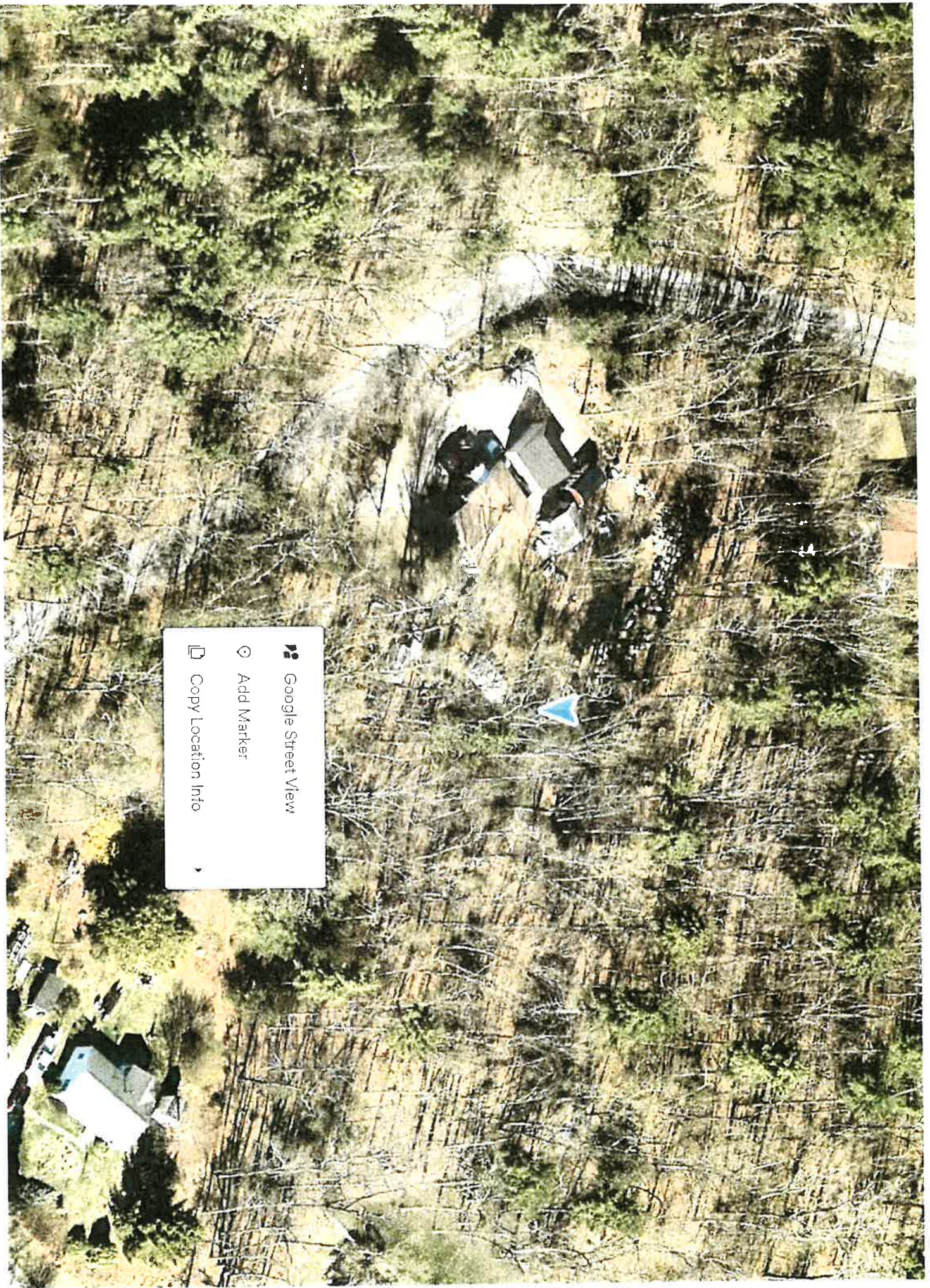
 Copy Location Info




 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.



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Location 40 WILSON RD
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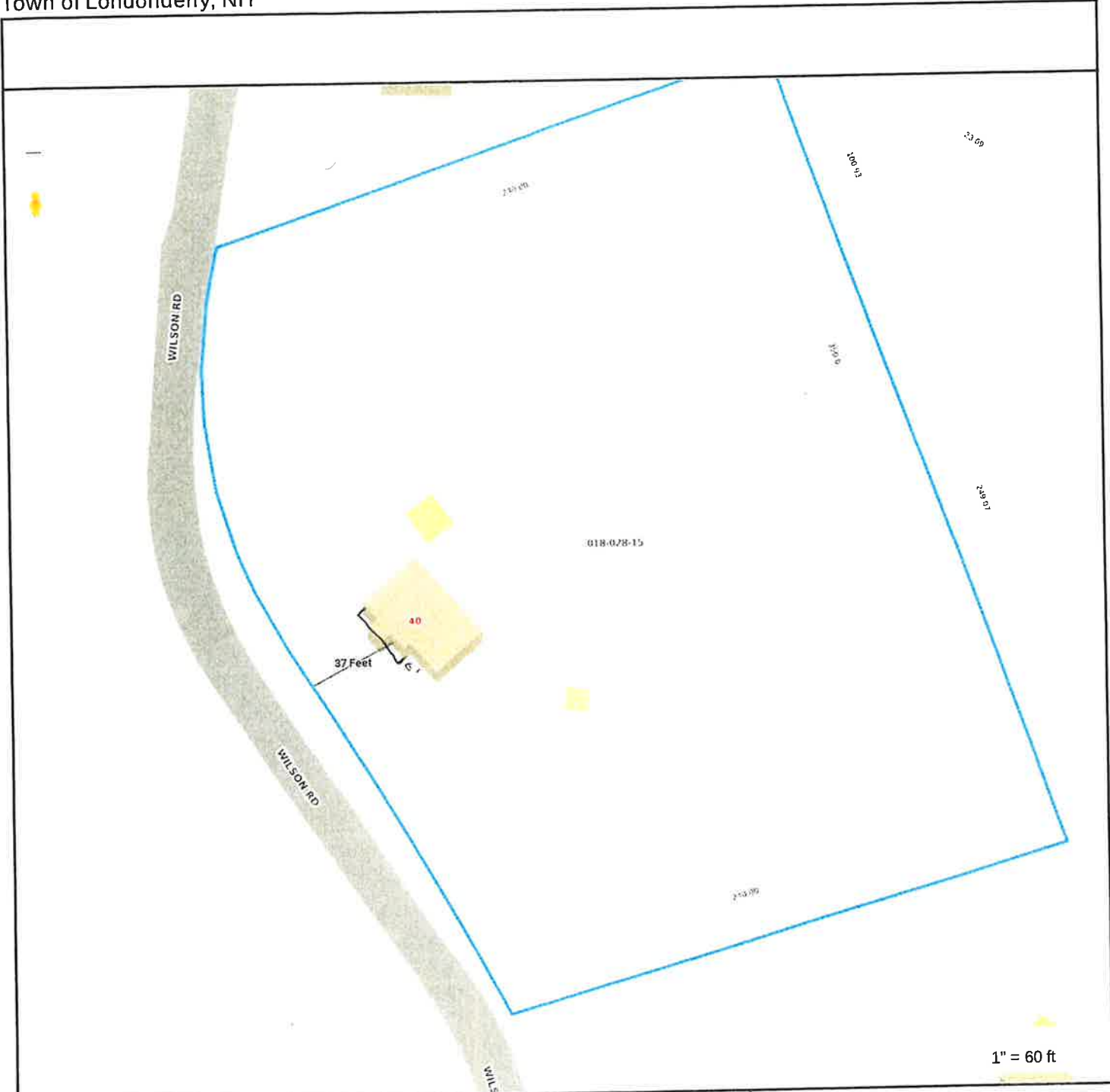


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Owner STEWART DEBORAH

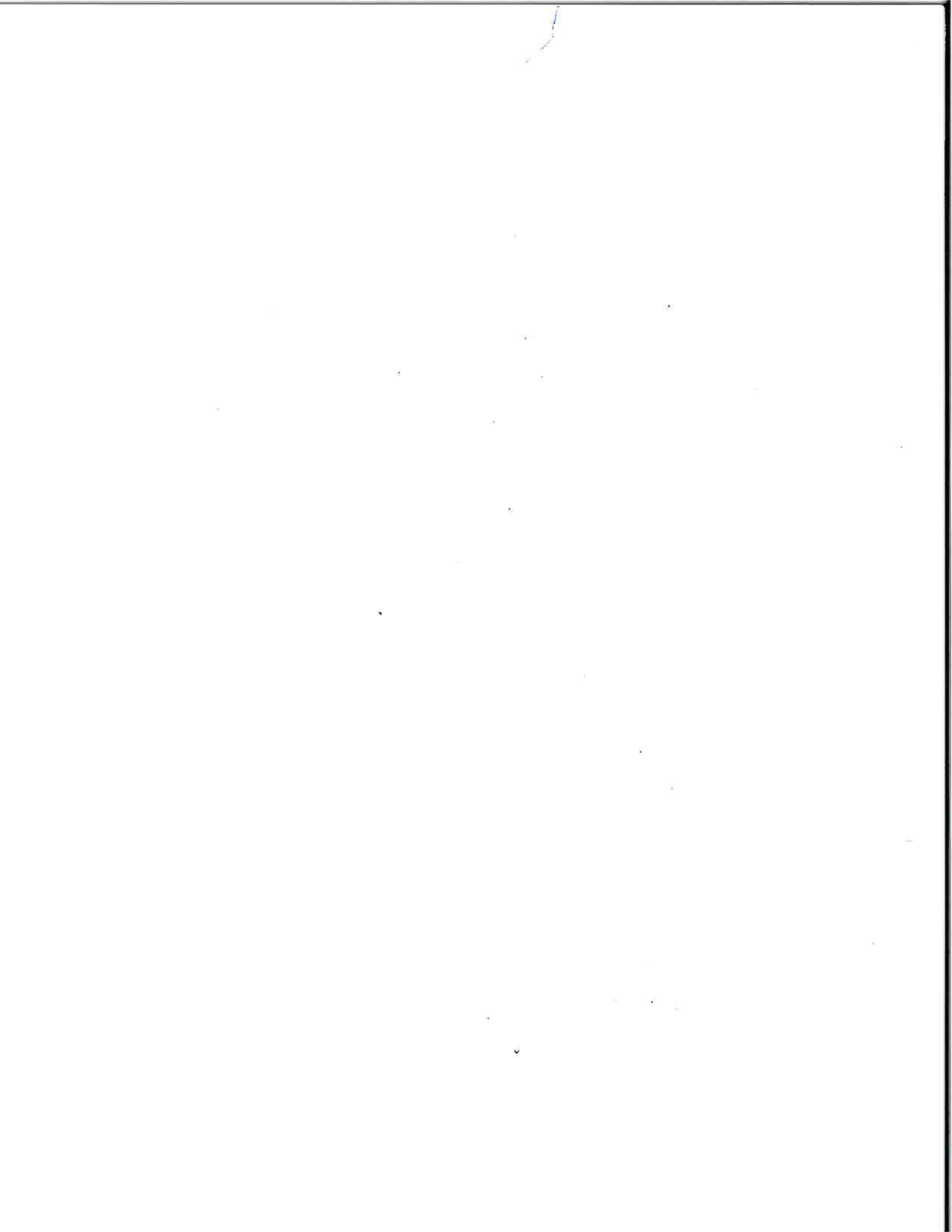


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 this resource.



Case No. 03-18-2026-11

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

APPLICANT NAME Annie Peterson
(Please Print)

DATE: 9-11-25

ADDRESS: 22 Buttrick

MAP & LOT 6-75-8

PHONE NUMBER: Brian Daniels
603-289-2488

ZONE C III

PROPOSED USE: Single Family Dwelling

APPLICANT SIGNATURE: 

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Special Exception is required for
Single Family Dwelling in C III

TYPE OF APPEAL: Please circle one of the four appeal

1. Variance

2. Special Exception (choose one)

Other - Single Family Dwelling
in C III

-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: 4.1


Nick Codner, Zoning Administrator

DATE: 9/5/25

Case No.
03-18-2026-1



Planning & Economic
Development Department
FEB 17 2026
RECEIVED

TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road Londonderry, New Hampshire 03053 · Phone: 432-1100, ext.123

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 8.1.5

PLEASE READ THE GENERAL AND SPECIAL EXCEPTION GUIDELINES BEFORE COMPLETING APPLICATION

Location of property: Street address 22 Buttrick Road
Tax map 6 Parcel 8 Zone _____

Owner's name (s) Anne Peterson Tel. No. 603-339-6757

Owner's address PO Box 462
Jackson, NH 03846

Owner's Email address _____

Applicant's name (s) Brian Daniels Tel. No. 603-289-2488

Applicant's address 5 Carousel Court
Londonderry, NH 03053

Applicant's Email address _____

Representative's name _____ Tel. No. _____

Representative's address _____

Representative's Email address _____

Previous Zoning Board action on this property: N/A

Description of proposed use, showing justification for a Special Exception as specified in the zoning ordinance, Section 4.1.2 use table as permitted under 8.1.5 special exceptions.
(Please describe the structure for which you are applying for and the use it entails):

Proposing a single family home which is permitted by special exception. Currently a vacant lot zoned in C-III surrounded by residential homes both on Buttrick Road and Gardner Circle.

SPECIAL EXCEPTION LZO 5.15.1

Please answer yes or no to each question:

- A. Is the use detrimental to the health or safety of residents? ___ Yes X No
- B. Will such a use create undue traffic congestion or a traffic safety hazard in the vicinity of the proposed development? ___ Yes X No
- C. Will the use be incompatible with the surrounding neighborhood? ___ Yes X No
- D. 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? ___ Yes X No
- E. 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? ___ Yes X No
- F. Will the use create a hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials? ___ Yes X No
- G. 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? ___ Yes X No
- H. If applicable, will adequate and appropriate facilities be provided for the intended use? X Yes ___ No
- I. If applicable, will all necessary state and federal permits be obtained? X Yes ___ No

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.

a. Peterson
Owner's Signature

Anne Peterson
Owner's printed name

Owner's Signature

Owner's printed name

Dated: 2/10/26

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



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 006-075-8
at 22 BUTTRICK RD

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
006-075-0	28 PEABODY RW LONDONDERRY, NH 03053	TURCOTTE, ERIC 28 PEABODY RW LONDONDERRY, NH 03053
006-075-10	4 GARDNER CR	DUTRA, DANIEL E REVOCABLE TRUST OF 2025; DANIEL E DUTRA, TRUSTEE 4 GARDNER CR LONDONDERRY, NH 03053
006-075-11	3 GARDNER CR	BUCKLIN, SEAN REVOCABLE TRUST OF 2023; SEAN BUCKLIN, TRUSTEE 3 GARDNER CR LONDONDERRY, NH 03053
006-075-12	6 GARDNER CR	DIRSA THOMAS C PO BOX 954 LONDONDERRY, NH 03053-0954
006-075-13	5 GARDNER CR	BELLEGARDE BRUCE A + ALLISON G 5 GARDNER CR LONDONDERRY, NH 03053
006-075-14	8 GARDNER CR	LEMIRE MELANIE J GAGNON GERALD J III 8 GARDNER CR LONDONDERRY, NH 03053
006-075-2	30 BUTTRICK RD	CSENGER, JOHN J. REV TRST OF 2022 30 BUTTRICK RD LONDONDERRY, NH 03053
006-075-3	28 BUTTRICK RD	28 BUTTRICK RD INVESTMENT LLC 26 BUTTRICK RD LONDONDERRY, NH 03053



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 006-075-8
at 22 BUTTRICK RD

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006-075-7	26 BUTTRICK RD	26 BUTTRICK ROAD LLC 26 BUTTRICK RD LONDONDERRY, NH 03053
006-075-9	20 BUTTRICK RD	PETERSON ANNE D REVOC TRUS PO BOX 462 JACKSON, NH 03846
006-076-0	24 PEABODY RW	WEBBER, MARILYN K. REVOCABLE TRUST 24 PEABODY RW LONDONDERRY, NH 03053
006-028-0	19 BUTTRICK RD	BOUCHARD REVOCABLE TRUST 19 BUTTRICK RD LONDONDERRY, NH 03053
006-028-1	21 BUTTRICK RD	MULLEN BARBARA G REV TRUST 584 N BAY ST MANCHESTER, NH 03104-1613
006-034-0	25 B BUTTRICK RD	ELMO DEVELOPMENT CORPORATION 25 BUTTRICK RD UNIT A1 LONDONDERRY, NH 03053
081-014-0	15 BUTTRICK RD	LIBERTY ENERGY UTILITIES NH CO 15 BUTTRICK ROAD LONDONDERRY, NH 03053



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 006-075-8
at 22 BUTTRICK RD

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.

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: _____

BOUCHARD REVOCABLE TRUST
19 BUTTRICK RD
LONDONDERRY, NH 03053

MULLEN BARBARA G REV TRUST
584 N BAY ST
MANCHESTER, NH 03104-1613

ELMO DEVELOPMENT CORPORATION
25 BUTTRICK RD UNIT A1
LONDONDERRY, NH 03053

TURCOTTE, ERIC
28 PEABODY RW
LONDONDERRY, NH 03053

DUTRA, DANIEL E REVOCABLE TRUST OF 2025;
DANIEL E DUTRA, TRUSTEE
4 GARDNER CR
LONDONDERRY, NH 03053

BUCKLIN, SEAN REVOCABLE TRUST OF 2023; SE
BUCKLIN, TRUSTEE
3 GARDNER CR
LONDONDERRY, NH 03053

DIRSA THOMAS C
PO BOX 954
LONDONDERRY, NH 03053-0954

BELLEGARDE BRUCE A + ALLISON G
5 GARDNER CR
LONDONDERRY, NH 03053

LEMIRE MELANIE J GAGNON GERALD J III
8 GARDNER CR
LONDONDERRY, NH 03053

CSENGER, JOHN J. REV TRST OF 2022
30 BUTTRICK RD
LONDONDERRY, NH 03053

28 BUTTRICK RD INVESTMENT LLC
26 BUTTRICK RD
LONDONDERRY, NH 03053

26 BUTTRICK ROAD LLC
26 BUTTRICK RD
LONDONDERRY, NH 03053

PETERSON ANNE D REVOC TRUS
PO BOX 462
JACKSON, NH 03846

WEBBER, MARILYN K. REVOCABLE TRUST
24 PEABODY RW
LONDONDERRY, NH 03053

LIBERTY ENERGY UTILITIES NH CO
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

22 BUTTRICK

Case No 03-18-2026-2

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

APPLICANT NAME Anne Peterson
(Please Print)

DATE: 9-11-25

ADDRESS: 20 Bottrock

MAP & LOT 6-75-9

PHONE NUMBER: Brian Daniels
603-289-2488

ZONE C III

PROPOSED USE: Single Family Dwelling

APPLICANT SIGNATURE: 

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Special Exception is required for
Single Family Dwelling in C III

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in C III

-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: 4.1

Nick Codner
Nick Codner, Zoning Administrator

DATE: 9/5/25

Case No.
03-18-2026-2



Planning & Economic
Development Department
FEB 17 2026
RECEIVED

TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

268B Mammoth Road Londonderry, New Hampshire 03053 · Phone: 432-1100, ext.123

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SPECIAL EXCEPTION LZO 8.1.5

PLEASE READ THE GENERAL AND SPECIAL EXCEPTION GUIDELINES BEFORE COMPLETING APPLICATION

Location of property: Street address 20 Buttrick Road

Tax map 6 Parcel 9 Zone _____

Owner's name (s) Anne Peterson Tel. No. 603-339-6757

Owner's address PO Box 462
Jackson, NH 03846

Owner's Email address _____

Applicant's name (s) Brian Daniels Tel. No. 603-299-2488

Applicant's address 5 Carousel Court
Londonderry, NH 03053

Applicant's Email address _____

Representative's name _____ Tel. No. _____

Representative's address _____

Representative's Email address _____

Previous Zoning Board action on this property: N/A

Description of proposed use, showing justification for a Special Exception as specified in the zoning ordinance, Section 4.1.2 use Table as permitted under 8.1.5 special exceptions

(Please describe the structure for which you are applying for and the use it entails):
Proposing a single family home which is permitted by special exception. Currently a vacant lot zoned in C III surrounded by residential homes both on Buttrick Road and Gardner Circle.

SPECIAL EXCEPTION LZO 5.15.1

Please answer yes or no to each question:

- A. Is the use detrimental to the health or safety of residents? ___ Yes No
- B. Will such a use create undue traffic congestion or a traffic safety hazard in the vicinity of the proposed development? ___ Yes No
- C. Will the use be incompatible with the surrounding neighborhood? ___ Yes No
- D. 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? ___ Yes No
- E. 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? ___ Yes No
- F. Will the use create a hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials? ___ Yes No
- G. 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? ___ Yes No
- H. If applicable, will adequate and appropriate facilities be provided for the intended use? Yes ___ No
- I. If applicable, will all necessary state and federal permits be obtained? Yes ___ No

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.



Owner's Signature

Anne Peterson

Owner's printed name

Owner's Signature

Owner's printed name

Dated: 2/10/26

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



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 006-075-9
at 20 BUTTRICK RD

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
006-075-0	28 PEABODY RW LONDONDERRY, NH 03053	TURCOTTE, ERIC 28 PEABODY RW LONDONDERRY, NH 03053
006-075-10	4 GARDNER CR	DUTRA, DANIEL E REVOCABLE TRUST OF 2025; DANIEL E DUTRA, TRUSTEE 4 GARDNER CR LONDONDERRY, NH 03053
006-075-11	3 GARDNER CR	BUCKLIN, SEAN REVOCABLE TRUST OF 2023; SEAN BUCKLIN, TRUSTEE 3 GARDNER CR LONDONDERRY, NH 03053
006-075-12	6 GARDNER CR	DIRSA THOMAS C PO BOX 954 LONDONDERRY, NH 03053-0954
006-075-14	8 GARDNER CR	LEMIRE MELANIE J GAGNON GERALD J III 8 GARDNER CR LONDONDERRY, NH 03053
006-075-3	28 BUTTRICK RD	28 BUTTRICK RD INVESTMENT LLC 26 BUTTRICK RD LONDONDERRY, NH 03053
006-075-7	26 BUTTRICK RD	26 BUTTRICK ROAD LLC 26 BUTTRICK RD LONDONDERRY, NH 03053
006-075-8	22 BUTTRICK RD	PETERSON ANNE D REVOC TRUS PO BOX 462 JACKSON, NH 03846



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 006-075-9
at 20 BUTTRICK RD

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.

006-076-0	24 PEABODY RW	WEBBER, MARILYN K. REVOCABLE TRUST 24 PEABODY RW LONDONDERRY, NH 03053
006-028-0	19 BUTTRICK RD	BOUCHARD REVOCABLE TRUST 19 BUTTRICK RD LONDONDERRY, NH 03053
006-028-1	21 BUTTRICK RD	MULLEN BARBARA G REV TRUST 584 N BAY ST MANCHESTER, NH 03104-1613
006-034-0	25 B BUTTRICK RD	ELMO DEVELOPMENT CORPORATION 25 BUTTRICK RD UNIT A1 LONDONDERRY, NH 03053
007-034-0	11 BUTTRICK RD	HUTCHINSON KAREN K 11 BUTTRICK RD LONDONDERRY, NH 03053
081-014-0	15 BUTTRICK RD	LIBERTY ENERGY UTILITIES NH CO 15 BUTTRICK ROAD LONDONDERRY, NH 03053



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 006-075-9
at 20 BUTTRICK RD

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.

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: _____

Case No-03-18-2026-3
ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

APPLICANT NAME Spectrum Signs and Graphics - Michael Gallagher DATE: 02/13/26
(Please Print)

ADDRESS: 97 Eddy Rd Suite 4 Manchester, Nh 03102 MAP & LOT 015 / 023-1

PHONE NUMBER: 6036577079 ZONE C-1

PROPOSED USE: Mr. C's Taxi

APPLICANT SIGNATURE: Michael Gallagher

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL _____

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: 7.6.D.3.A.i

Nick Codner, Zoning Administrator

DATE: _____

Case No.
03-18-2026-3



Planning & Economic
Development Department
FEB 18 2026
RECEIVED

ZONING BOARD OF ADJUSTMENT - VARIANCE
268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.122

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

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 213 Rockingham Rd
Tax map 015/ Parcel 023-1 Zone C-1

Owner's name (s) CARROLL HOLDING CO, LLC Tel. No. 6034554174
Owner's address 213 Rockingham Rd Londonderry, NH 03053

Owner's Email address _____

Applicant's name(s) Spectrum Signs and Graphics - Michael Gallagher Tel. No. 6036577079
Applicant's address 97 Eddy Rd Suite 4 Manchester, Nh 03102

Applicant's Email address _____

Representative's name Spectrum Signs and Graphics - Michael Gallagher Tel. No. 6036577079
Representative's address 97 Eddy Rd Suite 4 Manchester, Nh 03102

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 7.6.D.3.A.i of the zoning ordinance for the following reason(s):
The client would face undue hardship in needing to relocate the sign and sign structure. The lot has limited space for a sign to be legible from the road and at the average rate of travel on this road. The sign dimensions are smaller than the existing, there is no structural change, and is a continuation of the existing condition.

Previous Zoning Board action on this property: _____

Facts supporting this request:

1. The variance will not be contrary to the public interest:
because the request involves only the replacement of an existing sign panel on a pre-existing structure. There are no proposed changes to the sign's location, height, size, illumination, or overall footprint. The existing sign has functioned at its current location without adverse impact to traffic safety, neighboring properties, or the character of the area. The proposed panel replacement will not increase the degree of nonconformity and will not alter the site in any way that would negatively affect the public.

2. The spirit of the ordinance is observed:

because the request does not alter the location, size, height, or intensity of the existing sign structure.

The proposed work is limited to replacing the sign panel only. The purpose of the setback requirement is to ensure public safety maintain visibility, preserve neighborhood character, and prevent visual clutter. Granting this variance will not undermine the intent of the ordinance, as the request does not expand the nonconformity or create any new impact.

3. Substantial justice is done:

because granting the variance allows the continued use of an existing sign structure without increasing its nonconformity, while denial would require unnecessary removal and reconstruction of the structure solely to relocate it a short distance. There is no measurable public benefit to forcing relocation, as the existing sign has functioned safely and appropriately at its current location. Conversely, denial would impose a financial and operational burden on the property owner without improving safety, visibility, or neighborhood character.

4. The values of surrounding properties are not diminished:

because the request involves only the replacement of an existing sign panel on a pre-existing structure. There are no changes proposed to the sign's location, no increased height or size, or illumination.

The replacement panel will maintain or improve the appearance of the site and will not introduce any new visual, lighting, or safety concerns.

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 because the request involves only the replacement of an existing sign panel on a pre-existing structure.
The purpose of the setback requirement is to protect public safety, preserve sight distance, and maintain orderly site design. The existing sign has functioned safely at its current location and does not interfere with traffic visibility, pedestrian movement, or neighboring properties.

(ii) The proposed use is a reasonable one.
The proposed use is reasonable because it involves only the replacement of a sign panel on an existing freestanding sign structure that has long served as identification for the property. The request does not involve expansion, relocation, increased height, additional signage, or any intensification of use.

(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.

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 Michael Gallagher

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.

Cindy Carroll

Owner's Signature

Owner's Signature

Michael Gallagher

Applicant's Signature

Applicant's Signature

2/13/2026

Dated

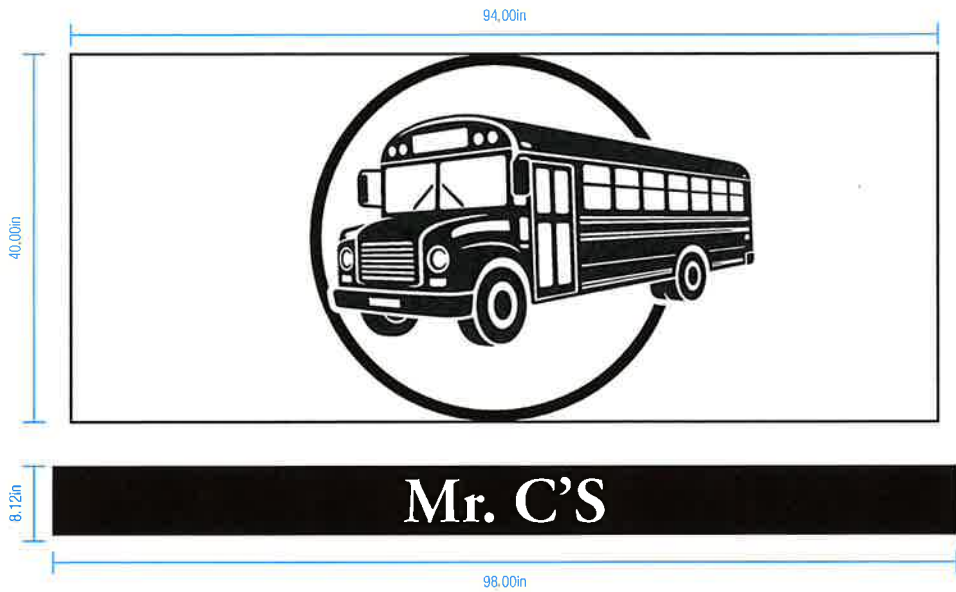
Total fee due (to be calculated by the Planning Department): \$ _____



Ne

Mr C Option 2

Material: 1/4" White Dibond Direct Print First Surface



Scale: 1:10

Name (Print): _____ Signature: _____ Date: _____

By signing this final proof, you acknowledge that you have thoroughly reviewed and approved all content, including spelling, grammar, layout, images, and design elements. Approval confirms that all information is accurate and correct. You accept full responsibility for any errors or omissions found after approval. Any changes requested after signing may incur additional costs and affect the project timeline.

SPECTRUM
SIGNS & GRAPHICS
We Are Visual.
603.657.7079
87 EDDY RD MANCHESTER NH 03102

Rev	Revision Notes	DATE	BY
1	Initial Design	01/23/2026	EC

Customer: Mr C's
Contact Name: XX
Contact TEL: NA
Site Address: XX

Job#: SSGD000598
Designer: EC
Date: 01/23/2026
Page: 3

File Name: MCE-45on102-0126

2 Mr. C Mockup

Material: 1/4" White Dibond Direct Print First Surface



Scale: 1:10

Name (Print): _____ Signature: _____ Date: _____

By signing this final proof, you acknowledge that you have thoroughly reviewed and approved all content, including spelling, grammar, layout, images, and design elements. Approval signifies that all information is accurate and correct. You accept full responsibility for any errors or omissions found after approval. Any changes requested after signing may incur additional costs and affect the project timeline.

SPECTRUM
SIGNS & GRAPHICS
We Are Visual.
37 EDDY RD MANCHESTER NH 03102
603.657.7079

REV	REVISION NOTES	DATE	BY
1	Initial Design	01/23/2025	EC

Customer: Mr. C's
Contact Name: XX
Contact Tel: NA
Site Address: XX
File Name: M-C-EstSign100-010

Job#: SSGD000598
Designer: EC
Date: 01/23/2025
Page: 4



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-023-1
at 213 ROCKINGHAM RD

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
015-124-0	219 ROCKINGHAM RD	CELSIUS LONDONDERRY PROPERTY OWNER LLC 1600 NEWPORT CENTER DR, STE 140 NEWPORT BEACH, CA 92660
015-021-0	214 ROCKINGHAM RD	MARK'S DISCOUNT TRUCK AND AUTO SALES, LLC 214 ROCKINGHAM RD LONDONDERRY, NH 03053
015-021-1	216 ROCKINGHAM RD	DEGELAN ROBERT PO BOX 174 LONDONDERRY, NH 03053
015-022-1	217 ROCKINGHAM RD	V + W INVESTMENT GROUP, LLC 1 VERANI WY LONDONDERRY, NH 03053
015-023-0	211 ROCKINGHAM RD	IODICE, EZABELLA V. TRUST 5 CLARK RD LONDONDERRY, NH 03053
015-024-0	212 ROCKINGHAM RD	BERRY HAROLD R & GALLOWAY, LINDA L 212 ROCKINGHAM RD LONDONDERRY, NH 03053
015-025-1	210 ROCKINGHAM RD	DOUCET, JOYA R REVOCABLE TRUST 10 SADIES WAY LONDONDERRY, NH 03053
015-026-0	206 ROCKINGHAM RD	GRANITE YMCA 206 ROCKINGHAM RD LONDONDERRY, NH 03053



Town of Londonderry, NH Abutters Report

**400ft. Abutters of Property 015-023-1
at 213 ROCKINGHAM RD**

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.

015-028-0	207 ROCKINGHAM RD	66 Gosselin Road LLC 66 GOSSELIN RD MANCHESTER, NH 03103
015-029-0	61 NOYES RD	DAILY, MARY L REVOCABLE TRUST 2 BEAVER LAKE RD DERRY, NH 03038
015-033-0	57 NOYES RD	WAITT CHERYL 57 NOYES RD LONDONDERY, NH 03053
015-033-1	57 REAR NOYES RD	BEAULIEU, WAITT CHERYL 57 NOYES RD LONDONDERY, NH 03053
015-023-3	209 ROCKINGHAM RD	ALEXANDROU THEODORE 66 GOSSELIN RD MANCHESTER, NH 03106



Town of Londonderry, NH Abutters Report

**400ft. Abutters of Property 015-023-1
at 213 ROCKINGHAM RD**

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.

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: _____

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

APPLICANT NAME Page Rock LLC DATE: 2-12-2024
(Please Print)

ADDRESS: P.O. Box 1615 Hollis, N.H. 03049 MAP & LOT 17-25

PHONE NUMBER: 603 851 5841 ZONE C II

PROPOSED USE: Multi-family residential

APPLICANT SIGNATURE: _____

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Drive way will encroach through
required ART to Commercial Buffer

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: 433, B, 2, 9 and 6

Nick Codner
Nick Codner, Zoning Administrator

DATE: 2/24/24

295 Rockingham Rd 5

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

APPLICANT NAME PAGE Rock LLC DATE: 2/17/2026
(Please Print)

ADDRESS: P.O. Box 1675 Hollis, NH 03049 MAP & LOT MAP 17, Lot 25

PHONE NUMBER: 603-851-5841 ZONE C II
603-315-0808

PROPOSED USE: MULTIFAMILY RESIDENTIAL - PLEASE SEE LETTER OF J BRADFORD WESTGATE ESQ. DATED FEBRUARY 4 2026, ATTACHED

APPLICANT SIGNATURE: [Signature]

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Driveway will encroach through 50' ABI to Commercial buffer

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

1. Variance

2. Special Exception (choose one)

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

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Zoning Section for the Appeal: 4.3.3. 2.9 & 6

[Signature] DATE: 2/17/26
Nick Codner, Zoning Administrator

W&B
Winer and Bennett, LLP
Attorneys at Law

February 17, 2026

J. Bradford Westgate, Esq.
Direct Dial: (603) 484-4626
jbwestgate@winerbennett.com

HAND DELIVERED

Christine Wholley
Permit Technician
Building, Health, Zoning & Code Enforcement
Town of Londonderry
268B Mammoth Rd.
Londonderry, NH 03053

**Re: Page Rock LLC – Variance Application
295 Rockingham Road (Map 17, Lot 25)**

Dear Ms. Wholley:

As you are aware, I represent Page Rock LLC.

On behalf of Page Rock LLC please find enclosed a Variance Application pertaining to Page Rock LLC's proposed project at 295 Rockingham Road (Map 17, Lot 25). The Variance Application includes the following items:

- a. Variance Application (base application form)
- b. Attachment to Variance Application
- c. Zoning Board of Adjustment Reason for Appeal (with my letter dated February 4, 2026 and attached plans)
- d. Verified list of abutters
- e. Three sets of mailing labels for each abutter

The Attachment to Application provides background regarding the property, current zoning and neighborhood characteristics, as well as the rationale and support for the Application.

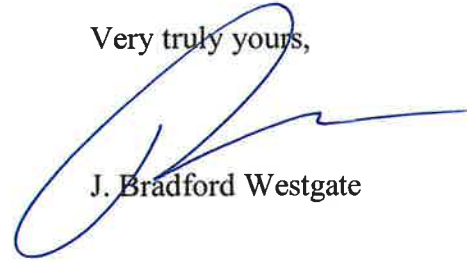
Kindly calculate the fee due with respect to the Application.



February 17, 2026
Page 2

We look forward to appearing before the Zoning Board for the public hearing. Thank you for your assistance.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J. Bradford Westgate', with a large, stylized initial 'J'.

J. Bradford Westgate

JBW/BWH
Enclosures

cc: Page Rock LLC (via email only) (w/encs.)



Planning & Economic
Development Department

FEB 18 2026

RECEIVED

Case No. 03-18-2026-04

ZONING BOARD OF ADJUSTMENT - VARIANCE

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

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

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 295 Rockingham Road
Tax map 17 Parcel 25 Zone C-II

Owner's name (s) Page Rock LLC Tel. No. 603-851-5841

Owner's address 5 Hutchings Drive, Suite 5D, Hollis, NH 03049
(mailing address: PO Box 1675, Hollis, NH 03049)

Owner's Email address deane@wrcre.com

Applicant's name(s) Page Rock LLC Tel. No. 603-851-5841

Applicant's address PO Box 1675, Hollis, NH 03049

Applicant's Email address [REDACTED]

Representative's name J. Bradford Westgate Tel. No. 603-882-5157

Representative's address Winer and Bennett, LLP
402 Amherst Street, Suite 302, Nashua, NH 03062

Representative's Email address [REDACTED]

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

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

Please see attachment.

Previous Zoning Board action on this property: None

Facts supporting this request:

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

See attachment.

2. The spirit of the ordinance is observed:

See attachment.

3. Substantial justice is done:

See attachment.

4. The values of surrounding properties are not diminished:

See attachment.

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 attachment.

(ii) The proposed use is a reasonable one.

See attachment.

(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 attachment.

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 J. Bradford Westgate of Winer and Bennett, LLP
Paul Chisolm of Keach-Nordstrom Associates, Inc.

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.

Page Rock LLC

By: Deane Navaroli
Deane Navaroli, Manager
Owner's Signature

Owner's Signature

Page Rock LLC

By: Deane Navaroli
Deane Navaroli, Manager
Applicant's Signature

Applicant's Signature

2/17/2026
Dated

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

**ATTACHMENT TO VARIANCE APPLICATION
(295 Rockingham Road – Map 17, Lot 25)**

Page Rock LLC – Applicant and Owner

This Attachment is appended to the Variance Application submitted by Page Rock LLC (Owner and Applicant) for a variance from Item B.2 of Section 4.3.3 of the Town of Londonderry Zoning Ordinance (the “Zoning Ordinance”).

Property Background

Page Rock LLC (the “Applicant”) is the current owner of Map 17, Lot 25, with an address of 295 Rockingham Road (“Lot 25”). Lot 25 contains 7.901 acres.

Lot 25 is located in the Commercial II (C-II) District.

Lot 25 is abutted to the northwest by Map 17, Lot 7, which is owned by Fortin Remi Realty Company LLC and is located in the Industrial I (IND-I) Zoning District. To the west, Lot 25 abuts Map 15, Lot 239, which is owned by Holton LLC and is in the IND-I Zoning District. To the southwest, Lot 25 abuts Map 15, Lot 235, which is owned by the Applicant (Page Rock LLC) and is located in the C-II Zoning District. To the south and east, Lot 25 abuts Page Road (which is split between the C-II Zoning District and the Agricultural-Residential (AR-I) Zoning District) and Rockingham Road (wholly contained within the C-II Zoning District).

Project Proposal

The Applicant proposes to construct a twelve (12) unit residential condominium community on Lot 25. The community will be comprised of two (2) townhouse buildings, with one building containing five (5) units and one building containing seven (7) units. Please see the enclosed proposed Residential Site Plan (sheet 3 of the plan set).

As set forth in Section 4.1.2 (Use Table by Zoning District) of the Zoning Ordinance, the proposed construction of multifamily townhouse buildings on Lot 25 in the C-II Zoning District is permitted by obtaining a conditional use permit.

As shown on the enclosed plan, the boundary between the C-II Zoning District and the AR-I Zoning District runs along the midline of Page Road. The proposed private entrance road to the proposed townhouse development will be located on Page Road.

The proposed residential development on Lot 25 will be in the C-II Zoning District.

As shown on the enclosed plan, the proposed private entrance road (driveway) will enter the project from Page Road. A portion of the proposed private entrance road would be located within fifty (50) feet of the AR-I Zoning District. Please see the portion of the proposed private entrance road marked in red on the enclosed plan.

Item B.2 of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District (among others). Specifically, Item B.2 provides:

“2. When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

- a. The buffer zone shall be a minimum of fifty (50) feet wide.
- b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined in the Site Plan Regulations.”

Administrative Decision/Determination of Zoning Administrator

On February 12, 2026, Nick Codner, Chief Building Inspector, issued an administrative decision with respect to the Applicant’s project proposal. Attached is a copy of the document titled Zoning Board of Adjustment Reason for Appeal, with enclosures, which sets forth Mr. Codner’s administrative decision. The Zoning Board of Adjustment Reason for Appeal includes the letter of J. Bradford Westgate to Mr. Codner dated February 4, 2026.

In the Zoning Board of Adjustment Reason for Appeal, Mr. Codner rendered three administrative decisions, one of which pertains to Lot 25. Specifically, Mr. Codner determined that a variance would be necessary from Item B.2 of Section 4.3.3 of the Zoning Ordinance to construct the private entrance road (driveway) to the proposed project, where a portion of the proposed private entrance road (driveway) would be located within fifty (50) feet of the AR-I Zoning District. Consequently, the Applicant filed this Variance Application.

The Applicant is simultaneously filing a separate Variance Application with respect to the proposed entrance road (driveway) and six (6) parking spaces for the Applicant’s proposed project on Map 15, Lot 235 and Map 15, Lot 236.

Five Criteria for Granting a Variance

- 1. Granting of the requested variance will not be contrary to the public interest, because:**

It is not contrary to the public interest to grant a variance from Item B.2 of Section 4.3.3 of the Zoning Ordinance to permit the construction of the private entrance road (driveway) for the project, where a portion of the private entrance road (driveway) will be within fifty (50) feet of the AR-I Zoning District, when (i) the proposed project is a multi-family residential use, not a commercial use, (ii) the portion of the AR-I Zoning District that would be directly benefitted by the fifty (50) foot buffer is a portion of the Page Road right-of-way, not a neighboring lot, (iii) none of the properties which directly abut Lot 25 are within the AR-I Zoning District, (iv) the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the proposed private entrance road (driveway) are within fifty (50) feet of the proposed private entrance road (driveway), and (v) the proposed private entrance road (driveway) will be a

component of a twelve (12) unit townhouse condominium development on Lot 25, which will be within the necessary setbacks for Lot 25 as a whole.

For the above reasons, there will be no harm to the public if the proposed private entrance road (driveway) for a residential use is constructed within fifty (50) feet of the AR-I Zoning District, and therefore granting the variance would not be contrary to the public interest.

2. The spirit of the ordinance is observed by the granting of the variance, because:

Section 4.3.3 of the Zoning Ordinance establishes general standards for commercial districts (including the C-II Zoning District). Item B.2 of Section 4.3.3 specifically relates to "Landscaping". As noted above, Item B.2 creates a required buffer zone of at least fifty (50) feet when a driveway is less than two hundred (200) feet from a residential zoning district. Per item B.2.b of Section 4.3.3, the buffer zoning shall be planted and permanently maintained "to diminish the deleterious effect of the commercial activity..." [emphasis added].

The spirit of the ordinance may be derived from a reading of the text of Item B.2 of Section 4.3.3. Based on the quoted language above, Item B.2 anticipates a situation where a driveway serving a commercial site is located within two hundred (200) feet of a residential zoning district.

That situation is not present here. While Lot 25 is within the C-II Zoning District, the Applicant's proposed project on Lot 25 is a residential use, not a commercial one. The proposed private entrance road (driveway) will serve the residences at the proposed residential project on Lot 25. It will not be a driveway serving a commercial site.

Furthermore, none of the properties which directly abut Lot 25 are within the AR-I Zoning District. The boundary between the C-II Zoning District and the AR-I Zoning District runs down the center of Page Road. As a result, the residential zoning district (the AR-I Zoning District) that is closest to the proposed private entrance road is Page Road itself. No properties to the south of the proposed private entrance road (driveway) are within fifty (50) feet of the proposed private entrance road (driveway).

In addition, granting the variance would be consistent with the Town of Londonderry's Master Plan and the Zoning Ordinance's objectives to provide a diverse range of housing choices to accommodate the needs of all citizens of the Town.

For the reasons above, the spirit of the ordinance would be observed by the granting of the variance.

3. Substantial justice would be done to the property owner by granting of the variance, because:

The New Hampshire Supreme Court has said that substantial justice is done if the general public realizes no appreciable gain from the denial of the variance, but the applicant is adversely affected in a material manner if the variance is denied.

In this case, the general public realizes no appreciable gain if the variance is denied. A denial would prevent the construction of a private entrance road to serve the proposed project, despite the fact that the proposed residential use would be permitted by conditional use permit, and the construction of the proposed townhouses would provide valuable residential units to the Town, accomplishing one of the goals of the Town's Master Plan.

Because no portion of the proposed private entrance road (driveway) would be located within fifty (50) feet of any adjacent properties, the construction of the proposed private entrance road (driveway) will no impact on any of the surrounding lots. Therefore, neither the general public, nor the neighboring properties, would realize any appreciable gain from the denial of the variance.

On the other hand, the Applicant would be adversely affected in a material manner if the variance is denied. The construction of the proposed private entrance road (driveway) is an essential element of the proposed project. Accessing Lot 25 through Rockingham Road is not practical, because the State of New Hampshire Department of Transportation controls that state road and access is limited. The design of the project with the proposed private entrance road (driveway) in its current location yields a practical and reasonable overall layout of the proposed project.

4. The values of surrounding properties would not be diminished by granting the variance, because:

Lot 25 is a corner lot, bounded on the east by Rockingham Road and on the south by Page Road, and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I).

Lot 25 is surrounded by a variety of neighboring properties. To the north and west, Lot 25 abuts Map 15, Lot 239, which is in the IND-I Zoning District and contains two industrial buildings and two residential dwellings. Also to the north, Lot 25 abuts Map 17, Lot 7, which is in the IND-I Zoning District and contains six industrial buildings and one residential dwelling. Given the mixed use nature of the immediate vicinity, and the fact that Lot 25 currently vacant land (Lot 236), the value of the adjacent lots will not be diminished by the construction of a modern townhouse development on Lot 25.

To the west, the Consolidated Lot abuts Map 15, Lot 235, which is also owned by the Applicant. The Applicant proposes to construct a second twelve (12) unit residential townhouse condominium development on Map 15, Lot 235 (which will be consolidated with Map 15, Lot 236, also owned by the Applicant). The construction of the residential development on Lot 25 would not diminish the value of Map 15, Lot 235, upon which the Applicant intends to develop a similar residential project.

The properties across the street from Lot 25, are mainly vacant land, with one industrial use (across the street on Rockingham Road to the north) and some residential uses (across the street on Page Road to the south). The construction of a new, modern residential project on the

corner of Page Road and Rockingham Road will not diminish the values of those neighboring properties.

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

II. The proposed use of the property is a reasonable one.

RSA 674:33, I(b)(5)(A) establishes the two-prong “unnecessary hardship” test set forth above.

A. Special Conditions

Lot 25 has a number of special conditions.

First, Lot 25 is a corner lot, bounded to the east and south by public roads (Rockingham Road and Page Road), and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I). The general neighborhood of the Consolidated Lot is one of mixed uses, with industrial, commercial, and industrial zones and uses in close proximity to each other.

Additionally, access to Rockingham Road is controlled by the State of New Hampshire Department of Transportation.

In addition, Lot 25 is currently significantly underused. Lot 25 is in the C-II Zoning District, yet it is surrounded by a combination of vacant land, residential uses, and industrial uses, making the proposed multi-family use a logical and attractive choice for Lot 25.

B. Hardship test in light of special conditions.

In light of these special conditions, the two-prong unnecessary hardship test is measured.

First, we focus on the general purposes of Item B.2 of Section 4.3.3 of the Zoning Ordinance, which establishes the fifty (50) foot buffer when a parking lot or driveway in a commercial district (the C-II Zoning District) is less than two hundred (200) feet from a residential zoning district. Given the text of Item B.2, presumably the purpose of the ordinance provision is to ensure that residential uses are sufficiently screened, by way of a landscaping buffer, from commercial uses in close proximity to a residential lot.

For several of the reasons stated above, no fair and substantial relationship exists between the general public purposes of Item B.2 of Section 4.3.3 and the specific application of that provision to Lot 25.

Importantly, the proposed project (twelve (12) unit townhouse condominium development) on the Consolidated Lot would be a residential use, not a commercial use. The proposed private entrance road is not a driveway for a commercial site, thus the very purpose of the ordinance (protect residential uses from commercial driveways) is not present in this case.

Furthermore, because the boundary between the C-II Zoning District and the AR-I Zoning District runs down the middle of Page Road, the fifty (50) foot "buffer zone" established by Item B.2 of Section 4.3.3 of the Zoning Ordinance falls within the Page Road right-of-way. In other words, the buffer zone would, theoretically, provide a buffer to the portion of Page Road located within the AR-I Zoning District. Establishing a buffer zone (to protect a private road) for the private entrance road to the proposed project, does not serve any logical purpose given the fact that the AR-I Zoning District that is "served" by the fifty (50) foot buffer is a portion of Page Road right-of-way, and the fact that nearly all of the properties that are adjacent to the intersection between Page Road and Rockingham Road are currently vacant land.

There is no fair and substantial relationship between the general public purposes of Item B.2 of Section 4.3.3 of the Zoning Ordinance (screening commercial uses to benefit residential uses that are in close proximity to those commercial uses) and the result of applying that ordinance to the proposed project on the Consolidated Lot (preventing the construction of the proposed private entrance road to the proposed project), where the private entrance road would not be within fifty (50) feet of any neighboring property, and where the private entrance road would seamlessly integrate into the proposed project.

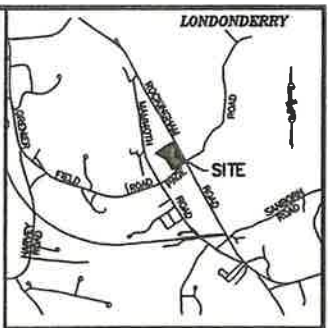
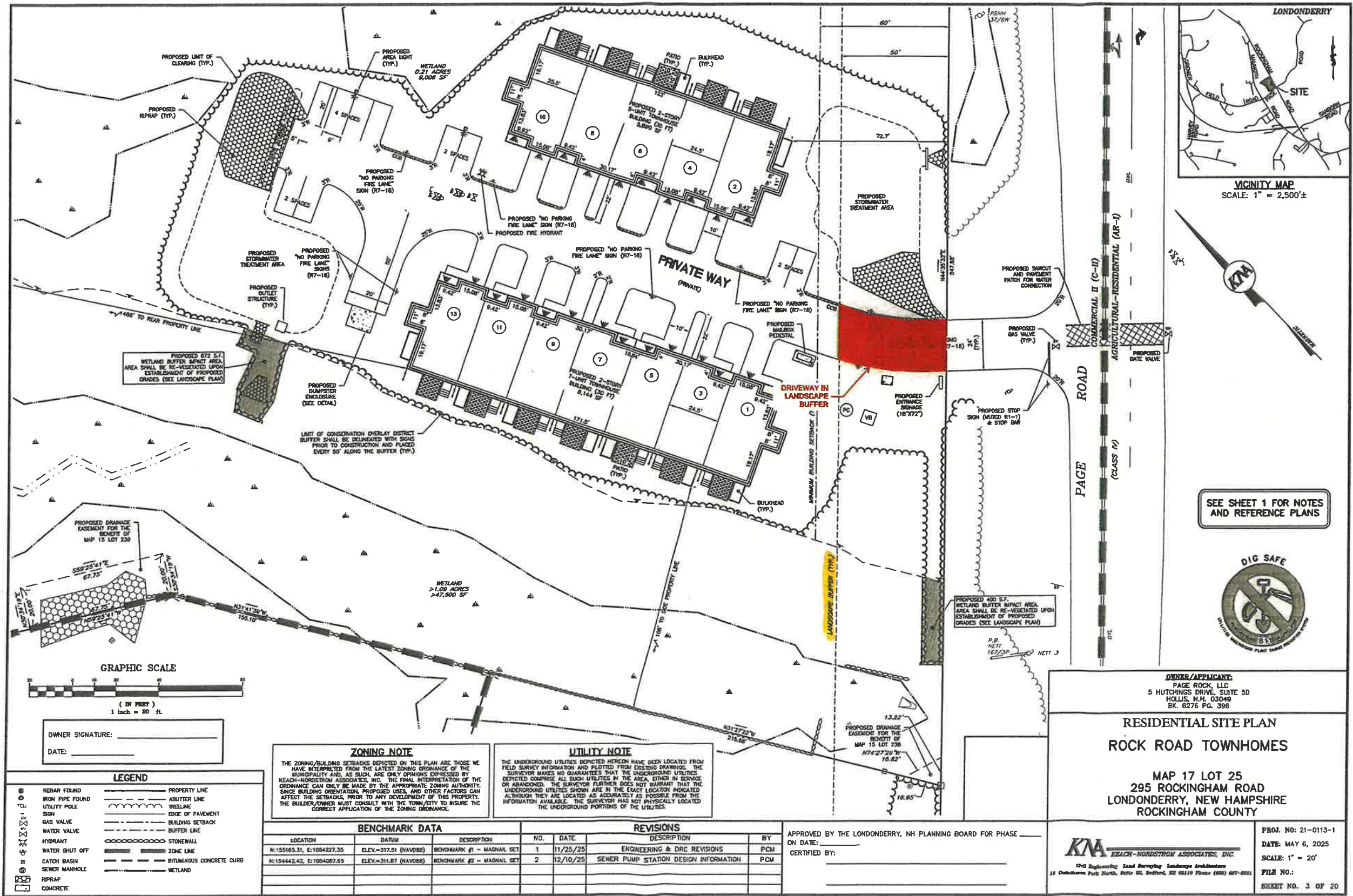
The second prong of the unnecessary hardship test is that the proposed use is a reasonable use. Multi-family dwellings are permitted by conditional use permit in the C-II Zoning District. Necessary driveways are fundamental components of such a use, and thus reasonable in this circumstance.

Therefore, the two-prong unnecessary hardship test has been met.

Conclusion

The Applicant respectfully requests that the variance be granted.

The Applicant reserves the right to provide additional testimony and information at the public hearing on this Application.



VICINITY MAP
SCALE: 1" = 2,500'±

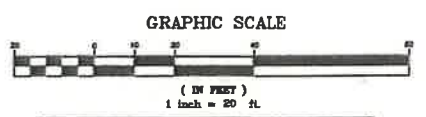
SEE SHEET 1 FOR NOTES AND REFERENCE PLANS



DRAWN/APPLICANT:
PAGE ROCK, LLC
5 HUTCHINGS DRIVE, SUITE 50
HOLLIS, N.H. 03049
BK. 6276 PG. 396

RESIDENTIAL SITE PLAN
ROCK ROAD TOWNHOMES

MAP 17 LOT 25
295 ROCKINGHAM ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY



OWNER SIGNATURE: _____
DATE: _____

LEGEND

●	ROBAR FOUND	---	PROPERTY LINE
○	IRON PIPE FOUND	---	ABUTTER LINE
+	UTILITY POLE	---	TREELINE
△	SIGN	---	EDGE OF PAVEMENT
□	GAS VALVE	---	BUILDING SETBACK
×	WATER VALVE	---	BUFFER LINE
○	HYDRANT	---	STONEWALL
+	WATER SHUT OFF	---	ZONE LINE
○	CATCH BASIN	---	BITUMINOUS CONCRETE CURB
○	SEWER MANHOLE	---	WETLAND
□	RFRAP		
□	CONCRETE		

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO ENSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

BENCHMARK DATA				REVISIONS			
LOCATION	DATUM	DESCRIPTION	NO.	DATE	DESCRIPTION	BY	
N:155163.31, E:1054227.35	ELEV.=317.51 (NAVD83)	BENCHMARK #1 - MAGNAIL SET	1	11/25/25	ENGINEERING & DRC REVISIONS	PCM	
N:154442.42, E:1054087.65	ELEV.=311.87 (NAVD83)	BENCHMARK #2 - MAGNAIL SET	2	12/10/25	SEWER PUMP STATION DESIGN INFORMATION	PCM	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____



PROJ. NO: 21-0113-1
DATE: MAY 6, 2025
SCALE: 1" = 20'
FILE NO.:
SHEET NO. 3 OF 20



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 017-025-0
at 295 ROCKINGHAM RD

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
015-232-0	4 PAGE RD	STOWELL KAYLEEN M REVOC TRUST 395 MAMMOTH RD LONDONDERRY, NH 03053-2319
015-233-0	6 PAGE RD	MERRILL WILLIAM O REVOC TRUST 569 MAMMOTH RD LONDONDERRY, NH 03053
015-234-0	10 PAGE RD	EVANS FAMILY LTD PARTNERSHIP 20 AUBURN RD LONDONDERRY, NH 03053
015-235-0	3 PAGE RD	PAGE ROCK LLC 5 HUTCHINGS, SUITE 5D PO BOX 1675 HOLLIS, NH 03049
015-238-0	560 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820
015-239-0	562 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820
017-024-0	302 ROCKINGHAM RD	FORTIN REMI REALTY COMPANY LLC 572 MAMMOTH RD LONDONDERRY, NH 03053-2117
017-027-0	13 PAGE RD	RHINO PAGE ROAD OWNER LLC 2 INTERNATIONAL PLACE #2410 BOSTON, MA 02110



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 017-025-0
at 295 ROCKINGHAM RD

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.

017-045-0	280 ROCKINGHAM RD	EVANS FAMILY LLC 20 AUBURN RD LONDONDERRY, NH 03053
017-006-0	569 MAMMOTH RD	MERRILL, KENNETH R. + ROBERT T. & CHARLES C 569 MAMMOTH RD LONDONDERRY, NH 03053
017-007-1	570 MAMMOTH RD	CONCEMI, TYLER JORDAN 570 MAMMOTH RD LONDONDERRY, NH 03053
017-007-0	574 MAMMOTH RD	FORTIN REMI REALTY COMPANY LLC 572 MAMMOTH ROAD LONDONDERRY, NH 03053-2117



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 017-025-0
at 295 ROCKINGHAM RD

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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

See attached the email exchange between Renee Merchant and Amy Furlong of February 12 and February 13, 2026 as confirmation of accuracy.

Name: _____

Title: _____

Date: _____

W&B
Winer and Bennett, LLP
Attorneys at Law

February 4, 2026

J. Bradford Westgate, Esq.
Direct Dial: (603) 484-4626
jwestgate@winerbennett.com

BY U.S. MAIL AND EMAIL

Nick Codner
Chief Building Inspector
Town of Londonderry
Building and Zoning Enforcement
268B Mammoth Road
Londonderry, NH 03053
ncodner@londonderrynh.gov

**Re. Map 15, Lots 235 and 236, 3 Page Road
Map 17, Lot 25, 295 Rockingham Road
Request for Administrative Decisions**

Dear Mr. Codner,

I represent Page Rock LLC, which is the owner of Map 15, Lot 235 ("Lot 235") and Map 15, Lot 236 ("Lot 236"), both with an address of 3 Page Road, and Map 17, Lot 25 ("Lot 25"), with an address of 295 Rockingham Road.

As you are aware, Page Rock LLC has submitted for design review two proposed residential site plans. Sheet 4 of the 3 Page Road site plan and sheet 3 of the 295 Rockingham Road site plan (each as most recently revised) are enclosed.

As depicted on the enclosed plans, at 3 Page Road (Lots 235 and Lot 236, which will be consolidated), Page Rock LLC proposes to construct two (2) townhouse buildings, each containing six (6) residential units. At 295 Rockingham Road (Lot 25), Page Rock LLC proposes to construct two (2) townhouse buildings, with one containing seven (7) residential units and one containing five (5) residential units.

The purpose of this letter is to set forth formal requests for administrative decisions with respect to Lot 235, Lot 236, and Lot 25.

Lot 235 and Lot 236 (3 Page Road)

Lot 235 is located in the Commercial II (C-II) District. Lot 236 is located in the Agricultural-Residential (AR-I) Zoning District. As shown on the proposed residential site plan, Lot 235 and Lot 236 will be consolidated to create a single lot (the "Consolidated Lot"). The proposed residential development on the Consolidated Lot will be primarily in the C-II Zoning District. The only elements of the proposed development that will be located in the AR-I Zoning District will be a portion of the private entrance road, signage for the project, drainage installations, and landscaping. No dwelling unit will be located in the portion of the Consolidated Lot located in the AR-I Zoning District.

As set forth in Section 4.1.2 (Use Table by Zoning District) of the Town of Londonderry Zoning Ordinance (the "Zoning Ordinance"), the proposed construction of multifamily townhouse buildings on the Consolidated Lot in the C-II Zoning District is permitted by obtaining a conditional use permit.

Item B.2 of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District (among others). Specifically, Item B.2 provides:

"2. When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

- a. The buffer zone shall be a minimum of fifty (50) feet wide.
- b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined in the Site Plan Regulations."

As shown on the enclosed plan sheets, upon the consolidation of Lot 235 and Lot 236 into the Consolidated Lot, the boundary between the C-II Zoning District and the AR-I Zoning District will run through the westerly portion of the Consolidated Lot, crossing the proposed private entrance road to the proposed townhouse development.

Also as shown on the enclosed plan sheets for the Consolidated Lot, eight (8) parking spaces are proposed to be located on the southerly side of the proposed private entrance road (driveway) entering from Mammoth Road. Initially, the site plan as submitted for design review depicted only two (2) such parking spaces. To accommodate guest parking, and potential, additional resident parking, six (6) additional spaces are proposed. They would be located on that portion of the Consolidated Lot located in the C-II Zoning District, but these six (6) proposed

spaces would be located within fifty (50) feet of the AR-I Zoning District since a small portion of the Consolidated Lot (the Lot 236 component, in essence) is located in the AR-I Zoning District. Please see the proposed spaces highlighted in yellow on the enclosed plan for 3 Page Road.

The locations of (i) the proposed private entrance road from Mammoth Road to the proposed townhouse community on the Consolidated Lot and (ii) six (6) of these eight (8) parking spaces on the southerly side of the private entrance road raise questions as to whether or not variance(s) are necessary given Item B.2 of Section 4.3.3 of the Zoning Ordinance.

Request for Administrative Decisions with respect to Lot 235 and Lot 236 (3 Page Road)

In light of the foregoing, Page Rock LLC hereby respectfully requests that you issue formal administrative decisions with respect to the following questions:

1. Because the proposed private entrance road to the townhouse development on the Consolidated Lot will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone and through the AR-I Zoning District itself, would a variance be needed from Item B.2 of Section 4.3.3 of the Zoning Ordinance (or from any other provision of the Zoning Ordinance) for the proposed private entrance road? Please see the portion of the proposed entrance road depicted in red in the enclosed plan. It is noted that in its review of the design review site plan for the Consolidated Lot (Lot 235 and Lot 236), Stantec Consulting Services Inc. did not reference the need for a variance for the proposed private entrance road.

2. If parking spaces were to be constructed on the Consolidated Lot (along the private entrance road) within fifty (50) feet of the AR-I Zoning District, would a variance be needed from Item B.2 of Section 4.3.3 of the Zoning Ordinance (or from any other provision of the Zoning Ordinance) for such parking spaces? As mentioned, the original plan sheets for the design review application did not include six (6) of the eight (8) parking spaces proposed to be located on the southerly side of the private entrance road. As noted, the six (6) proposed spaces are highlighted in yellow on the enclosed plan.

With respect to Question 1 above (regarding the need for a variance for the proposed private entrance road), it is respectfully submitted that the answer would be no. Although the private entrance road runs through the AR-I Zoning District, it does so to provide access to the townhouse community at 3 Page Road, and runs through the very lot which will house that community. In addition, no portion of that driveway would be located within 50 feet of any adjacent properties (e.g. Lot 238 owned by Holton LLC), thus not breaching the 50 foot buffer. To the south, the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the proposed driveway are within 50 feet of the proposed entrance road.

Lot 25 (295 Rockingham Road)

Lot 25 is located in the Commercial II (C-II) District. The boundary between the C-II Zoning District and the AR-I Zoning District is within Page Road, which runs along the southeasterly side of Lot 25.

As mentioned above, the proposed construction of multifamily townhouse buildings on Lot 25 in the C-II Zoning District is permitted by obtaining a conditional use permit. Also, as referenced above, Item B.2. of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District.

Request for Administrative Decisions with respect to Lot 25 (295 Rockingham Road)

In light of the foregoing, Page Rock LLC hereby respectfully requests that you issue a formal administrative decision with respect to the following question:

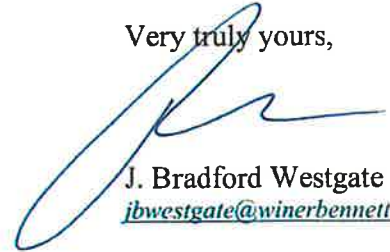
1. Because the proposed private entrance road to the townhouse development on Lot 25 will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone, would a variance from Item B.2 of Section 4.3.3 be needed for the proposed private entrance road? Please see the portion of the proposed entrance road depicted in red in the enclosed plan.

With respect to Question 1 above (regarding the need for a variance for the proposed private entrance road on Lot 25), it is respectfully submitted that the answer would be no. Although the private entrance road technically runs through the 50 foot buffer, it does so to provide access to the townhouse community at Lot 25 (295 Rockingham Road), and runs through the very lot which will house that community. In addition, no portion of that driveway would be located within 50 feet of any adjacent properties, thus not breaching the 50 foot buffer.

Conclusion

We look forward to receipt of your formal administrative decisions. We appreciate your time and are certainly happy to provide any additional information or answer any questions you may have.

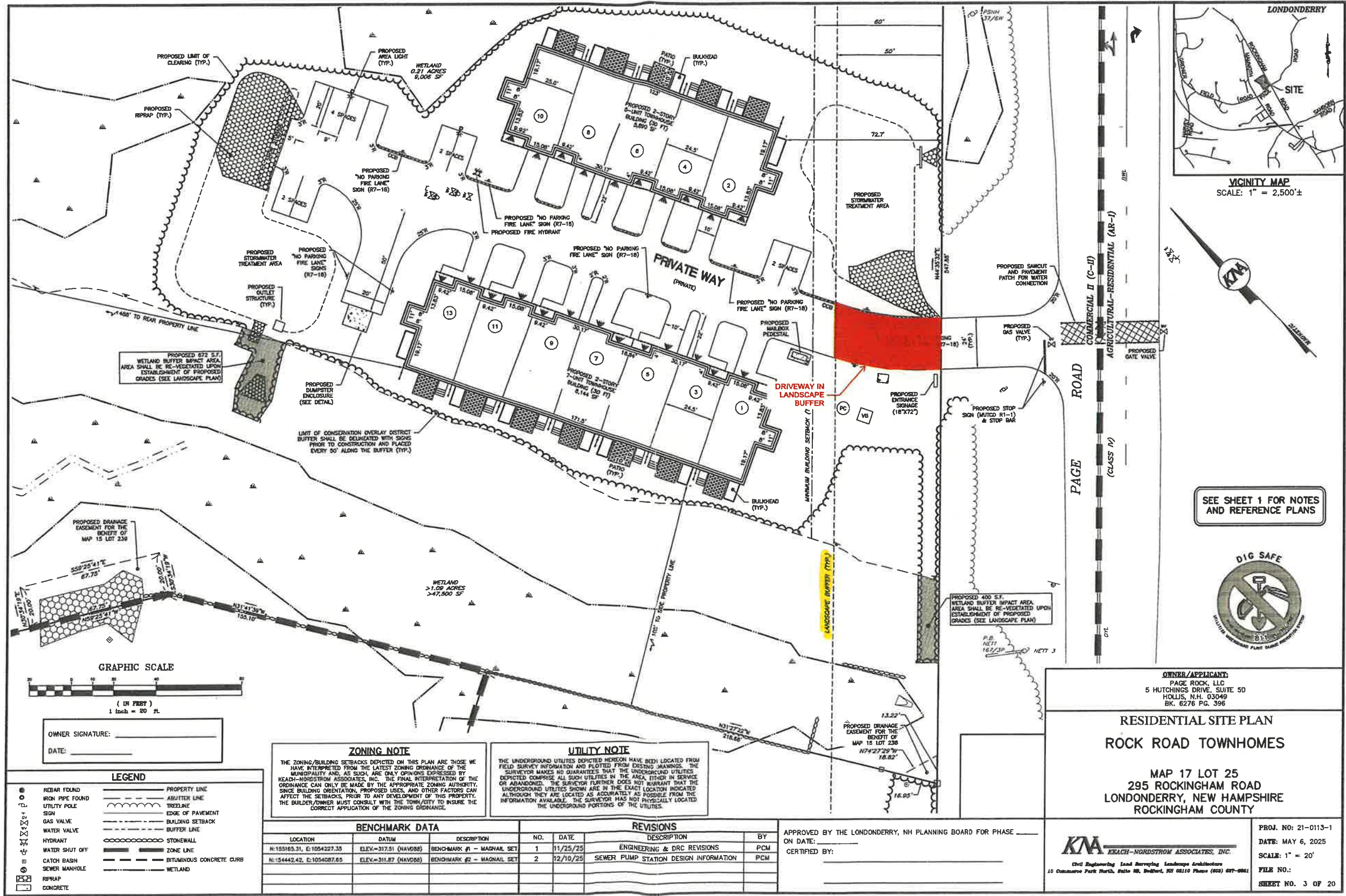
Very truly yours,

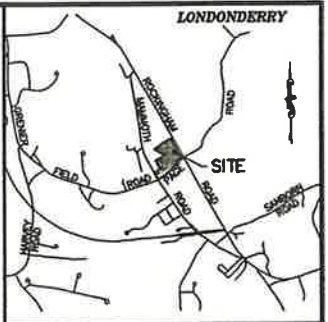
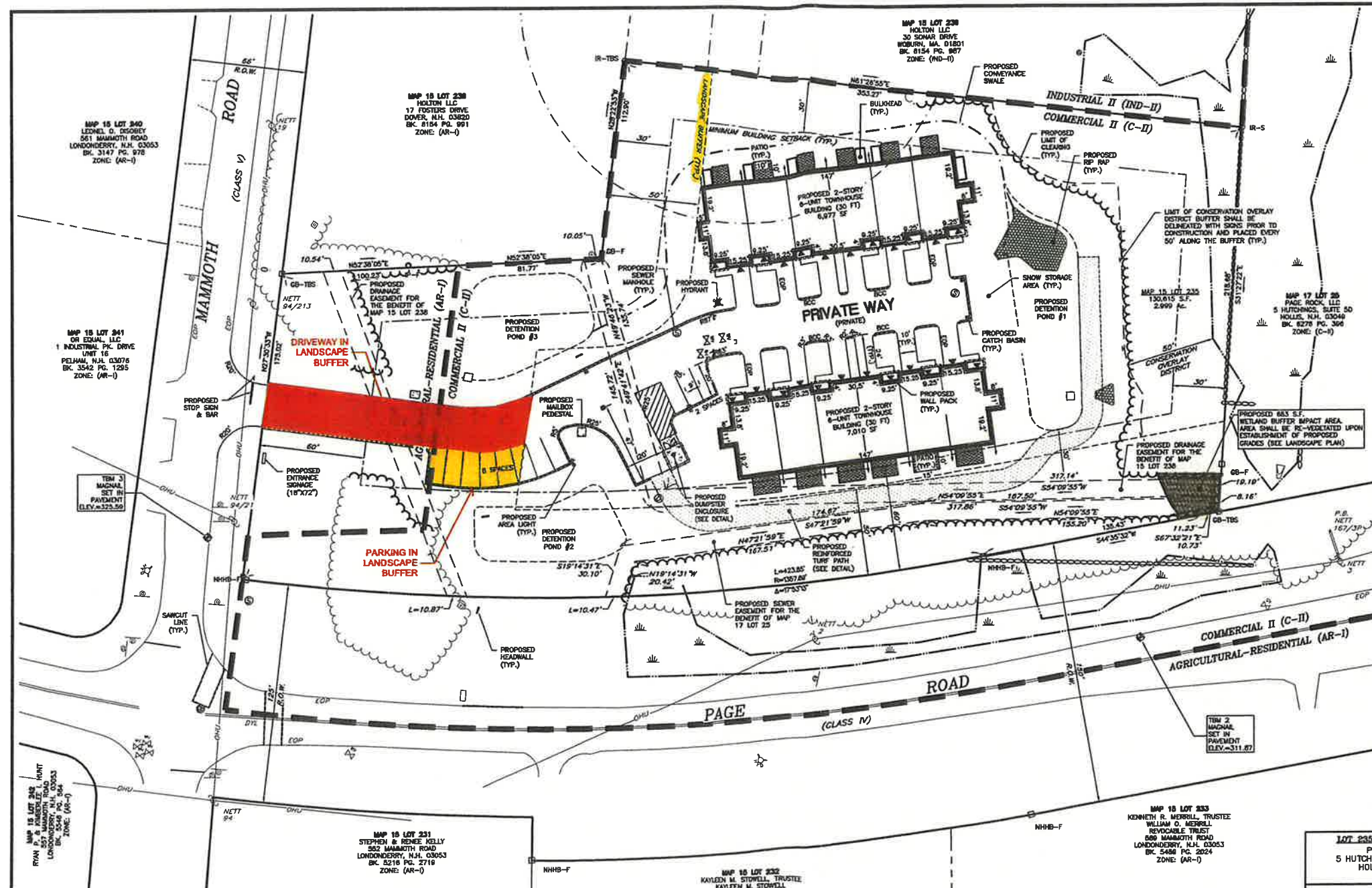


J. Bradford Westgate
jbwestgate@winerbennett.com

JBW/BWH

cc: Paul Chisolm (by email only)
Deane Navaroli (by email only)
Gary Thomas (by email only)
Mike Dion (by email only)





VICINITY MAP
SCALE: 1" = 2,500'±



OWNER OF MAP 15 LOT 235
SIGNATURE: _____
DATE: _____
PAGE ROCK, LLC

OWNER OF MAP 15 LOT 236
SIGNATURE: _____
DATE: _____
PAGE ROCK, LLC

SEE COVER FOR NOTES AND REFERENCE PLANS

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

LOT 235 OWNER/APPLICANT:
PAGE ROCK, LLC
5 HUTCHINGS DRIVE, SUITE 50
HOLLIS, N.H. 03049

LOT 236 OWNER:
PAGE ROCK, LLC
PO BOX 1675
HOLLIS, N.H. 03049

RESIDENTIAL SITE PLAN
PAGE ROCK TOWNHOMES
MAP 15 LOTS 235 & 236
3 PAGE ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

LEGEND

• NHMB-F	NH HWY BOUND FOUND	—	PROPERTY LINE
• OB-F	GRANITE BOUND FOUND	—	R.O.W. LINE
• IP-F	IRON PIPE FOUND	—	ZONE LINE
• IR-S	IRON ROD SET	—	TREELINE
• OB-TBS	GRANITE BOUND TO BE SET	—	OVERHEAD UTILITIES
• IR-TBS	IRON ROD TO BE SET	—	EDGE OF PAVEMENT
• B	BENCHMARK	—	STONEWALL
• S	SIGN	—	BUILDING SETBACK
• DM	DRAINAGE MANHOLE	—	EASEMENT
• CB	CATCH BASIN	—	WETLAND BUFFER
• WV	WATER VALVE	—	LANDSCAPE BUFFER
• H	HYDRANT	—	PROPOSED TREELINE
• SM	SEWER MANHOLE	—	PROPOSED EOP
• FES	FLARED END SECTION	—	PROPOSED BIT. CURB
• UP	UTILITY POLE	—	PROPOSED RET. WALL
• W	WELL	—	PROPOSED GUARDRAIL
		—	PROPOSED SWALE
		—	SNOW STORAGE AREA
		—	PROPOSED R.P. RAP



BENCHMARK DATA				REVISIONS		
LOCATION	DATUM	DESCRIPTION	NO.	DATE	DESCRIPTION	BY
N:154442.42, E:1054087.85	ELEV=311.87 (NAVDS83)	BENCHMARK #2 - MAGNAIL SET	1	11/25/25	ENGINEERING & DRC REVISIONS	PCM
N:154187.05, E:1053818.44	ELEV=325.59 (NAVDS83)	BENCHMARK #3 - MAGNAIL SET	2	2/5/26	ENGINEERING REVS	PCM

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 200, South, NH 03119 Phone: (603) 887-8844

PROJ. NO: 21-0113-1
DATE: MARCH 20, 2025
SCALE: 1" = 30'
FILE NO.:
SHEET NO. 4 OF 22

STOWELL KAYLEEN M REVOC TRUST
395 MAMMOTH RD
LONDONDERRY, NH 03053

STOWELL KAYLEEN M REVOC TRUST
395 MAMMOTH RD
LONDONDERRY, NH 03053

STOWELL KAYLEEN M REVOC TRUST
395 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL WILLIAM O REVOC TRUST
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL WILLIAM O REVOC TRUST
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL WILLIAM O REVOC TRUST
569 MAMMOTH RD
LONDONDERRY, NH 03053

EVANS FAMILY LTD PARTNERSHIP
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LTD PARTNERSHIP
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LTD PARTNERSHIP
20 AUBURN RD
LONDONDERRY, NH 03053

PAGE ROCK LLC
5 HUTCHINGS, SUITE 5D
PO BOX 1675
HOLLID, NH 03049

PAGE ROCK LLC
5 HUTCHINGS, SUITE 5D
PO BOX 1675
HOLLID, NH 03049

PAGE ROCK LLC
5 HUTCHINGS, SUITE 5D
PO BOX 1675
HOLLID, NH 03049

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

RINO PAGE ROAD OWNER LLC
2 INTERNATIONAL PLACE #2410
BOSTON, MA 02110

RINO PAGE ROAD OWNER LLC
2 INTERNATIONAL PLACE #2410
BOSTON, MA 02110

RINO PAGE ROAD OWNER LLC
2 INTERNATIONAL PLACE #2410
BOSTON, MA 02110

EVANS FAMILY LLC
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LLC
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LLC
20 AUBURN RD
LONDONDERRY, NH 03053

MERRILL, KENNETH R. + ROBERT T. &
CHARLES C.
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL, KENNETH R. + ROBERT T. &
CHARLES C.
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL, KENNETH R. + ROBERT T. &
CHARLES C.
569 MAMMOTH RD
LONDONDERRY, NH 03053

CONCEMI, TYLER JORDAN
570 MAMMOTH RD
LONDONDERRY, NH 03053

CONCEMI, TYLER JORDAN
570 MAMMOTH RD
LONDONDERRY, NH 03053

CONCEMI, TYLER JORDAN
570 MAMMOTH RD
LONDONDERRY, NH 03053

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

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572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

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

APPLICANT NAME Page Rock LLC DATE: 2-12-2024
(Please Print)

ADDRESS: P.O. Box 1615 Hollis, N.H. 03049 MAP & LOT 17-25

PHONE NUMBER: 603 851 5841 ZONE C II

PROPOSED USE: Multi-family residential

APPLICANT SIGNATURE: _____

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Drive way will encroach through
required ART to Commercial Buffer

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: 433.B.2, 9 and 6

Nick Codner
Nick Codner, Zoning Administrator

DATE: 2/24/24

295 Rockingham Rd 5

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

APPLICANT NAME PAGE Rock LLC DATE: 2/17/2026
(Please Print)

ADDRESS: P.O. Box 1675 Hollis, NH 03049 MAP & LOT MAP 17, Lot 25

PHONE NUMBER: 603-851-5841 ZONE C II
603-315-0808

PROPOSED USE: MULTIFAMILY RESIDENTIAL - PLEASE SEE LETTER OF J BRADFORD WESTGATE ESQ. DATED FEBRUARY 4 2026, ATTACHED

APPLICANT SIGNATURE: [Signature]

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Drive way will encroach Through 50' ABI to Commercial buffer

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

1. Variance

2. Special Exception (choose one)

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

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Zoning Section for the Appeal: 4.3.3. 2.9 & 6

[Signature] DATE: 2/17/26
Nick Codner, Zoning Administrator

W&B
Winer and Bennett, LLP
Attorneys at Law

February 17, 2026

J. Bradford Westgate, Esq.
Direct Dial: (603) 484-4626
jbwestgate@winerbennett.com

HAND DELIVERED

Christine Wholley
Permit Technician
Building, Health, Zoning & Code Enforcement
Town of Londonderry
268B Mammoth Rd.
Londonderry, NH 03053

**Re: Page Rock LLC – Variance Application
295 Rockingham Road (Map 17, Lot 25)**

Dear Ms. Wholley:

As you are aware, I represent Page Rock LLC.

On behalf of Page Rock LLC please find enclosed a Variance Application pertaining to Page Rock LLC's proposed project at 295 Rockingham Road (Map 17, Lot 25). The Variance Application includes the following items:

- a. Variance Application (base application form)
- b. Attachment to Variance Application
- c. Zoning Board of Adjustment Reason for Appeal (with my letter dated February 4, 2026 and attached plans)
- d. Verified list of abutters
- e. Three sets of mailing labels for each abutter

The Attachment to Application provides background regarding the property, current zoning and neighborhood characteristics, as well as the rationale and support for the Application.

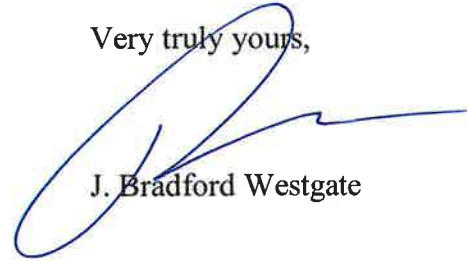
Kindly calculate the fee due with respect to the Application.



February 17, 2026
Page 2

We look forward to appearing before the Zoning Board for the public hearing. Thank you for your assistance.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J. Bradford Westgate', with a large, stylized initial 'J'.

J. Bradford Westgate

JBW/BWH
Enclosures

cc: Page Rock LLC (via email only) (w/encs.)



Planning & Economic
Development Department
FEB 18 2026
RECEIVED

Case No. 03-18-2026-05

ZONING BOARD OF ADJUSTMENT - VARIANCE

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

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

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 295 Rockingham Road
Tax map 17 Parcel 25 Zone C-II

Owner's name (s) Page Rock LLC Tel. No. 603-851-5841

Owner's address 5 Hutchings Drive, Suite 5D, Hollis, NH 03049
(mailing address: PO Box 1675, Hollis, NH 03049)

Owner's Email address deane@wrcre.com

Applicant's name(s) Page Rock LLC Tel. No. 603-851-5841

Applicant's address PO Box 1675, Hollis, NH 03049

Applicant's Email address [REDACTED]

Representative's name J. Bradford Westgate Tel. No. 603-882-5157

Representative's address Winer and Bennett, LLP
402 Amherst Street, Suite 302, Nashua, NH 03062

Representative's Email address [REDACTED]

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

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

Please see attachment.

Previous Zoning Board action on this property: None

Facts supporting this request:

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

See attachment.

2. The spirit of the ordinance is observed:

See attachment.

3. Substantial justice is done:

See attachment.

4. The values of surrounding properties are not diminished:

See attachment.

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 attachment.

(ii) The proposed use is a reasonable one.

See attachment.

(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 attachment.

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 J. Bradford Westgate of Winer and Bennett, LLP
Paul Chisolm of Keach-Nordstrom Associates, Inc.

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.

Page Rock LLC

By: Deane Navaroli
Deane Navaroli, Manager
Owner's Signature

Owner's Signature

Page Rock LLC

By: Deane Navaroli
Deane Navaroli, Manager
Applicant's Signature

Applicant's Signature

2/17/2026
Dated

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

**ATTACHMENT TO VARIANCE APPLICATION
(295 Rockingham Road – Map 17, Lot 25)**

Page Rock LLC – Applicant and Owner

This Attachment is appended to the Variance Application submitted by Page Rock LLC (Owner and Applicant) for a variance from Item B.2 of Section 4.3.3 of the Town of Londonderry Zoning Ordinance (the “Zoning Ordinance”).

Property Background

Page Rock LLC (the “Applicant”) is the current owner of Map 17, Lot 25, with an address of 295 Rockingham Road (“Lot 25”). Lot 25 contains 7.901 acres.

Lot 25 is located in the Commercial II (C-II) District.

Lot 25 is abutted to the northwest by Map 17, Lot 7, which is owned by Fortin Remi Realty Company LLC and is located in the Industrial I (IND-I) Zoning District. To the west, Lot 25 abuts Map 15, Lot 239, which is owned by Holton LLC and is in the IND-I Zoning District. To the southwest, Lot 25 abuts Map 15, Lot 235, which is owned by the Applicant (Page Rock LLC) and is located in the C-II Zoning District. To the south and east, Lot 25 abuts Page Road (which is split between the C-II Zoning District and the Agricultural-Residential (AR-I) Zoning District) and Rockingham Road (wholly contained within the C-II Zoning District).

Project Proposal

The Applicant proposes to construct a twelve (12) unit residential condominium community on Lot 25. The community will be comprised of two (2) townhouse buildings, with one building containing five (5) units and one building containing seven (7) units. Please see the enclosed proposed Residential Site Plan (sheet 3 of the plan set).

As set forth in Section 4.1.2 (Use Table by Zoning District) of the Zoning Ordinance, the proposed construction of multifamily townhouse buildings on Lot 25 in the C-II Zoning District is permitted by obtaining a conditional use permit.

As shown on the enclosed plan, the boundary between the C-II Zoning District and the AR-I Zoning District runs along the midline of Page Road. The proposed private entrance road to the proposed townhouse development will be located on Page Road.

The proposed residential development on Lot 25 will be in the C-II Zoning District.

As shown on the enclosed plan, the proposed private entrance road (driveway) will enter the project from Page Road. A portion of the proposed private entrance road would be located within fifty (50) feet of the AR-I Zoning District. Please see the portion of the proposed private entrance road marked in red on the enclosed plan.

Item B.2 of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District (among others). Specifically, Item B.2 provides:

“2. When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

- a. The buffer zone shall be a minimum of fifty (50) feet wide.
- b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined in the Site Plan Regulations.”

Administrative Decision/Determination of Zoning Administrator

On February 12, 2026, Nick Codner, Chief Building Inspector, issued an administrative decision with respect to the Applicant’s project proposal. Attached is a copy of the document titled Zoning Board of Adjustment Reason for Appeal, with enclosures, which sets forth Mr. Codner’s administrative decision. The Zoning Board of Adjustment Reason for Appeal includes the letter of J. Bradford Westgate to Mr. Codner dated February 4, 2026.

In the Zoning Board of Adjustment Reason for Appeal, Mr. Codner rendered three administrative decisions, one of which pertains to Lot 25. Specifically, Mr. Codner determined that a variance would be necessary from Item B.2 of Section 4.3.3 of the Zoning Ordinance to construct the private entrance road (driveway) to the proposed project, where a portion of the proposed private entrance road (driveway) would be located within fifty (50) feet of the AR-I Zoning District. Consequently, the Applicant filed this Variance Application.

The Applicant is simultaneously filing a separate Variance Application with respect to the proposed entrance road (driveway) and six (6) parking spaces for the Applicant’s proposed project on Map 15, Lot 235 and Map 15, Lot 236.

Five Criteria for Granting a Variance

- 1. Granting of the requested variance will not be contrary to the public interest, because:**

It is not contrary to the public interest to grant a variance from Item B.2 of Section 4.3.3 of the Zoning Ordinance to permit the construction of the private entrance road (driveway) for the project, where a portion of the private entrance road (driveway) will be within fifty (50) feet of the AR-I Zoning District, when (i) the proposed project is a multi-family residential use, not a commercial use, (ii) the portion of the AR-I Zoning District that would be directly benefitted by the fifty (50) foot buffer is a portion of the Page Road right-of-way, not a neighboring lot, (iii) none of the properties which directly abut Lot 25 are within the AR-I Zoning District, (iv) the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the proposed private entrance road (driveway) are within fifty (50) feet of the proposed private entrance road (driveway), and (v) the proposed private entrance road (driveway) will be a

component of a twelve (12) unit townhouse condominium development on Lot 25, which will be within the necessary setbacks for Lot 25 as a whole.

For the above reasons, there will be no harm to the public if the proposed private entrance road (driveway) for a residential use is constructed within fifty (50) feet of the AR-I Zoning District, and therefore granting the variance would not be contrary to the public interest.

2. The spirit of the ordinance is observed by the granting of the variance, because:

Section 4.3.3 of the Zoning Ordinance establishes general standards for commercial districts (including the C-II Zoning District). Item B.2 of Section 4.3.3 specifically relates to "Landscaping". As noted above, Item B.2 creates a required buffer zone of at least fifty (50) feet when a driveway is less than two hundred (200) feet from a residential zoning district. Per item B.2.b of Section 4.3.3, the buffer zoning shall be planted and permanently maintained "to diminish the deleterious effect of the commercial activity..." [emphasis added].

The spirit of the ordinance may be derived from a reading of the text of Item B.2 of Section 4.3.3. Based on the quoted language above, Item B.2 anticipates a situation where a driveway serving a commercial site is located within two hundred (200) feet of a residential zoning district.

That situation is not present here. While Lot 25 is within the C-II Zoning District, the Applicant's proposed project on Lot 25 is a residential use, not a commercial one. The proposed private entrance road (driveway) will serve the residences at the proposed residential project on Lot 25. It will not be a driveway serving a commercial site.

Furthermore, none of the properties which directly abut Lot 25 are within the AR-I Zoning District. The boundary between the C-II Zoning District and the AR-I Zoning District runs down the center of Page Road. As a result, the residential zoning district (the AR-I Zoning District) that is closest to the proposed private entrance road is Page Road itself. No properties to the south of the proposed private entrance road (driveway) are within fifty (50) feet of the proposed private entrance road (driveway).

In addition, granting the variance would be consistent with the Town of Londonderry's Master Plan and the Zoning Ordinance's objectives to provide a diverse range of housing choices to accommodate the needs of all citizens of the Town.

For the reasons above, the spirit of the ordinance would be observed by the granting of the variance.

3. Substantial justice would be done to the property owner by granting of the variance, because:

The New Hampshire Supreme Court has said that substantial justice is done if the general public realizes no appreciable gain from the denial of the variance, but the applicant is adversely affected in a material manner if the variance is denied.

In this case, the general public realizes no appreciable gain if the variance is denied. A denial would prevent the construction of a private entrance road to serve the proposed project, despite the fact that the proposed residential use would be permitted by conditional use permit, and the construction of the proposed townhouses would provide valuable residential units to the Town, accomplishing one of the goals of the Town's Master Plan.

Because no portion of the proposed private entrance road (driveway) would be located within fifty (50) feet of any adjacent properties, the construction of the proposed private entrance road (driveway) will no impact on any of the surrounding lots. Therefore, neither the general public, nor the neighboring properties, would realize any appreciable gain from the denial of the variance.

On the other hand, the Applicant would be adversely affected in a material manner if the variance is denied. The construction of the proposed private entrance road (driveway) is an essential element of the proposed project. Accessing Lot 25 through Rockingham Road is not practical, because the State of New Hampshire Department of Transportation controls that state road and access is limited. The design of the project with the proposed private entrance road (driveway) in its current location yields a practical and reasonable overall layout of the proposed project.

4. The values of surrounding properties would not be diminished by granting the variance, because:

Lot 25 is a corner lot, bounded on the east by Rockingham Road and on the south by Page Road, and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I).

Lot 25 is surrounded by a variety of neighboring properties. To the north and west, Lot 25 abuts Map 15, Lot 239, which is in the IND-I Zoning District and contains two industrial buildings and two residential dwellings. Also to the north, Lot 25 abuts Map 17, Lot 7, which is in the IND-I Zoning District and contains six industrial buildings and one residential dwelling. Given the mixed use nature of the immediate vicinity, and the fact that Lot 25 currently vacant land (Lot 236), the value of the adjacent lots will not be diminished by the construction of a modern townhouse development on Lot 25.

To the west, the Consolidated Lot abuts Map 15, Lot 235, which is also owned by the Applicant. The Applicant proposes to construct a second twelve (12) unit residential townhouse condominium development on Map 15, Lot 235 (which will be consolidated with Map 15, Lot 236, also owned by the Applicant). The construction of the residential development on Lot 25 would not diminish the value of Map 15, Lot 235, upon which the Applicant intends to develop a similar residential project.

The properties across the street from Lot 25, are mainly vacant land, with one industrial use (across the street on Rockingham Road to the north) and some residential uses (across the street on Page Road to the south). The construction of a new, modern residential project on the

corner of Page Road and Rockingham Road will not diminish the values of those neighboring properties.

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

II. The proposed use of the property is a reasonable one.

RSA 674:33, I(b)(5)(A) establishes the two-prong “unnecessary hardship” test set forth above.

A. Special Conditions

Lot 25 has a number of special conditions.

First, Lot 25 is a corner lot, bounded to the east and south by public roads (Rockingham Road and Page Road), and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I). The general neighborhood of the Consolidated Lot is one of mixed uses, with industrial, commercial, and industrial zones and uses in close proximity to each other.

Additionally, access to Rockingham Road is controlled by the State of New Hampshire Department of Transportation.

In addition, Lot 25 is currently significantly underused. Lot 25 is in the C-II Zoning District, yet it is surrounded by a combination of vacant land, residential uses, and industrial uses, making the proposed multi-family use a logical and attractive choice for Lot 25.

B. Hardship test in light of special conditions.

In light of these special conditions, the two-prong unnecessary hardship test is measured.

First, we focus on the general purposes of Item B.2 of Section 4.3.3 of the Zoning Ordinance, which establishes the fifty (50) foot buffer when a parking lot or driveway in a commercial district (the C-II Zoning District) is less than two hundred (200) feet from a residential zoning district. Given the text of Item B.2, presumably the purpose of the ordinance provision is to ensure that residential uses are sufficiently screened, by way of a landscaping buffer, from commercial uses in close proximity to a residential lot.

For several of the reasons stated above, no fair and substantial relationship exists between the general public purposes of Item B.2 of Section 4.3.3 and the specific application of that provision to Lot 25.

Importantly, the proposed project (twelve (12) unit townhouse condominium development) on the Consolidated Lot would be a residential use, not a commercial use. The proposed private entrance road is not a driveway for a commercial site, thus the very purpose of the ordinance (protect residential uses from commercial driveways) is not present in this case.

Furthermore, because the boundary between the C-II Zoning District and the AR-I Zoning District runs down the middle of Page Road, the fifty (50) foot "buffer zone" established by Item B.2 of Section 4.3.3 of the Zoning Ordinance falls within the Page Road right-of-way. In other words, the buffer zone would, theoretically, provide a buffer to the portion of Page Road located within the AR-I Zoning District. Establishing a buffer zone (to protect a private road) for the private entrance road to the proposed project, does not serve any logical purpose given the fact that the AR-I Zoning District that is "served" by the fifty (50) foot buffer is a portion of Page Road right-of-way, and the fact that nearly all of the properties that are adjacent to the intersection between Page Road and Rockingham Road are currently vacant land.

There is no fair and substantial relationship between the general public purposes of Item B.2 of Section 4.3.3 of the Zoning Ordinance (screening commercial uses to benefit residential uses that are in close proximity to those commercial uses) and the result of applying that ordinance to the proposed project on the Consolidated Lot (preventing the construction of the proposed private entrance road to the proposed project), where the private entrance road would not be within fifty (50) feet of any neighboring property, and where the private entrance road would seamlessly integrate into the proposed project.

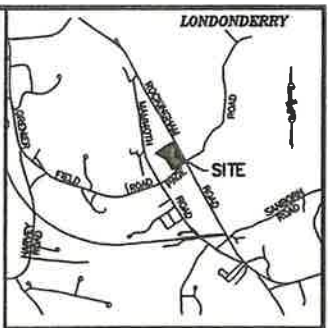
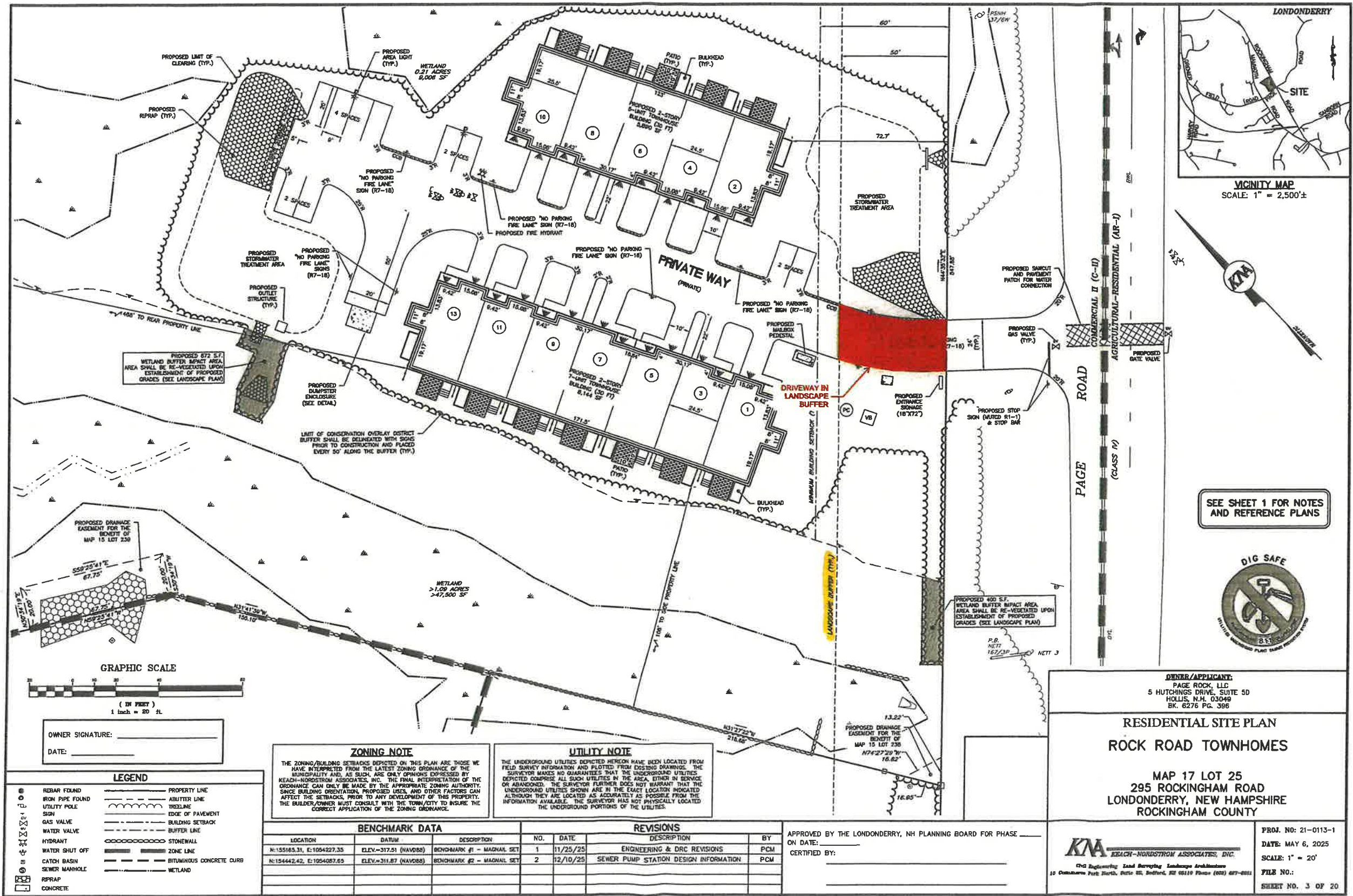
The second prong of the unnecessary hardship test is that the proposed use is a reasonable use. Multi-family dwellings are permitted by conditional use permit in the C-II Zoning District. Necessary driveways are fundamental components of such a use, and thus reasonable in this circumstance.

Therefore, the two-prong unnecessary hardship test has been met.

Conclusion

The Applicant respectfully requests that the variance be granted.

The Applicant reserves the right to provide additional testimony and information at the public hearing on this Application.



VICINITY MAP
SCALE: 1" = 2,500'±

SEE SHEET 1 FOR NOTES AND REFERENCE PLANS



DRAWN/APPLICANT:
PAGE ROCK, LLC
5 HUTCHINGS DRIVE, SUITE 50
HOLLIS, N.H. 03049
BK. 6276 PG. 396

RESIDENTIAL SITE PLAN
ROCK ROAD TOWNHOMES

MAP 17 LOT 25
295 ROCKINGHAM ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY



10 Cummings Park North, Suite 80, Bedford, NH 03110 Phone: (603) 877-0011

PROJ. NO: 21-0113-1
DATE: MAY 6, 2025
SCALE: 1" = 20'
FILE NO.:
SHEET NO. 3 OF 20

OWNER SIGNATURE: _____
DATE: _____

LEGEND

- ROBAR FOUND
 - IRON PIPE FOUND
 - ⊕ UTILITY POLE
 - ⊕ SIGN
 - ⊕ GAS VALVE
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER SHUT OFF
 - ⊕ CATCH BASIN
 - ⊕ SEWER MANHOLE
 - ⊕ RFRAP
 - ⊕ CONCRETE
- PROPERTY LINE
 - ABUTTER LINE
 - TROELINE
 - EDGE OF PAVEMENT
 - BUILDING SETBACK
 - BUFFER LINE
 - STONEWALL
 - ZONE LINE
 - BITUMINOUS CONCRETE CURB
 - WETLAND

ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO ENSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

BENCHMARK DATA

LOCATION	DATUM	DESCRIPTION	NO.	DATE
N:155163.31, E:1054227.35	ELEV.=317.51 (NAVD83)	BENCHMARK #1 - MAGNAIL SET	1	11/25/25
N:154442.42, E:1054087.65	ELEV.=311.87 (NAVD83)	BENCHMARK #2 - MAGNAIL SET	2	12/10/25

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/25/25	ENGINEERING & DRC REVISIONS	PCM
2	12/10/25	SEWER PUMP STATION DESIGN INFORMATION	PCM

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 017-025-0
at 295 ROCKINGHAM RD

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
015-232-0	4 PAGE RD	STOWELL KAYLEEN M REVOC TRUST 395 MAMMOTH RD LONDONDERRY, NH 03053-2319
015-233-0	6 PAGE RD	MERRILL WILLIAM O REVOC TRUST 569 MAMMOTH RD LONDONDERRY, NH 03053
015-234-0	10 PAGE RD	EVANS FAMILY LTD PARTNERSHIP 20 AUBURN RD LONDONDERRY, NH 03053
015-235-0	3 PAGE RD	PAGE ROCK LLC 5 HUTCHINGS, SUITE 5D PO BOX 1675 HOLLIS, NH 03049
015-238-0	560 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820
015-239-0	562 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820
017-024-0	302 ROCKINGHAM RD	FORTIN REMI REALTY COMPANY LLC 572 MAMMOTH RD LONDONDERRY, NH 03053-2117
017-027-0	13 PAGE RD	RHINO PAGE ROAD OWNER LLC 2 INTERNATIONAL PLACE #2410 BOSTON, MA 02110



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 017-025-0
at 295 ROCKINGHAM RD

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.

017-045-0	280 ROCKINGHAM RD	EVANS FAMILY LLC 20 AUBURN RD LONDONDERRY, NH 03053
017-006-0	569 MAMMOTH RD	MERRILL, KENNETH R. + ROBERT T. & CHARLES C 569 MAMMOTH RD LONDONDERRY, NH 03053
017-007-1	570 MAMMOTH RD	CONCEMI, TYLER JORDAN 570 MAMMOTH RD LONDONDERRY, NH 03053
017-007-0	574 MAMMOTH RD	FORTIN REMI REALTY COMPANY LLC 572 MAMMOTH ROAD LONDONDERRY, NH 03053-2117



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 017-025-0
at 295 ROCKINGHAM RD

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.

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

See attached the email exchange between Renee Merchant and Amy Furlong of February 12 and February 13, 2026 as confirmation of accuracy.

Name: _____

Title: _____

Date: _____

W&B
Winer and Bennett, LLP
Attorneys at Law

February 4, 2026

J. Bradford Westgate, Esq.
Direct Dial: (603) 484-4626
jwestgate@winerbennett.com

BY U.S. MAIL AND EMAIL

Nick Codner
Chief Building Inspector
Town of Londonderry
Building and Zoning Enforcement
268B Mammoth Road
Londonderry, NH 03053
ncodner@londonderrynh.gov

**Re. Map 15, Lots 235 and 236, 3 Page Road
Map 17, Lot 25, 295 Rockingham Road
Request for Administrative Decisions**

Dear Mr. Codner,

I represent Page Rock LLC, which is the owner of Map 15, Lot 235 ("Lot 235") and Map 15, Lot 236 ("Lot 236"), both with an address of 3 Page Road, and Map 17, Lot 25 ("Lot 25"), with an address of 295 Rockingham Road.

As you are aware, Page Rock LLC has submitted for design review two proposed residential site plans. Sheet 4 of the 3 Page Road site plan and sheet 3 of the 295 Rockingham Road site plan (each as most recently revised) are enclosed.

As depicted on the enclosed plans, at 3 Page Road (Lots 235 and Lot 236, which will be consolidated), Page Rock LLC proposes to construct two (2) townhouse buildings, each containing six (6) residential units. At 295 Rockingham Road (Lot 25), Page Rock LLC proposes to construct two (2) townhouse buildings, with one containing seven (7) residential units and one containing five (5) residential units.

The purpose of this letter is to set forth formal requests for administrative decisions with respect to Lot 235, Lot 236, and Lot 25.

Lot 235 and Lot 236 (3 Page Road)

Lot 235 is located in the Commercial II (C-II) District. Lot 236 is located in the Agricultural-Residential (AR-I) Zoning District. As shown on the proposed residential site plan, Lot 235 and Lot 236 will be consolidated to create a single lot (the "Consolidated Lot"). The proposed residential development on the Consolidated Lot will be primarily in the C-II Zoning District. The only elements of the proposed development that will be located in the AR-I Zoning District will be a portion of the private entrance road, signage for the project, drainage installations, and landscaping. No dwelling unit will be located in the portion of the Consolidated Lot located in the AR-I Zoning District.

As set forth in Section 4.1.2 (Use Table by Zoning District) of the Town of Londonderry Zoning Ordinance (the "Zoning Ordinance"), the proposed construction of multifamily townhouse buildings on the Consolidated Lot in the C-II Zoning District is permitted by obtaining a conditional use permit.

Item B.2 of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District (among others). Specifically, Item B.2 provides:

"2. When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

- a. The buffer zone shall be a minimum of fifty (50) feet wide.
- b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined in the Site Plan Regulations."

As shown on the enclosed plan sheets, upon the consolidation of Lot 235 and Lot 236 into the Consolidated Lot, the boundary between the C-II Zoning District and the AR-I Zoning District will run through the westerly portion of the Consolidated Lot, crossing the proposed private entrance road to the proposed townhouse development.

Also as shown on the enclosed plan sheets for the Consolidated Lot, eight (8) parking spaces are proposed to be located on the southerly side of the proposed private entrance road (driveway) entering from Mammoth Road. Initially, the site plan as submitted for design review depicted only two (2) such parking spaces. To accommodate guest parking, and potential, additional resident parking, six (6) additional spaces are proposed. They would be located on that portion of the Consolidated Lot located in the C-II Zoning District, but these six (6) proposed

spaces would be located within fifty (50) feet of the AR-I Zoning District since a small portion of the Consolidated Lot (the Lot 236 component, in essence) is located in the AR-I Zoning District. Please see the proposed spaces highlighted in yellow on the enclosed plan for 3 Page Road.

The locations of (i) the proposed private entrance road from Mammoth Road to the proposed townhouse community on the Consolidated Lot and (ii) six (6) of these eight (8) parking spaces on the southerly side of the private entrance road raise questions as to whether or not variance(s) are necessary given Item B.2 of Section 4.3.3 of the Zoning Ordinance.

Request for Administrative Decisions with respect to Lot 235 and Lot 236 (3 Page Road)

In light of the foregoing, Page Rock LLC hereby respectfully requests that you issue formal administrative decisions with respect to the following questions:

1. Because the proposed private entrance road to the townhouse development on the Consolidated Lot will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone and through the AR-I Zoning District itself, would a variance be needed from Item B.2 of Section 4.3.3 of the Zoning Ordinance (or from any other provision of the Zoning Ordinance) for the proposed private entrance road? Please see the portion of the proposed entrance road depicted in red in the enclosed plan. It is noted that in its review of the design review site plan for the Consolidated Lot (Lot 235 and Lot 236), Stantec Consulting Services Inc. did not reference the need for a variance for the proposed private entrance road.

2. If parking spaces were to be constructed on the Consolidated Lot (along the private entrance road) within fifty (50) feet of the AR-I Zoning District, would a variance be needed from Item B.2 of Section 4.3.3 of the Zoning Ordinance (or from any other provision of the Zoning Ordinance) for such parking spaces? As mentioned, the original plan sheets for the design review application did not include six (6) of the eight (8) parking spaces proposed to be located on the southerly side of the private entrance road. As noted, the six (6) proposed spaces are highlighted in yellow on the enclosed plan.

With respect to Question 1 above (regarding the need for a variance for the proposed private entrance road), it is respectfully submitted that the answer would be no. Although the private entrance road runs through the AR-I Zoning District, it does so to provide access to the townhouse community at 3 Page Road, and runs through the very lot which will house that community. In addition, no portion of that driveway would be located within 50 feet of any adjacent properties (e.g. Lot 238 owned by Holton LLC), thus not breaching the 50 foot buffer. To the south, the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the proposed driveway are within 50 feet of the proposed entrance road.

Lot 25 (295 Rockingham Road)

Lot 25 is located in the Commercial II (C-II) District. The boundary between the C-II Zoning District and the AR-I Zoning District is within Page Road, which runs along the southeasterly side of Lot 25.

As mentioned above, the proposed construction of multifamily townhouse buildings on Lot 25 in the C-II Zoning District is permitted by obtaining a conditional use permit. Also, as referenced above, Item B.2. of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District.

Request for Administrative Decisions with respect to Lot 25 (295 Rockingham Road)

In light of the foregoing, Page Rock LLC hereby respectfully requests that you issue a formal administrative decision with respect to the following question:

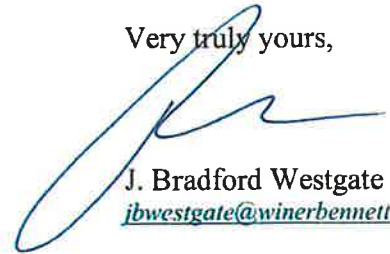
1. Because the proposed private entrance road to the townhouse development on Lot 25 will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone, would a variance from Item B.2 of Section 4.3.3 be needed for the proposed private entrance road? Please see the portion of the proposed entrance road depicted in red in the enclosed plan.

With respect to Question 1 above (regarding the need for a variance for the proposed private entrance road on Lot 25), it is respectfully submitted that the answer would be no. Although the private entrance road technically runs through the 50 foot buffer, it does so to provide access to the townhouse community at Lot 25 (295 Rockingham Road), and runs through the very lot which will house that community. In addition, no portion of that driveway would be located within 50 feet of any adjacent properties, thus not breaching the 50 foot buffer.

Conclusion

We look forward to receipt of your formal administrative decisions. We appreciate your time and are certainly happy to provide any additional information or answer any questions you may have.

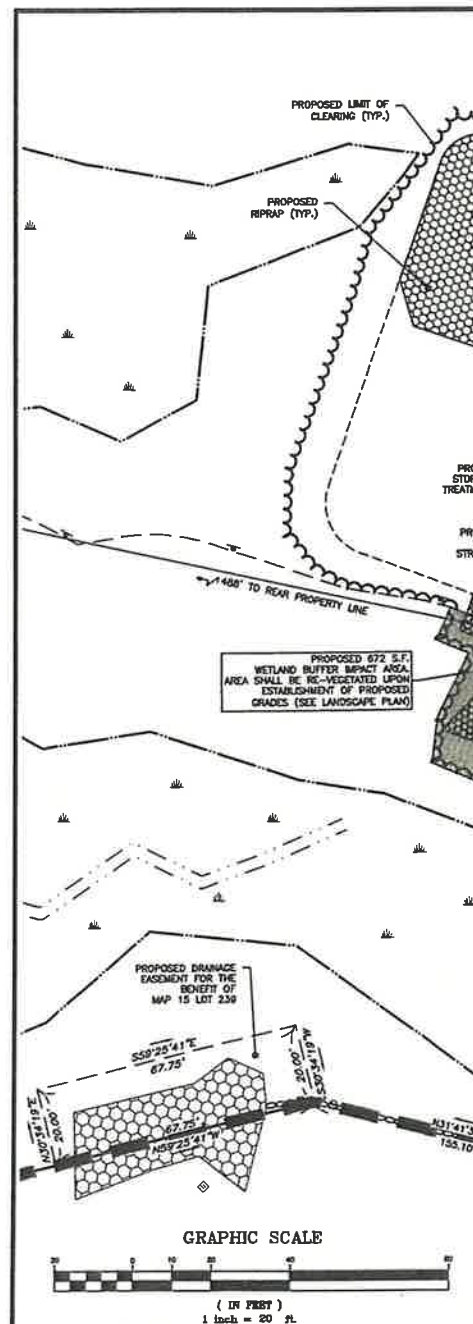
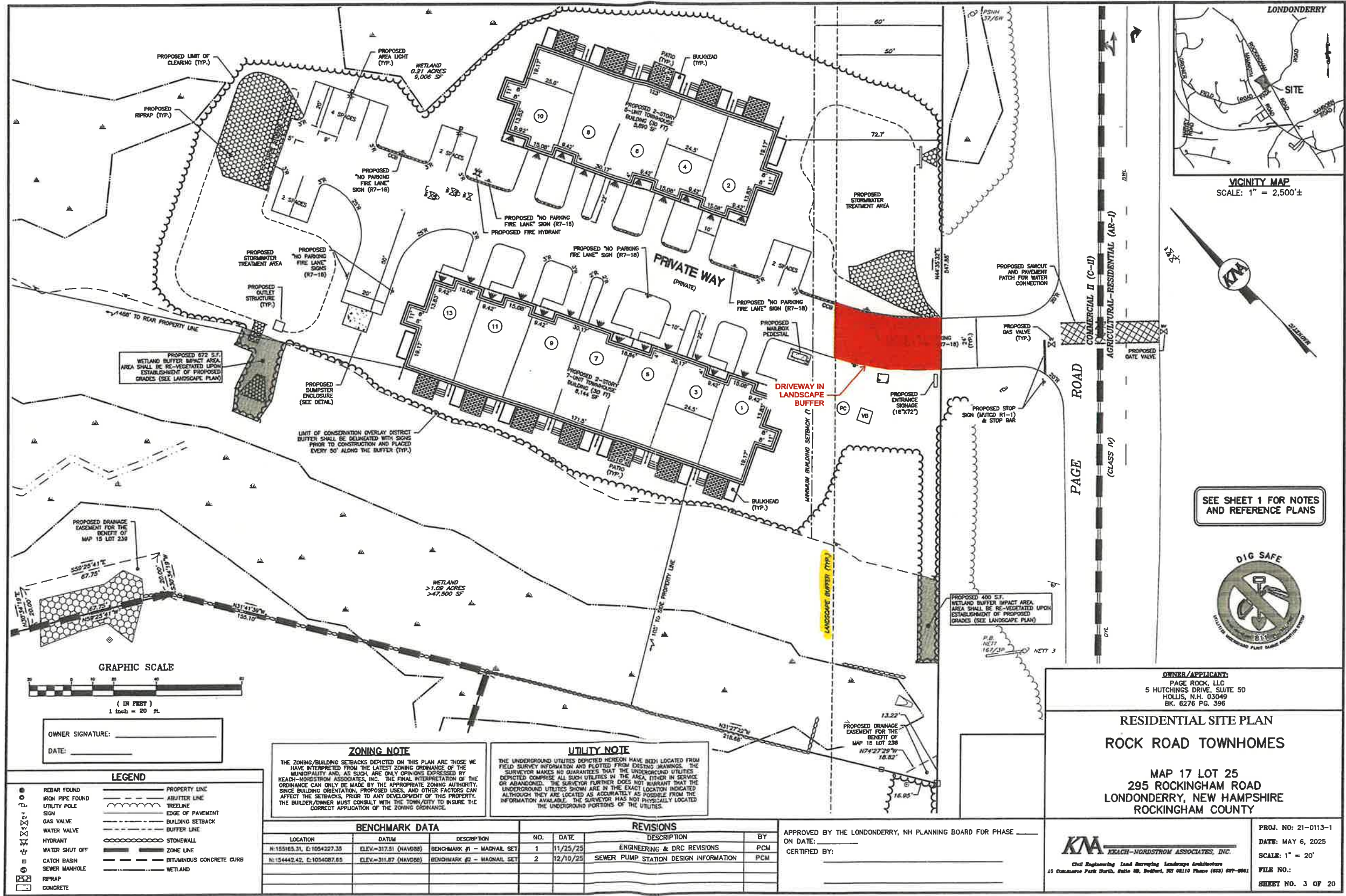
Very truly yours,



J. Bradford Westgate
jbwestgate@winerbennett.com

JBW/BWH

cc: Paul Chisolm (by email only)
Deane Navaroli (by email only)
Gary Thomas (by email only)
Mike Dion (by email only)



OWNER SIGNATURE: _____
 DATE: _____

LEGEND

●	REBAR FOUND	---	PROPERTY LINE
○	IRON PIPE FOUND	---	ABUTTER LINE
○	UTILITY POLE	---	TREELINE
○	SIGN	---	EDGE OF PAVEMENT
○	GAS VALVE	---	BUILDING SETBACK
○	WATER VALVE	---	BUFFER LINE
○	HYDRANT	---	STONEWALL
○	WATER SHUT OFF	---	ZONE LINE
○	CATCH BASIN	---	BITUMINOUS CONCRETE CURB
○	SEWER MANHOLE	---	WETLAND
○	RRRAP		
○	CONCRETE		

ZONING NOTE
 THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/TOWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

BENCHMARK DATA			REVISIONS			
LOCATION	DATUM	DESCRIPTION	NO.	DATE	DESCRIPTION	BY
N:155165.31, E:1054227.35	ELEV.=317.51 (NAVD83)	BENCHMARK #1 - MAGNAIL SET	1	11/25/25	ENGINEERING & DRC REVISIONS	PCM
N:154442.42, E:1054087.65	ELEV.=311.87 (NAVD83)	BENCHMARK #2 - MAGNAIL SET	2	12/10/25	SEWER PUMP STATION DESIGN INFORMATION	PCM

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
 ON DATE: _____
 CERTIFIED BY: _____

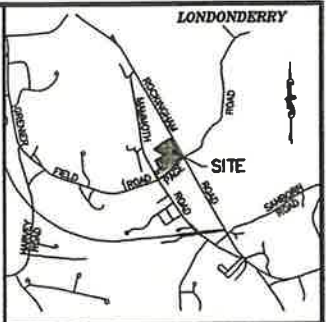
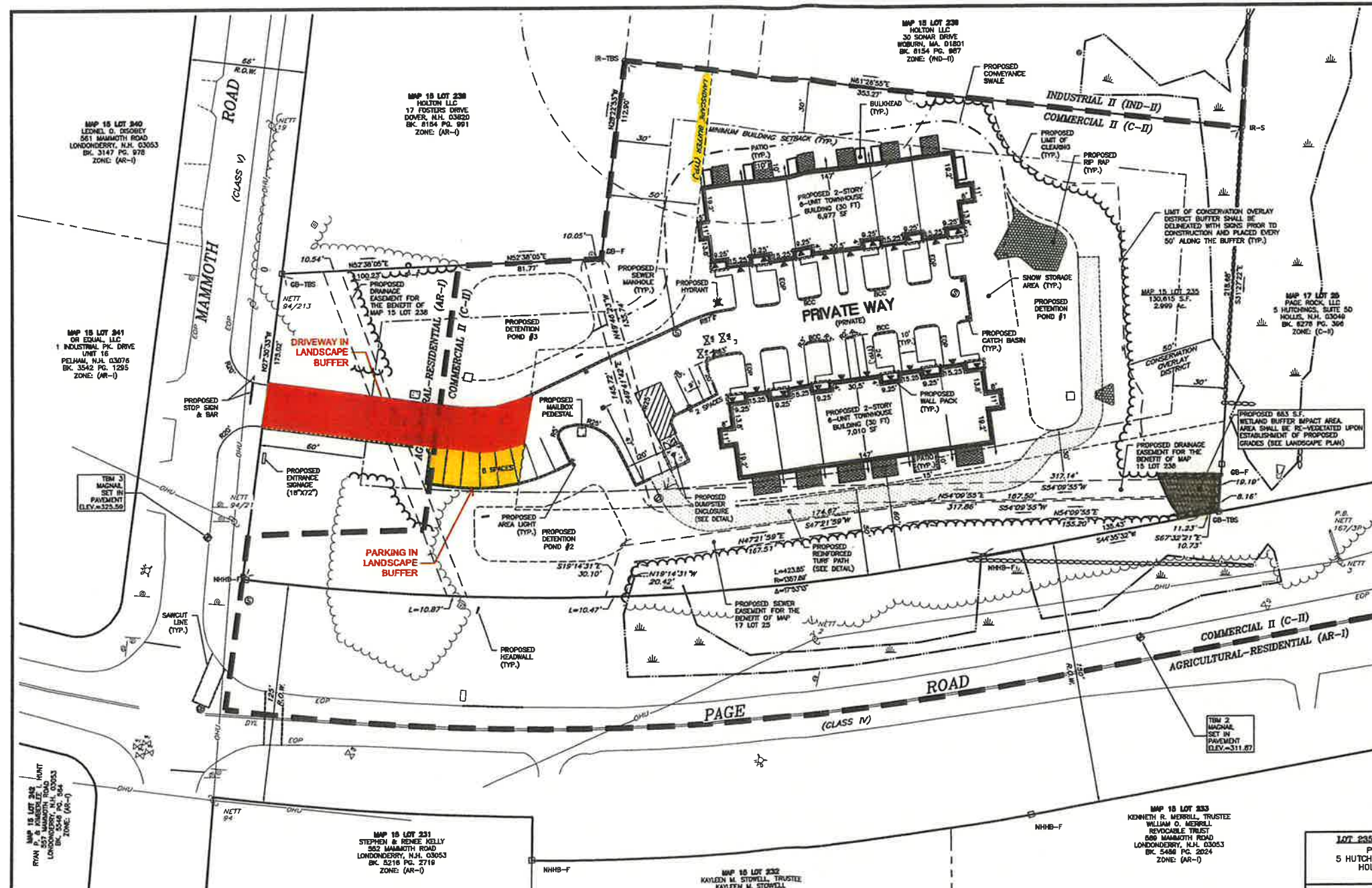
OWNER/APPLICANT:
 PAGE ROCK, LLC
 5 HUTCHINGS DRIVE, SUITE 50
 HOLLIS, N.H. 03049
 BK. 6276 PG. 396

RESIDENTIAL SITE PLAN
ROCK ROAD TOWNHOMES

MAP 17 LOT 25
 295 ROCKINGHAM ROAD
 LONDONDERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

PROJ. NO: 21-0113-1
DATE: MAY 6, 2025
SCALE: 1" = 20'
FILE NO.:
SHEET NO. 3 OF 20





VICINITY MAP
SCALE: 1" = 2,500'



OWNER OF MAP 15 LOT 235
SIGNATURE: _____
DATE: _____
PAGE ROCK LLC

OWNER OF MAP 15 LOT 236
SIGNATURE: _____
DATE: _____
PAGE ROCK LLC

SEE COVER FOR NOTES AND REFERENCE PLANS

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

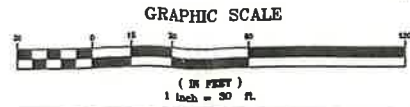
LOT 235 OWNER/APPLICANT:
PAGE ROCK, LLC
5 HUTCHINGS DRIVE, SUITE 50
HOLLIS, N.H. 03049

LOT 236 OWNER:
PAGE ROCK, LLC
PO BOX 1675
HOLLIS, N.H. 03049

RESIDENTIAL SITE PLAN
PAGE ROCK TOWNHOMES
MAP 15 LOTS 235 & 236
3 PAGE ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

LEGEND

• NHMB-F	NH HWY BOUND FOUND	—	PROPERTY LINE
• OB-F	GRANITE BOUND FOUND	—	R.O.W. LINE
• IP-F	IRON PIPE FOUND	—	ZONE LINE
• IR-S	IRON ROD SET	—	TREELINE
• OB-TBS	GRANITE BOUND TO BE SET	—	OVERHEAD UTILITIES
• IR-TBS	IRON ROD TO BE SET	—	EDGE OF PAVEMENT
• B	BENCHMARK	—	STONEWALL
• S	SIGN	—	BUILDING SETBACK
• DM	DRAINAGE MANHOLE	—	EASEMENT
• CB	CATCH BASIN	—	WETLAND BUFFER
• WV	WATER VALVE	—	LANDSCAPE BUFFER
• H	HYDRANT	—	PROPOSED TREELINE
• SM	SEWER MANHOLE	—	PROPOSED EOP
• FES	FLARED END SECTION	—	PROPOSED BIT. CURB
• UP	UTILITY POLE	—	PROPOSED RET. WALL
• W	WELL	—	PROPOSED GUARDRAIL
		—	PROPOSED SWALE
		—	SNOW STORAGE AREA
		—	PROPOSED R.P. RAP



BENCHMARK DATA				REVISIONS		
LOCATION	DATUM	DESCRIPTION	NO.	DATE	DESCRIPTION	BY
N:154442.42, E:1054087.85	ELEV=311.87 (NAVD83)	BENCHMARK #2 - MAGNAIL SET	1	11/25/25	ENGINEERING & DRC REVISIONS	PCM
N:154187.05, E:1053818.44	ELEV=325.59 (NAVD83)	BENCHMARK #3 - MAGNAIL SET	2	2/5/26	ENGINEERING REVS	PCM

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 200, Southport, NH 03088 Phone: (603) 687-8844

PROJ. NO: 21-0113-1
DATE: MARCH 20, 2025
SCALE: 1" = 30'
FILE NO.:
SHEET NO. 4 OF 22

STOWELL KAYLEEN M REVOC TRUST
395 MAMMOTH RD
LONDONDERRY, NH 03053

STOWELL KAYLEEN M REVOC TRUST
395 MAMMOTH RD
LONDONDERRY, NH 03053

STOWELL KAYLEEN M REVOC TRUST
395 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL WILLIAM O REVOC TRUST
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL WILLIAM O REVOC TRUST
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL WILLIAM O REVOC TRUST
569 MAMMOTH RD
LONDONDERRY, NH 03053

EVANS FAMILY LTD PARTNERSHIP
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LTD PARTNERSHIP
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LTD PARTNERSHIP
20 AUBURN RD
LONDONDERRY, NH 03053

PAGE ROCK LLC
5 HUTCHINGS, SUITE 5D
PO BOX 1675
HOLLID, NH 03049

PAGE ROCK LLC
5 HUTCHINGS, SUITE 5D
PO BOX 1675
HOLLID, NH 03049

PAGE ROCK LLC
5 HUTCHINGS, SUITE 5D
PO BOX 1675
HOLLID, NH 03049

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
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DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

RINO PAGE ROAD OWNER LLC
2 INTERNATIONAL PLACE #2410
BOSTON, MA 02110

RINO PAGE ROAD OWNER LLC
2 INTERNATIONAL PLACE #2410
BOSTON, MA 02110

RINO PAGE ROAD OWNER LLC
2 INTERNATIONAL PLACE #2410
BOSTON, MA 02110

EVANS FAMILY LLC
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LLC
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LLC
20 AUBURN RD
LONDONDERRY, NH 03053

MERRILL, KENNETH R. + ROBERT T. &
CHARLES C.
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL, KENNETH R. + ROBERT T. &
CHARLES C.
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL, KENNETH R. + ROBERT T. &
CHARLES C.
569 MAMMOTH RD
LONDONDERRY, NH 03053

CONCEMI, TYLER JORDAN
570 MAMMOTH RD
LONDONDERRY, NH 03053

CONCEMI, TYLER JORDAN
570 MAMMOTH RD
LONDONDERRY, NH 03053

CONCEMI, TYLER JORDAN
570 MAMMOTH RD
LONDONDERRY, NH 03053

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

3 Page Rd,

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

Same Section for both so one variance

APPLICANT NAME Page Rock LLC
(Please Print)

DATE: 2-12-2026

ADDRESS: PO Box 1675, Hollis, NH 03049 MAP & LOT Map 15, Lot 235, Map 15, Lot 236 and Map 17, Lot 25

PHONE NUMBER: 603-851-5871 ZONE C-II and AR-I

PROPOSED USE: Multifamily residential. Please see letter of J. Bradford

APPLICANT SIGNATURE: Page Rock LLC Westgate, Esq. dated February 4, 2026 attached.

J. Bradford Westgate, Atty for Page Rock LLC.
BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Driveway and parking will encroach through 50' Commercial to AR1 zone buffer

TYPE OF APPEAL: Please circle one of the four appeal

1. Variance

2. Special Exception (choose one)

-For Home Occupation

-For Residential Garage Setbacks

-For Off-Premise Sign

-For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

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

Nick Codner
Nick Codner, Zoning Administrator

DATE: 2/12/26

W&B
Winer and Bennett, LLP
Attorneys at Law

February 17, 2026

J. Bradford Westgate, Esq.
Direct Dial: (603) 484-4626
jwestgate@winerbennett.com

HAND DELIVERED

Christine Wholley
Permit Technician
Building, Health, Zoning & Code Enforcement
Town of Londonderry
268B Mammoth Rd.
Londonderry, NH 03053

Re: Page Rock LLC – Variance Application
3 Page Road (Map 15, Lot 235) and 556 Mammoth Road (Map 15, Lot 236)

Dear Ms. Wholley:

As you are aware, I represent Page Rock LLC.

On behalf of Page Rock LLC please find enclosed a Variance Application pertaining to Page Rock LLC's proposed project at 3 Page Road (Map 15, Lot 235) and 556 Mammoth Road (Map 15, Lot 236). The Variance Application includes the following items:

- a. Variance Application (base application form)
- b. Attachment to Variance Application
- c. Zoning Board of Adjustment Reason for Appeal (with my letter dated February 4, 2026 and attached plans)
- d. Verified list of abutters
- e. Three sets of mailing labels for each abutter

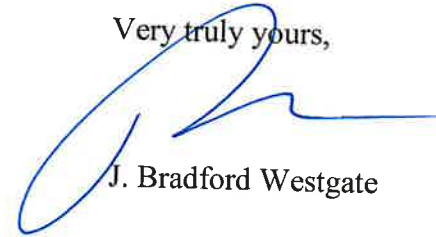
The Attachment to Application provides background regarding the property, current zoning and neighborhood characteristics, as well as the rationale and support for the Application.

Kindly calculate the fee due with respect to the Application.

February 17, 2026
Page 2

We look forward to appearing before the Zoning Board for the public hearing. Thank you for your assistance.

Very truly yours,



J. Bradford Westgate

JBW/BWH
Enclosures

cc: Page Rock LLC (via email only) (w/encs.)



Planning & Economic
Development Department
FEB 18 2026
RECEIVED

Case No. 03-18-2026-6

ZONING BOARD OF ADJUSTMENT - VARIANCE

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

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

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 3 Page Road
Tax map 15 Parcel 235 and 236 Zone AR-I and C-II

Owner's name (s) Page Rock LLC Tel. No. 603-851-5841

Owner's address 5 Hutchings Drive, Suite 5D, Hollis, NH 03049
(mailing address: PO Box 1675, Hollis, NH 03049)

Owner's Email address [REDACTED]

Applicant's name(s) Page Rock LLC Tel. No. 603-851-5841

Applicant's address PO Box 1675, Hollis, NH 03049

Applicant's Email address [REDACTED]

Representative's name J. Bradford Westgate Tel. No. 603-882-5157

Representative's address Winer and Bennett, LLP
402 Amherst Street, Suite 302, Nashua, NH 03062

Representative's Email address [REDACTED]

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

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

Please see attachment.

Previous Zoning Board action on this property: None

Facts supporting this request:

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

See attachment.

2. The spirit of the ordinance is observed:

See attachment.

3. Substantial justice is done:

See attachment.

4. The values of surrounding properties are not diminished:

See attachment.

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 attachment.

(ii) The proposed use is a reasonable one.

See attachment.

(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 attachment.

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 J. Bradford Westgate of Winer and Bennett, LLP
Paul Chisolm of Keach-Nordstrom Associates, Inc.

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.

Page Rock LLC

By: Deane Navaroli
Deane Navaroli, Manager

Owner's Signature

Owner's Signature

Page Rock LLC

By: Deane Navaroli
Deane Navaroli, Manager

Applicant's Signature

Applicant's Signature

2/17/2026
Dated

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

**ATTACHMENT TO VARIANCE APPLICATION
(3 Page Road – Map 15, Lot 235 and Map 15, Lot 236)**

Page Rock LLC – Applicant and Owner

This Attachment is appended to the Variance Application submitted by Page Rock LLC (Owner and Applicant) for variances from Item B.2 of Section 4.3.3 of the Town of Londonderry Zoning Ordinance (the “Zoning Ordinance”).

Property Background

Page Rock LLC (the “Applicant”) is the current owner of two parcels of real estate: Map 15, Lot 235, with an address of 3 Page Road (“Lot 235”) and Map 15, Lot 236, with an address of 556 Mammoth Road (“Lot 236”). Lot 235 contains 2.66 acres and Lot 236 contains 0.29 acres.

The Applicant intends to consolidate Lot 235 and Lot 236 into a single lot (to be known as Map 15, Lot 235) (the “Consolidated Lot”), which will have an address of 3 Page Road. The Consolidated Lot will contain approximately 2.999 acres.

Lot 235 is located in the Commercial II (C-II) District. Lot 236 is located in the Agricultural-Residential (AR-I) Zoning District. Accordingly, a 0.29 acre portion of the Consolidated Lot (the portion that was formerly Lot 236) will be in the AR-I Zoning District, while the remainder of the Consolidated Lot will be in the C-II Zoning District.

To the north, the Consolidated Lot abuts Map 15, Lot 238, which is owned by Holton LLC and is located in the AR-I Zoning District, and Map 15, Lot 239, which is also owned by Holton LLC and is located in the Industrial II (IND-I) Zoning District. To the east, the Consolidated Lot abuts Map 17, Lot 25, which is owned by the Applicant (Page Rock LLC) and is located in the C-II Zoning District. To the south, the Consolidated Lot abuts Page Road, and to the west it abuts Mammoth Road.

Project Proposal

The Applicant proposes to construct a twelve (12) unit residential condominium community on the Consolidated Lot. The community will be comprised of two (2) townhouse buildings containing six (6) units each. Please see the enclosed proposed Residential Site Plan (sheet 4 of the plan set).

As set forth in Section 4.1.2 (Use Table by Zoning District) of the Zoning Ordinance, the proposed construction of multifamily townhouse buildings on the Consolidated Lot in the C-II Zoning District is permitted by obtaining a conditional use permit.

As shown on the enclosed plan, upon the consolidation of Lot 235 and Lot 236 into the Consolidated Lot, the boundary between the C-II Zoning District and the AR-I Zoning District

will run through the westerly portion of the Consolidated Lot, crossing the proposed private entrance road to the proposed townhouse development.

The proposed residential development on the Consolidated Lot will be primarily in the C-II Zoning District. No dwelling unit will be located in the portion of the Consolidated Lot located in the AR-I Zoning District. The only elements of the proposed development that will be located in the AR-I Zoning District will be signage for the project, drainage installations, landscaping, and a portion of the private entrance road.

As shown on the enclosed plan, the proposed private entrance road (driveway) will enter the proposed project Mammoth Road. The private entrance road will run across the portion of the Consolidated Lot that is in the AR-I Zoning District, and will continue into the portion of the Consolidated Lot that is in the C-II Zoning District. With this proposed layout, a portion of the private entrance road will be within the AR-I Zoning District. Also, a portion of the private entrance road in the C-II Zoning District will be within fifty (50) feet of the AR-I Zoning District. Please see the portions of the private entrance road marked in red on the enclosed plan.

Also, as shown on the enclosed plan, eight (8) parking spaces are proposed to be located on the southerly side of the proposed private entrance road (driveway) entering from Mammoth Road. These eight (8) parking spaces will be either guest parking or additional resident parking, or both. All eight (8) of the proposed parking spaces would be located on that portion of the Consolidated Lot that is located in the C-II Zoning District, but six (6) of the proposed parking spaces would be located within fifty (50) feet of the AR-I Zoning District. Please see the six (6) proposed spaces highlighted in yellow on the enclosed plan.

Item B.2 of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District (among others). Specifically, Item B.2 provides:

“2. When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

- a. The buffer zone shall be a minimum of fifty (50) feet wide.
- b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined in the Site Plan Regulations.”

Administrative Decisions/Determinations of Zoning Administrator

On February 12, 2026, Nick Codner, Chief Building Inspector, issued an administrative decision with respect to the Applicant’s project proposal. Attached is a copy of the document titled Zoning Board of Adjustment Reason for Appeal, with enclosures, which sets forth Mr. Codner’s administrative decision. The Zoning Board of Adjustment Reason for appeal includes the letter of J. Bradford Westgate to Mr. Codner dated February 4, 2026.

In the Zoning Board of Adjustment Reason for Appeal, Mr. Codner rendered three administrative decisions, two of which pertain to the Consolidated Lot. Specifically, Mr. Codner determined that (i) a variance would be necessary from Item B.2 of Section 4.3.3 of the Zoning Ordinance to construct the private entrance road (driveway) to the proposed project, where a portion of the proposed private entrance road (driveway) would be located within fifty (50) feet of the AR-I Zoning District (and also through the AR-I Zoning District), and (ii) a variance would be necessary from Item B.2 of Section 4.3.3 of the Zoning Ordinance to construct six (6) proposed parking spaces within fifty (50) feet of the AR-I Zoning District. Consequently, the Applicant filed this Variance Application. The Applicant is filing a separate Variance Application for the proposed private entrance road (driveway) for the Applicant's proposed project on Map 17, Lot 25.

Because the requested variances that are the subject of this Application (for 3 Page Road) pertain to Item B.2 of Section 4.3.3 of the Zoning Ordinance, the analysis and rationales for both requested variances are similar, and therefore they will be treated together in this Application.

Five Criteria for Granting a Variance

1. Granting of the requested variances will not be contrary to the public interest, because:

It is not contrary to the public interest to grant variances from Item B.2 of Section 4.3.3 of the Zoning Ordinance (A) to permit the construction of the private entrance road (driveway) for the project, where a portion of the private entrance road (driveway) will be located within fifty (50) feet of the AR-I Zoning District (and also through the AR-I Zoning District), and (B) to permit the construction of six (6) parking spaces within fifty (50) feet of the AR-I Zoning District, when (i) the proposed project on the Consolidated Lot is a multi-family residential use, not a commercial use, (ii) the portion of the AR-I Zoning District that would be directly benefitted by the fifty (50) foot buffer is a portion of the same Consolidated Lot upon which the project will be constructed, (iii) no portion of the proposed private entrance road or the proposed six (6) parking spaces would be located within fifty (50) feet of any adjacent properties (e.g. Map 15, Lot 238 owned by Holton LLC), thus not breaching the 50 foot buffer, (iv) to the south, the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the Consolidated Lot are within fifty (50) feet of the proposed entrance road or the proposed six (6) parking spaces, and (v) the proposed private entrance road and the proposed six (6) parking spaces will be components of a twelve (12) unit townhouse condominium development on the Consolidated Lot, all of which will be within the necessary setbacks for the Consolidated Lot as a whole.

For the above reasons, there will be no harm to the public if the proposed six (6) parking spaces and a portion of the private entrance road are constructed within fifty (50) feet of the AR-I Zoning District, and therefore granting the variances would not be contrary to the public interest.

2. The spirit of the ordinance is observed by the granting of the variances, because:

Section 4.3.3 of the Zoning Ordinance establishes general standards for commercial districts (including the C-II Zoning District). Item B.2 of Section 4.3.3 specifically relates to “Landscaping”. As noted above, Item B.2 creates a required buffer zone of at least fifty (50) feet when a driveway or a parking lot is less than two hundred (200) feet from a residential zoning district. Per item B.2.b of Section 4.3.3, the buffer zoning shall be planted and permanently maintained “to diminish the deleterious effect of the commercial activity...” [emphasis added].

The spirit of the ordinance may be derived from a reading of the text of Item B.2 of Section 4.3.3. Based on the quoted language above, Item B.2 anticipates a situation where a driveway or commercial parking lot are located within two hundred (200) feet of a residential zoning district.

That situation is not present here. While the majority of the Consolidated Lot is within the C-II Zoning District, the Applicant’s proposed project on the Consolidated Lot is a residential use, not a commercial one. There will not be any commercial use on the Consolidated Lot. The proposed private entrance road (driveway) will serve the residences at the proposed residential project. The parking lot (six (6) parking spaces) will serve as resident or guest parking for the proposed residential project.

Furthermore, the boundary between the C-II Zoning District and the AR-I Zoning District crosses the Consolidated Lot, causing the lot itself to be split into two Zoning Districts. As a result, the residential zoning district (the AR-I Zoning District) that is adjacent to the portion of the proposed private entrance (driveway) and the proposed six (6) parking spaces which are within the fifty (50) foot buffer zone is a portion of the Consolidated Lot itself. In other words, the proposed private entrance road (driveway) and the proposed six (6) parking spaces do not abut any neighboring property; they are within the Consolidated Lot, adjacent to the boundary between the C-II Zoning District and the AR-I Zoning District where it crosses the Consolidated Lot.

The closest lot which is within the AR-I Zoning District is Map 15, Lot 238 (owned by Holton LLC). The Applicant’s proposed project will include typical landscaping and vegetation to create visual boundaries for the project, in particular on the boundary line between the Consolidated Lot and Map 15, Lot 238.

In addition, granting the variances would be consistent with the Town of Londonderry’s Master Plan and the Zoning Ordinance’s objectives to provide a diverse range of housing choices to accommodate the needs of all citizens of the Town.

For the reasons above, the spirit of the ordinance would be observed by the granting of the variances.

3. Substantial justice would be done to the property owner by granting of the variances, because:

The New Hampshire Supreme Court has said that substantial justice is done if the general public realizes no appreciable gain from the denial of the variance, but the applicant is adversely affected in a material manner if the variance is denied.

In this case, the general public realizes no appreciable gain if the variances are denied.

Because no portion of the proposed private entrance road (driveway) or the proposed six (6) parking spaces would be located within fifty (50) feet of any adjacent properties, the construction of the proposed private entrance road (driveway) and the proposed six (6) parking spaces will no impact on any of the surrounding lots. Therefore, neither the general public, nor the neighboring properties, would realize any appreciable gain from the denial of the variances.

A denial would prevent the construction of a private entrance road to serve the proposed project, despite the fact that the proposed residential use would be permitted by conditional use permit, and the construction of the proposed townhouses would provide valuable residential units to the Town, accomplishing one of the goals of the Town's Master Plan. Additionally, denying the requested variance and thereby prohibiting the construction of six (6) additional parking spaces at the proposed residential project would not provide any measurable gain to the public. Whether there are eight (8) parking spaces or two (2) parking spaces at the proposed project will not benefit the public in any way.

On the other hand, the Applicant would be adversely affected in a material manner if the variances are denied. The construction of the proposed private entrance road (driveway) is an essential element of the proposed project. Much of the Consolidated Lot's frontage along Page Road is adjacent to wetlands. Placing the proposed private entrance road (driveway) off Mammoth Road and through the portion of the Consolidated Lot that is within the AR-I Zoning District avoids wetland or wetland buffer impacts.

Also, the addition of the proposed six (6) parking spaces to the proposed project would provide valuable additional parking for guests or residents at the twelve (12) unit townhouse development. Each residential unit will have a one-car garage and a driveway that will fit one additional vehicle. Including additional guest parking spaces would improve the practical layout of the project. Furthermore, having a substantial number of guest parking spaces at the proposed project will enhance the appeal of the residential units to prospective purchasers.

4. The values of surrounding properties would not be diminished by granting the variances, because:

The Consolidated Lot is also a corner lot, bounded on the west and south by public roads (Page Road and Mammoth Road), and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I).

The Consolidated Lot is surrounded by a variety of neighboring properties. To the north and west, the Consolidated Lot abuts two properties owned by Holton LLC (Map 15, Lot 238 and Map 15, Lot 239). Map 15, Lot 238 is in the AR-I Zoning District and contains a two-family residence. Map 15, Lot 239 is in the IND-I Zoning District and contains two industrial buildings and two residential dwellings. Given the mixed use nature of the immediate vicinity, and the fact that Lot 235 and Lot 236 (which together would become the Consolidated Lot) currently contain a single-family home (which will be razed) (on Lot 235) and vacant land (Lot 236), the value of the two adjacent lots owned by Holton LLC will not be diminished by the construction of a modern townhouse development on the Consolidated Lot.

To the east, the Consolidated Lot abuts Map 17, Lot 25, which is also owned by the Applicant. The Applicant proposes to construct a second twelve (12) unit residential townhouse condominium development on Map 17, Lot 25. The construction of the private entrance road and the addition of the proposed six (6) parking spaces on the Consolidated Lot would not diminish the value of Map 17, Lot 25, upon which the Applicant intends to develop a similar residential project.

The properties across the street from the Consolidated Lot (on the opposite side of Page Road and Mammoth Road), are generally residential uses. The construction of a new, modern residential project on the corner of Page Road and Mammoth Road will not diminish the values of those neighboring properties.

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

II. The proposed use of the property is a reasonable one.

RSA 674:33, I(b)(5)(A) establishes the two-prong “unnecessary hardship” test set forth above.

A. Special Conditions

The Consolidated Lot has a number of special conditions.

First, it is logical that Lot 235 and Lot 236 be merged into the Consolidated Lot, given the constraints on viability of Lot 236 (the small lot) and the shape of Lot 235, which is “squared off” when the two lots are merged. The Consolidated Lot itself will be in two Zoning Districts, with the boundary between the C-II Zoning District and the AR-I Zoning District crossing the Consolidated Lot.

Furthermore, the Consolidated Lot is also a corner lot, bounded to the west and south by public roads (Page Road and Mammoth Road), and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I). The general neighborhood of the Consolidated Lot is one of mixed uses, with industrial, commercial, and industrial zones and uses in close proximity to each other.

As previously mentioned, much of the frontage of the Consolidated Lot along Page Road is adjacent to wetlands, constraining accessibility.

In addition, the Consolidated Lot is uniquely shaped, with a long stretch of frontage on Page Road, and varying depths, and it is currently significantly underused. The Consolidated Lot is in the C-II Zoning District, yet it is primarily surrounded by residential uses (including those across page Road and Mammoth Road, and kitty corner across the Page Road/Mammoth Road intersection), making the proposed multi-family use a logical and attractive choice for the Consolidated Lot.

B. Hardship test in light of special conditions.

In light of these special conditions, the two-prong unnecessary hardship test is measured.

First, we focus on the general purposes of Item B.2 of Section 4.3.3 of the Zoning Ordinance, which establishes the fifty (50) foot buffer when a parking lot or driveway is less than two hundred (200) feet from a residential zoning district. Given the text of Item B.2, presumably the purpose of the ordinance provision is to ensure that residential uses are sufficiently screened, by way of a landscaping buffer, from commercial uses in close proximity to a residential lot.

For several of the reasons stated above, no fair and substantial relationship exists between the general public purposes of Item B.2 of Section 4.3.3 and the specific application of that provision to the Consolidated Lot.

Importantly, the proposed project (twelve (12) unit townhouse condominium development) on the Consolidated Lot would be a residential use, not a commercial use. The proposed private entrance road is not a driveway for a commercial site. The proposed six (6) parking spaces are not a “parking lot” for a commercial site, but rather guest or additional resident parking spaces for the proposed townhouse residences.

Furthermore, because the Consolidated Lot itself is split into two Zoning Districts, with the boundary between the C-II Zoning District and the AR-I Zoning District crossing the Consolidated Lot, the fifty (50) foot “buffer zone” established by Item B.2 of Section 4.3.3 of the Zoning Ordinance falls within the Consolidated Lot itself. In other words, the buffer zone would, theoretically, provide a buffer to the portion of the Consolidated Lot located within the AR-I Zoning District from the portion of the Consolidated Lot located within the C-II Zoning District. Establishing a buffer zone within the Consolidated Lot, which would prevent the construction of the private entrance road and the parking spaces along the private entrance road to the proposed

project, does not serve any logical purpose given the fact that the AR-I Zoning District that is “served” by the fifty (50) foot buffer is a portion of the Consolidated Lot.

There is no fair and substantial relationship between the general public purposes of Item B.2 of Section 4.3.3 of the Zoning Ordinance (screening commercial uses to benefit residential uses that are in close proximity to those commercial uses) and the result of applying that ordinance to the proposed project on the Consolidated Lot (preventing the construction of the private entrance road and the proposed six (6) parking spaces along the private entrance road to the proposed project), where the private entrance road and the proposed six (6) parking spaces would not be within fifty (50) feet of any neighboring property, and where the private entrance road and the parking spaces would seamlessly integrate into the proposed project.

Even more simply put, there is no fair and substantial relationship between the purposes of a regulation which serves to protect residential uses from commercial uses when no commercial use is being proposed adjacent to the residentially-zoned area. Rather, a residential use is proposed in the commercial area, which residential use merely needs access through its own property.

Finally, given the configuration of the AR-I Zoning District, there is no way to access the Consolidated Lot without the driveway being within fifty (50) feet of the AR-I Zoning District, thus a variance would be needed for any driveway.

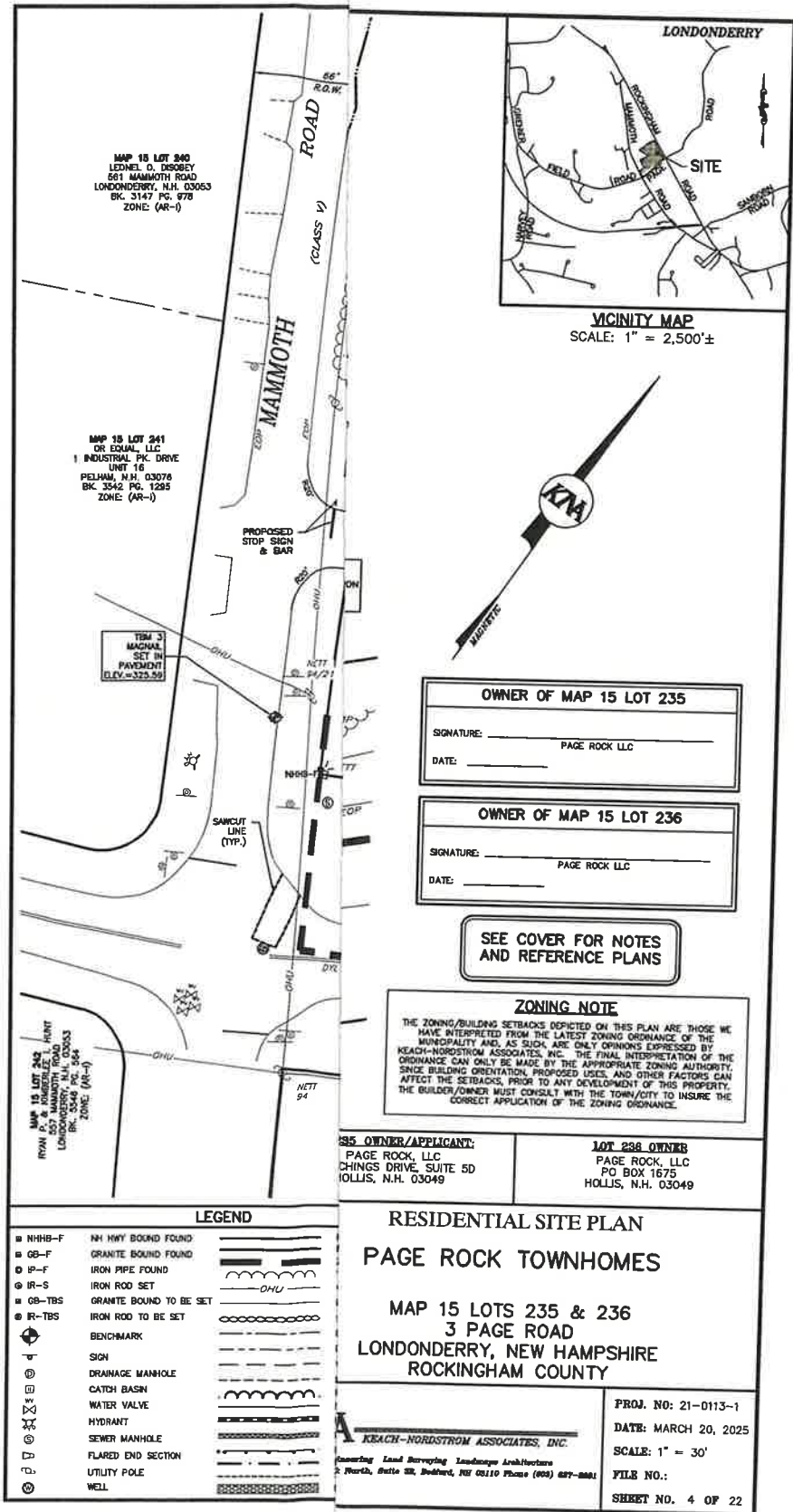
The second prong of the unnecessary hardship test is that the proposed use is a reasonable use. Multi-family dwellings are permitted by conditional use permit in the C-II Zoning District. Necessary driveways and parking spaces are fundamental components of such a use, and thus reasonable in this circumstance.

Therefore, the two-prong unnecessary hardship test has been met.

Conclusion

The Applicant respectfully requests that the variances be granted.

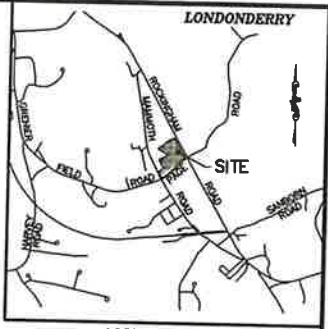
The Applicant reserves the right to provide additional testimony and information at the public hearing on this Application.



MAP 15 LOT 240
LEONEL D. DISNEY
581 MAMMOTH ROAD
LONDONDERRY, N.H. 03063
BK. 3147 PG. 978
ZONE: (AR-1)

MAP 15 LOT 241
OR EQUAL, LLC
1 INDUSTRIAL PK. DRIVE
UNIT 16
PELHAM, N.H. 03078
BK. 3542 PG. 1295
ZONE: (AR-1)

MAP 15 LOT 242
RYAN P. & KIMBERLY L. HUNT
1000 WINDY HILL ROAD
LONDONDERRY, N.H. 03063
BK. 3548 PG. 244
ZONE: (AR-1)



VICINITY MAP
SCALE: 1" = 2,500'±

OWNER OF MAP 15 LOT 235
SIGNATURE: _____
PAGE ROCK LLC
DATE: _____

OWNER OF MAP 15 LOT 236
SIGNATURE: _____
PAGE ROCK LLC
DATE: _____

SEE COVER FOR NOTES
AND REFERENCE PLANS

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED LOTS, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

235 OWNER/APPLICANT:
PAGE ROCK, LLC
CHINGS DRIVE, SUITE 5D
HOLLIS, N.H. 03049

LOT 236 OWNER:
PAGE ROCK, LLC
PO BOX 1675
HOLLIS, N.H. 03049

LEGEND

■ NH-HB-F	NH HWY BOUND FOUND	—
■ GB-F	GRANITE BOUND FOUND	—
○ IP-F	IRON PIPE FOUND	—
○ IR-S	IRON ROD SET	—
○ GB-TBS	GRANITE BOUND TO BE SET	—
○ IR-TBS	IRON ROD TO BE SET	—
⊕	BENCHMARK	—
⊕	SIGN	—
⊕	DRAINAGE MANHOLE	—
⊕	CATCH BASIN	—
⊕	WATER VALVE	—
⊕	HYDRANT	—
⊕	SEWER MANHOLE	—
⊕	FLARED END SECTION	—
⊕	UTILITY POLE	—
⊕	WELL	—

RESIDENTIAL SITE PLAN
PAGE ROCK TOWNHOMES
MAP 15 LOTS 235 & 236
3 PAGE ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

KEACH-NORDSTROM ASSOCIATES, INC.
Surveying Land Surveying Landscape Architecture
1 North, Suite 20, Bedford, NH 03110 Phone (603) 887-8881

PROJ. NO: 21-0113-1
DATE: MARCH 20, 2025
SCALE: 1" = 30'
FILE NO.:
SHEET NO. 4 OF 22



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-235-0
at 3 PAGE RD

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
015-215-1	3 GRENIER FIELD RD	CIDER MILL HEALTHCARE REALTY 920 RIDGEBROOK ROAD SPARKS, MD 21152
015-230-0	550 MAMMOTH RD	ONEIL TIMOTHY D + KRISTINE 550 MAMMOTH RD LONDONDERRY, NH 03053
015-231-0	552 MAMMOTH RD	KELLY STEPHEN + RENEE 552 MAMMOTH RD LONDONDERRY, NH 03053
015-232-0	4 PAGE RD	STOWELL KAYLEEN M REVOC TRUST 395 MAMMOTH RD LONDONDERRY, NH 03053-2319
015-233-0	6 PAGE RD	MERRILL WILLIAM O REVOC TRUST 569 MAMMOTH RD LONDONDERRY, NH 03053
015-234-0	10 PAGE RD	EVANS FAMILY LTD PARTNERSHIP 20 AUBURN RD LONDONDERRY, NH 03053
015-236-0	556 MAMMOTH RD	PAGE ROCK LLC WILLIAM & REEVES PO BOX 1675 HOLLIS, NH 03049
015-238-0	560 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-235-0
at 3 PAGE RD

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.

015-239-0	562 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820
015-240-0	561 MAMMOTH RD	PAUL DUSCOMBRE 561 MAMMOTH RD LONDONDERRY, NH 03053
015-241-0	559 MAMMOTH RD	OR EQUAL, LLC 1 INDUSTRIAL PK DR UNIT 16 PELHAM, NH 03076
015-242-0	557 MAMMOTH RD	HUNT, KIMBERLEE I. 557 MAMMOTH RD LONDONDERRY, NH 03053
015-243-0	555 MAMMOTH RD	MEAD BRIAN W + MICHELLE L 555 MAMMOTH RD LONDONDERRY, NH 03053
017-025-0	295 ROCKINGHAM RD	PAGE ROCK LLC 5 HUTCHINGS, SUITE 5D PO BOX 1675 HOLLIS, NH 03049
017-006-0	569 MAMMOTH RD	MERRILL, KENNETH R. + ROBERT T. & CHARLES C 569 MAMMOTH RD LONDONDERRY, NH 03053



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-235-0
at 3 PAGE RD

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.

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

See attached the email exchange between Renee Merchant and Amy Furlong of February 12 and February 13, 2026 as confirmation of accuracy

Name: _____

Title: _____

Date: _____

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

APPLICANT NAME Page Rock LLC DATE: 2-12-2026
(Please Print)

ADDRESS: PO Box 1675, Hollis, NH 03049 MAP & LOT Map 15, Lot 235, Map 15, Lot 236
and Map 17, Lot 25

PHONE NUMBER: 603-851-5841 ZONE C-II and AR-I

PROPOSED USE: Multifamily residential. Please see letter of J. Bradford Westgate, Esq. dated February 4, 2026 attached.

APPLICANT SIGNATURE: [Signature]
J. Bradford Westgate, Atty for Page Rock LLC.
BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Driveway and parking will encroach through 50' Commercial to AR1 zone buffer

TYPE OF APPEAL: Please circle one of the four appeal

1. Variance

2. Special Exception (choose one)

-For Home Occupation

-For Residential Garage Setbacks

-For Off-Premise Sign

-For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

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

Nick Codner
Nick Codner, Zoning Administrator

DATE: 2/12/26

W&B
Winer and Bennett, LLP
Attorneys at Law

February 4, 2026

J. Bradford Westgate, Esq.
Direct Dial: (603) 484-4626
jwestgate@winerbennett.com

BY U.S. MAIL AND EMAIL

Nick Codner
Chief Building Inspector
Town of Londonderry
Building and Zoning Enforcement
268B Mammoth Road
Londonderry, NH 03053
ncodner@londonderrynh.gov

**Re. Map 15, Lots 235 and 236, 3 Page Road
Map 17, Lot 25, 295 Rockingham Road
Request for Administrative Decisions**

Dear Mr. Codner,

I represent Page Rock LLC, which is the owner of Map 15, Lot 235 ("Lot 235") and Map 15, Lot 236 ("Lot 236"), both with an address of 3 Page Road, and Map 17, Lot 25 ("Lot 25"), with an address of 295 Rockingham Road.

As you are aware, Page Rock LLC has submitted for design review two proposed residential site plans. Sheet 4 of the 3 Page Road site plan and sheet 3 of the 295 Rockingham Road site plan (each as most recently revised) are enclosed.

As depicted on the enclosed plans, at 3 Page Road (Lots 235 and Lot 236, which will be consolidated), Page Rock LLC proposes to construct two (2) townhouse buildings, each containing six (6) residential units. At 295 Rockingham Road (Lot 25), Page Rock LLC proposes to construct two (2) townhouse buildings, with one containing seven (7) residential units and one containing five (5) residential units.

The purpose of this letter is to set forth formal requests for administrative decisions with respect to Lot 235, Lot 236, and Lot 25.

Lot 235 and Lot 236 (3 Page Road)

Lot 235 is located in the Commercial II (C-II) District. Lot 236 is located in the Agricultural-Residential (AR-I) Zoning District. As shown on the proposed residential site plan, Lot 235 and Lot 236 will be consolidated to create a single lot (the "Consolidated Lot"). The proposed residential development on the Consolidated Lot will be primarily in the C-II Zoning District. The only elements of the proposed development that will be located in the AR-I Zoning District will be a portion of the private entrance road, signage for the project, drainage installations, and landscaping. No dwelling unit will be located in the portion of the Consolidated Lot located in the AR-I Zoning District.

As set forth in Section 4.1.2 (Use Table by Zoning District) of the Town of Londonderry Zoning Ordinance (the "Zoning Ordinance"), the proposed construction of multifamily townhouse buildings on the Consolidated Lot in the C-II Zoning District is permitted by obtaining a conditional use permit.

Item B.2 of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District (among others). Specifically, Item B.2 provides:

"2. When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

- a. The buffer zone shall be a minimum of fifty (50) feet wide.
- b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined in the Site Plan Regulations."

As shown on the enclosed plan sheets, upon the consolidation of Lot 235 and Lot 236 into the Consolidated Lot, the boundary between the C-II Zoning District and the AR-I Zoning District will run through the westerly portion of the Consolidated Lot, crossing the proposed private entrance road to the proposed townhouse development.

Also as shown on the enclosed plan sheets for the Consolidated Lot, eight (8) parking spaces are proposed to be located on the southerly side of the proposed private entrance road (driveway) entering from Mammoth Road. Initially, the site plan as submitted for design review depicted only two (2) such parking spaces. To accommodate guest parking, and potential, additional resident parking, six (6) additional spaces are proposed. They would be located on that portion of the Consolidated Lot located in the C-II Zoning District, but these six (6) proposed

spaces would be located within fifty (50) feet of the AR-I Zoning District since a small portion of the Consolidated Lot (the Lot 236 component, in essence) is located in the AR-I Zoning District. Please see the proposed spaces highlighted in yellow on the enclosed plan for 3 Page Road.

The locations of (i) the proposed private entrance road from Mammoth Road to the proposed townhouse community on the Consolidated Lot and (ii) six (6) of these eight (8) parking spaces on the southerly side of the private entrance road raise questions as to whether or not variance(s) are necessary given Item B.2 of Section 4.3.3 of the Zoning Ordinance.

Request for Administrative Decisions with respect to Lot 235 and Lot 236 (3 Page Road)

In light of the foregoing, Page Rock LLC hereby respectfully requests that you issue formal administrative decisions with respect to the following questions:

1. Because the proposed private entrance road to the townhouse development on the Consolidated Lot will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone and through the AR-I Zoning District itself, would a variance be needed from Item B.2 of Section 4.3.3 of the Zoning Ordinance (or from any other provision of the Zoning Ordinance) for the proposed private entrance road? Please see the portion of the proposed entrance road depicted in red in the enclosed plan. It is noted that in its review of the design review site plan for the Consolidated Lot (Lot 235 and Lot 236), Stantec Consulting Services Inc. did not reference the need for a variance for the proposed private entrance road.

2. If parking spaces were to be constructed on the Consolidated Lot (along the private entrance road) within fifty (50) feet of the AR-I Zoning District, would a variance be needed from Item B.2 of Section 4.3.3 of the Zoning Ordinance (or from any other provision of the Zoning Ordinance) for such parking spaces? As mentioned, the original plan sheets for the design review application did not include six (6) of the eight (8) parking spaces proposed to be located on the southerly side of the private entrance road. As noted, the six (6) proposed spaces are highlighted in yellow on the enclosed plan.

With respect to Question 1 above (regarding the need for a variance for the proposed private entrance road), it is respectfully submitted that the answer would be no. Although the private entrance road runs through the AR-I Zoning District, it does so to provide access to the townhouse community at 3 Page Road, and runs through the very lot which will house that community. In addition, no portion of that driveway would be located within 50 feet of any adjacent properties (e.g. Lot 238 owned by Holton LLC), thus not breaching the 50 foot buffer. To the south, the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the proposed driveway are within 50 feet of the proposed entrance road.

Lot 25 (295 Rockingham Road)

Lot 25 is located in the Commercial II (C-II) District. The boundary between the C-II Zoning District and the AR-I Zoning District is within Page Road, which runs along the southeasterly side of Lot 25.

As mentioned above, the proposed construction of multifamily townhouse buildings on Lot 25 in the C-II Zoning District is permitted by obtaining a conditional use permit. Also, as referenced above, Item B.2. of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District.

Request for Administrative Decisions with respect to Lot 25 (295 Rockingham Road)

In light of the foregoing, Page Rock LLC hereby respectfully requests that you issue a formal administrative decision with respect to the following question:

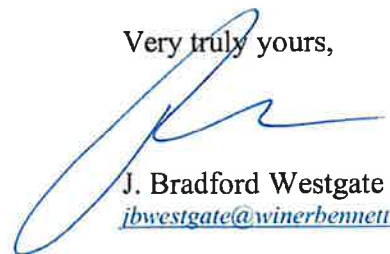
1. Because the proposed private entrance road to the townhouse development on Lot 25 will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone, would a variance from Item B.2 of Section 4.3.3 be needed for the proposed private entrance road? Please see the portion of the proposed entrance road depicted in red in the enclosed plan.

With respect to Question 1 above (regarding the need for a variance for the proposed private entrance road on Lot 25), it is respectfully submitted that the answer would be no. Although the private entrance road technically runs through the 50 foot buffer, it does so to provide access to the townhouse community at Lot 25 (295 Rockingham Road), and runs through the very lot which will house that community. In addition, no portion of that driveway would be located within 50 feet of any adjacent properties, thus not breaching the 50 foot buffer.

Conclusion

We look forward to receipt of your formal administrative decisions. We appreciate your time and are certainly happy to provide any additional information or answer any questions you may have.

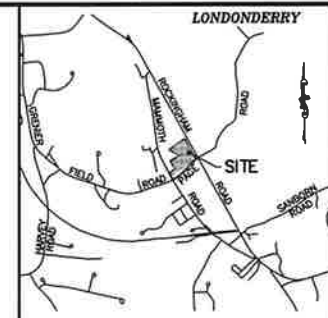
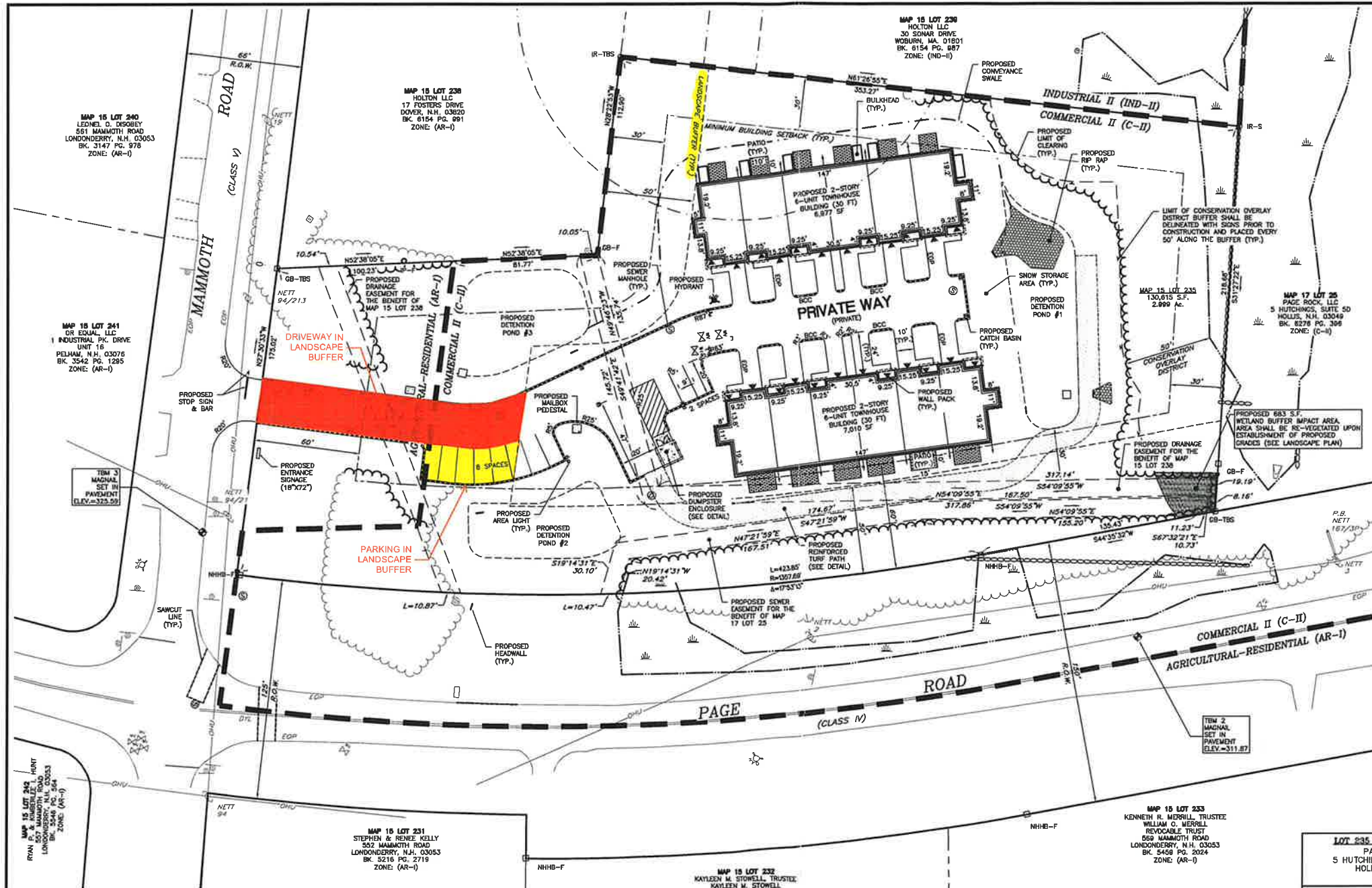
Very truly yours,



J. Bradford Westgate
jwestgate@winerbennett.com

JBW/BWH

cc: Paul Chisolm (by email only)
Deane Navaroli (by email only)
Gary Thomas (by email only)
Mike Dion (by email only)



VICINITY MAP
SCALE: 1" = 2,500'±

OWNER OF MAP 15 LOT 235
SIGNATURE: _____
DATE: _____
PAGE ROCK LLC

OWNER OF MAP 15 LOT 236
SIGNATURE: _____
DATE: _____
PAGE ROCK LLC

SEE COVER FOR NOTES
AND REFERENCE PLANS

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

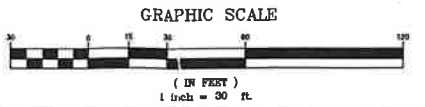
LOT 235 OWNER/APPLICANT:
PAGE ROCK, LLC
5 HUTCHINGS DRIVE, SUITE 50
HOLLIS, N.H. 03049

LOT 236 OWNER:
PAGE ROCK, LLC
PO BOX 1675
HOLLIS, N.H. 03049

RESIDENTIAL SITE PLAN
PAGE ROCK TOWNHOMES
MAP 15 LOTS 235 & 236
3 PAGE ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

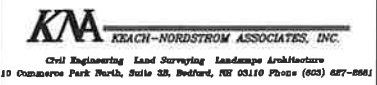
LEGEND

■ NHWB-F	NH HWY BOUND FOUND	—	PROPERTY LINE
■ GB-F	GRANITE BOUND FOUND	—	R.O.W. LINE
○ IP-F	IRON PIPE FOUND	—	ZONE LINE
○ IR-S	IRON ROD SET	—	TREELINE
○ GB-TBS	GRANITE BOUND TO BE SET	—	OVERHEAD UTILITIES
○ IR-TBS	IRON ROD TO BE SET	—	EDGE OF PAVEMENT
⊕	BENCHMARK	—	STONEWALL
⊙	SIGN	—	BUILDING SETBACK
⊙	DRAINAGE MANHOLE	—	EASEMENT
⊙	CATCH BASIN	—	WETLAND BUFFER
⊙	WATER VALVE	—	LANDSCAPE BUFFER
⊙	HYDRANT	—	PROPOSED TREELINE
⊙	SEWER MANHOLE	—	PROPOSED EDP
⊙	FLARED END SECTION	—	PROPOSED BIT. CURB
⊙	UTILITY POLE	—	PROPOSED RET. WALL
⊙	WELL	—	PROPOSED GUARDRAIL
		—	PROPOSED SWALE
		—	SNOW STORAGE AREA
		—	PROPOSED RIP RAP



BENCHMARK DATA			REVISIONS		
LOCATION	DATUM	DESCRIPTION	NO.	DATE	BY
N:154442.42, E:1054087.55	ELEV.=311.87 (NAVD88)	BENCHMARK #2 - MAGNAL SET	1	11/25/25	PCM
N:154187.05, E:1053618.44	ELEV.=325.59 (NAVD88)	BENCHMARK #3 - MAGNAL SET	2	2/5/26	PCM

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____



PROJ. NO: 21-0113-1
DATE: MARCH 20, 2025
SCALE: 1" = 30'
FILE NO.:
SHEET NO. 4 OF 22

3 Page Rd,

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

Same Section for both so one variance

APPLICANT NAME Page Rock LLC
(Please Print)

DATE: 2-12-2026

ADDRESS: PO Box 1675, Hollis, NH 03049 MAP & LOT Map 15, Lot 235, Map 15, Lot 236 and Map 17, Lot 25

PHONE NUMBER: 603-851-5871 ZONE C-II and AR-I

PROPOSED USE: Multifamily residential. Please see letter of J. Bradford

APPLICANT SIGNATURE: Page Rock LLC Westgate, Esq. dated February 4, 2026 attached.

J. Bradford Westgate, Atty for Page Rock LLC.
BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Driveway and parking will encroach through 50' commercial to AR1 zone buffer

TYPE OF APPEAL: Please circle one of the four appeal

1. Variance

2. Special Exception (choose one)

-For Home Occupation

-For Residential Garage Setbacks

-For Off-Premise Sign

-For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

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

Nick Codner
Nick Codner, Zoning Administrator

DATE: 2/12/26

W&B
Winer and Bennett, LLP
Attorneys at Law

February 17, 2026

J. Bradford Westgate, Esq.
Direct Dial: (603) 484-4626
jbwestgate@winerbennett.com

HAND DELIVERED

Christine Wholley
Permit Technician
Building, Health, Zoning & Code Enforcement
Town of Londonderry
268B Mammoth Rd.
Londonderry, NH 03053

Re: Page Rock LLC – Variance Application
3 Page Road (Map 15, Lot 235) and 556 Mammoth Road (Map 15, Lot 236)

Dear Ms. Wholley:

As you are aware, I represent Page Rock LLC.

On behalf of Page Rock LLC please find enclosed a Variance Application pertaining to Page Rock LLC's proposed project at 3 Page Road (Map 15, Lot 235) and 556 Mammoth Road (Map 15, Lot 236). The Variance Application includes the following items:

- a. Variance Application (base application form)
- b. Attachment to Variance Application
- c. Zoning Board of Adjustment Reason for Appeal (with my letter dated February 4, 2026 and attached plans)
- d. Verified list of abutters
- e. Three sets of mailing labels for each abutter

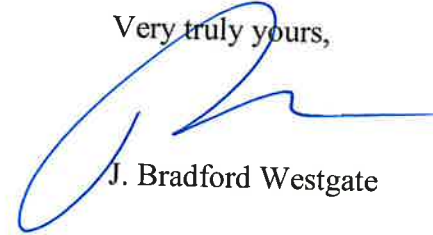
The Attachment to Application provides background regarding the property, current zoning and neighborhood characteristics, as well as the rationale and support for the Application.

Kindly calculate the fee due with respect to the Application.

February 17, 2026
Page 2

We look forward to appearing before the Zoning Board for the public hearing. Thank you for your assistance.

Very truly yours,



J. Bradford Westgate

JBW/BWH
Enclosures

cc: Page Rock LLC (via email only) (w/encs.)



Planning & Economic
Development Department
FEB 18 2026
RECEIVED

Case No. 03-18-2026-7

ZONING BOARD OF ADJUSTMENT - VARIANCE

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

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

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 3 Page Road
Tax map 15 Parcel 235 and 236 Zone AR-I and C-II

Owner's name (s) Page Rock LLC Tel. No. 603-851-5841

Owner's address 5 Hutchings Drive, Suite 5D, Hollis, NH 03049
(mailing address: PO Box 1675, Hollis, NH 03049)

Owner's Email address [REDACTED]

Applicant's name(s) Page Rock LLC Tel. No. 603-851-5841

Applicant's address PO Box 1675, Hollis, NH 03049

Applicant's Email address [REDACTED]

Representative's name J. Bradford Westgate Tel. No. 603-882-5157

Representative's address Winer and Bennett, LLP
402 Amherst Street, Suite 302, Nashua, NH 03062

Representative's Email address [REDACTED]

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

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

Please see attachment.

Previous Zoning Board action on this property: None

Facts supporting this request:

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

See attachment.

2. The spirit of the ordinance is observed:

See attachment.

3. Substantial justice is done:

See attachment.

4. The values of surrounding properties are not diminished:

See attachment.

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 attachment.

(ii) The proposed use is a reasonable one.

See attachment.

(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 attachment.

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 J. Bradford Westgate of Winer and Bennett, LLP
Paul Chisolm of Keach-Nordstrom Associates, Inc.

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.

Page Rock LLC

By: Deane Navaroli
Deane Navaroli, Manager

Owner's Signature

Owner's Signature

Page Rock LLC

By: Deane Navaroli
Deane Navaroli, Manager

Applicant's Signature

Applicant's Signature

2/17/2026
Dated

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

**ATTACHMENT TO VARIANCE APPLICATION
(3 Page Road – Map 15, Lot 235 and Map 15, Lot 236)**

Page Rock LLC – Applicant and Owner

This Attachment is appended to the Variance Application submitted by Page Rock LLC (Owner and Applicant) for variances from Item B.2 of Section 4.3.3 of the Town of Londonderry Zoning Ordinance (the “Zoning Ordinance”).

Property Background

Page Rock LLC (the “Applicant”) is the current owner of two parcels of real estate: Map 15, Lot 235, with an address of 3 Page Road (“Lot 235”) and Map 15, Lot 236, with an address of 556 Mammoth Road (“Lot 236”). Lot 235 contains 2.66 acres and Lot 236 contains 0.29 acres.

The Applicant intends to consolidate Lot 235 and Lot 236 into a single lot (to be known as Map 15, Lot 235) (the “Consolidated Lot”), which will have an address of 3 Page Road. The Consolidated Lot will contain approximately 2.999 acres.

Lot 235 is located in the Commercial II (C-II) District. Lot 236 is located in the Agricultural-Residential (AR-I) Zoning District. Accordingly, a 0.29 acre portion of the Consolidated Lot (the portion that was formerly Lot 236) will be in the AR-I Zoning District, while the remainder of the Consolidated Lot will be in the C-II Zoning District.

To the north, the Consolidated Lot abuts Map 15, Lot 238, which is owned by Holton LLC and is located in the AR-I Zoning District, and Map 15, Lot 239, which is also owned by Holton LLC and is located in the Industrial II (IND-I) Zoning District. To the east, the Consolidated Lot abuts Map 17, Lot 25, which is owned by the Applicant (Page Rock LLC) and is located in the C-II Zoning District. To the south, the Consolidated Lot abuts Page Road, and to the west it abuts Mammoth Road.

Project Proposal

The Applicant proposes to construct a twelve (12) unit residential condominium community on the Consolidated Lot. The community will be comprised of two (2) townhouse buildings containing six (6) units each. Please see the enclosed proposed Residential Site Plan (sheet 4 of the plan set).

As set forth in Section 4.1.2 (Use Table by Zoning District) of the Zoning Ordinance, the proposed construction of multifamily townhouse buildings on the Consolidated Lot in the C-II Zoning District is permitted by obtaining a conditional use permit.

As shown on the enclosed plan, upon the consolidation of Lot 235 and Lot 236 into the Consolidated Lot, the boundary between the C-II Zoning District and the AR-I Zoning District

will run through the westerly portion of the Consolidated Lot, crossing the proposed private entrance road to the proposed townhouse development.

The proposed residential development on the Consolidated Lot will be primarily in the C-II Zoning District. No dwelling unit will be located in the portion of the Consolidated Lot located in the AR-I Zoning District. The only elements of the proposed development that will be located in the AR-I Zoning District will be signage for the project, drainage installations, landscaping, and a portion of the private entrance road.

As shown on the enclosed plan, the proposed private entrance road (driveway) will enter the proposed project Mammoth Road. The private entrance road will run across the portion of the Consolidated Lot that is in the AR-I Zoning District, and will continue into the portion of the Consolidated Lot that is in the C-II Zoning District. With this proposed layout, a portion of the private entrance road will be within the AR-I Zoning District. Also, a portion of the private entrance road in the C-II Zoning District will be within fifty (50) feet of the AR-I Zoning District. Please see the portions of the private entrance road marked in red on the enclosed plan.

Also, as shown on the enclosed plan, eight (8) parking spaces are proposed to be located on the southerly side of the proposed private entrance road (driveway) entering from Mammoth Road. These eight (8) parking spaces will be either guest parking or additional resident parking, or both. All eight (8) of the proposed parking spaces would be located on that portion of the Consolidated Lot that is located in the C-II Zoning District, but six (6) of the proposed parking spaces would be located within fifty (50) feet of the AR-I Zoning District. Please see the six (6) proposed spaces highlighted in yellow on the enclosed plan.

Item B.2 of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District (among others). Specifically, Item B.2 provides:

“2. When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

- a. The buffer zone shall be a minimum of fifty (50) feet wide.
- b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined in the Site Plan Regulations.”

Administrative Decisions/Determinations of Zoning Administrator

On February 12, 2026, Nick Codner, Chief Building Inspector, issued an administrative decision with respect to the Applicant’s project proposal. Attached is a copy of the document titled Zoning Board of Adjustment Reason for Appeal, with enclosures, which sets forth Mr. Codner’s administrative decision. The Zoning Board of Adjustment Reason for appeal includes the letter of J. Bradford Westgate to Mr. Codner dated February 4, 2026.

In the Zoning Board of Adjustment Reason for Appeal, Mr. Codner rendered three administrative decisions, two of which pertain to the Consolidated Lot. Specifically, Mr. Codner determined that (i) a variance would be necessary from Item B.2 of Section 4.3.3 of the Zoning Ordinance to construct the private entrance road (driveway) to the proposed project, where a portion of the proposed private entrance road (driveway) would be located within fifty (50) feet of the AR-I Zoning District (and also through the AR-I Zoning District), and (ii) a variance would be necessary from Item B.2 of Section 4.3.3 of the Zoning Ordinance to construct six (6) proposed parking spaces within fifty (50) feet of the AR-I Zoning District. Consequently, the Applicant filed this Variance Application. The Applicant is filing a separate Variance Application for the proposed private entrance road (driveway) for the Applicant's proposed project on Map 17, Lot 25.

Because the requested variances that are the subject of this Application (for 3 Page Road) pertain to Item B.2 of Section 4.3.3 of the Zoning Ordinance, the analysis and rationales for both requested variances are similar, and therefore they will be treated together in this Application.

Five Criteria for Granting a Variance

1. Granting of the requested variances will not be contrary to the public interest, because:

It is not contrary to the public interest to grant variances from Item B.2 of Section 4.3.3 of the Zoning Ordinance (A) to permit the construction of the private entrance road (driveway) for the project, where a portion of the private entrance road (driveway) will be located within fifty (50) feet of the AR-I Zoning District (and also through the AR-I Zoning District), and (B) to permit the construction of six (6) parking spaces within fifty (50) feet of the AR-I Zoning District, when (i) the proposed project on the Consolidated Lot is a multi-family residential use, not a commercial use, (ii) the portion of the AR-I Zoning District that would be directly benefitted by the fifty (50) foot buffer is a portion of the same Consolidated Lot upon which the project will be constructed, (iii) no portion of the proposed private entrance road or the proposed six (6) parking spaces would be located within fifty (50) feet of any adjacent properties (e.g. Map 15, Lot 238 owned by Holton LLC), thus not breaching the 50 foot buffer, (iv) to the south, the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the Consolidated Lot are within fifty (50) feet of the proposed entrance road or the proposed six (6) parking spaces, and (v) the proposed private entrance road and the proposed six (6) parking spaces will be components of a twelve (12) unit townhouse condominium development on the Consolidated Lot, all of which will be within the necessary setbacks for the Consolidated Lot as a whole.

For the above reasons, there will be no harm to the public if the proposed six (6) parking spaces and a portion of the private entrance road are constructed within fifty (50) feet of the AR-I Zoning District, and therefore granting the variances would not be contrary to the public interest.

2. The spirit of the ordinance is observed by the granting of the variances, because:

Section 4.3.3 of the Zoning Ordinance establishes general standards for commercial districts (including the C-II Zoning District). Item B.2 of Section 4.3.3 specifically relates to “Landscaping”. As noted above, Item B.2 creates a required buffer zone of at least fifty (50) feet when a driveway or a parking lot is less than two hundred (200) feet from a residential zoning district. Per item B.2.b of Section 4.3.3, the buffer zoning shall be planted and permanently maintained “to diminish the deleterious effect of the commercial activity...” [emphasis added].

The spirit of the ordinance may be derived from a reading of the text of Item B.2 of Section 4.3.3. Based on the quoted language above, Item B.2 anticipates a situation where a driveway or commercial parking lot are located within two hundred (200) feet of a residential zoning district.

That situation is not present here. While the majority of the Consolidated Lot is within the C-II Zoning District, the Applicant’s proposed project on the Consolidated Lot is a residential use, not a commercial one. There will not be any commercial use on the Consolidated Lot. The proposed private entrance road (driveway) will serve the residences at the proposed residential project. The parking lot (six (6) parking spaces) will serve as resident or guest parking for the proposed residential project.

Furthermore, the boundary between the C-II Zoning District and the AR-I Zoning District crosses the Consolidated Lot, causing the lot itself to be split into two Zoning Districts. As a result, the residential zoning district (the AR-I Zoning District) that is adjacent to the portion of the proposed private entrance (driveway) and the proposed six (6) parking spaces which are within the fifty (50) foot buffer zone is a portion of the Consolidated Lot itself. In other words, the proposed private entrance road (driveway) and the proposed six (6) parking spaces do not abut any neighboring property; they are within the Consolidated Lot, adjacent to the boundary between the C-II Zoning District and the AR-I Zoning District where it crosses the Consolidated Lot.

The closest lot which is within the AR-I Zoning District is Map 15, Lot 238 (owned by Holton LLC). The Applicant’s proposed project will include typical landscaping and vegetation to create visual boundaries for the project, in particular on the boundary line between the Consolidated Lot and Map 15, Lot 238.

In addition, granting the variances would be consistent with the Town of Londonderry’s Master Plan and the Zoning Ordinance’s objectives to provide a diverse range of housing choices to accommodate the needs of all citizens of the Town.

For the reasons above, the spirit of the ordinance would be observed by the granting of the variances.

3. Substantial justice would be done to the property owner by granting of the variances, because:

The New Hampshire Supreme Court has said that substantial justice is done if the general public realizes no appreciable gain from the denial of the variance, but the applicant is adversely affected in a material manner if the variance is denied.

In this case, the general public realizes no appreciable gain if the variances are denied.

Because no portion of the proposed private entrance road (driveway) or the proposed six (6) parking spaces would be located within fifty (50) feet of any adjacent properties, the construction of the proposed private entrance road (driveway) and the proposed six (6) parking spaces will no impact on any of the surrounding lots. Therefore, neither the general public, nor the neighboring properties, would realize any appreciable gain from the denial of the variances.

A denial would prevent the construction of a private entrance road to serve the proposed project, despite the fact that the proposed residential use would be permitted by conditional use permit, and the construction of the proposed townhouses would provide valuable residential units to the Town, accomplishing one of the goals of the Town's Master Plan. Additionally, denying the requested variance and thereby prohibiting the construction of six (6) additional parking spaces at the proposed residential project would not provide any measurable gain to the public. Whether there are eight (8) parking spaces or two (2) parking spaces at the proposed project will not benefit the public in any way.

On the other hand, the Applicant would be adversely affected in a material manner if the variances are denied. The construction of the proposed private entrance road (driveway) is an essential element of the proposed project. Much of the Consolidated Lot's frontage along Page Road is adjacent to wetlands. Placing the proposed private entrance road (driveway) off Mammoth Road and through the portion of the Consolidated Lot that is within the AR-I Zoning District avoids wetland or wetland buffer impacts.

Also, the addition of the proposed six (6) parking spaces to the proposed project would provide valuable additional parking for guests or residents at the twelve (12) unit townhouse development. Each residential unit will have a one-car garage and a driveway that will fit one additional vehicle. Including additional guest parking spaces would improve the practical layout of the project. Furthermore, having a substantial number of guest parking spaces at the proposed project will enhance the appeal of the residential units to prospective purchasers.

4. The values of surrounding properties would not be diminished by granting the variances, because:

The Consolidated Lot is also a corner lot, bounded on the west and south by public roads (Page Road and Mammoth Road), and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I).

The Consolidated Lot is surrounded by a variety of neighboring properties. To the north and west, the Consolidated Lot abuts two properties owned by Holton LLC (Map 15, Lot 238 and Map 15, Lot 239). Map 15, Lot 238 is in the AR-I Zoning District and contains a two-family residence. Map 15, Lot 239 is in the IND-I Zoning District and contains two industrial buildings and two residential dwellings. Given the mixed use nature of the immediate vicinity, and the fact that Lot 235 and Lot 236 (which together would become the Consolidated Lot) currently contain a single-family home (which will be razed) (on Lot 235) and vacant land (Lot 236), the value of the two adjacent lots owned by Holton LLC will not be diminished by the construction of a modern townhouse development on the Consolidated Lot.

To the east, the Consolidated Lot abuts Map 17, Lot 25, which is also owned by the Applicant. The Applicant proposes to construct a second twelve (12) unit residential townhouse condominium development on Map 17, Lot 25. The construction of the private entrance road and the addition of the proposed six (6) parking spaces on the Consolidated Lot would not diminish the value of Map 17, Lot 25, upon which the Applicant intends to develop a similar residential project.

The properties across the street from the Consolidated Lot (on the opposite side of Page Road and Mammoth Road), are generally residential uses. The construction of a new, modern residential project on the corner of Page Road and Mammoth Road will not diminish the values of those neighboring properties.

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

II. The proposed use of the property is a reasonable one.

RSA 674:33, I(b)(5)(A) establishes the two-prong “unnecessary hardship” test set forth above.

A. Special Conditions

The Consolidated Lot has a number of special conditions.

First, it is logical that Lot 235 and Lot 236 be merged into the Consolidated Lot, given the constraints on viability of Lot 236 (the small lot) and the shape of Lot 235, which is “squared off” when the two lots are merged. The Consolidated Lot itself will be in two Zoning Districts, with the boundary between the C-II Zoning District and the AR-I Zoning District crossing the Consolidated Lot.

Furthermore, the Consolidated Lot is also a corner lot, bounded to the west and south by public roads (Page Road and Mammoth Road), and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I). The general neighborhood of the Consolidated Lot is one of mixed uses, with industrial, commercial, and industrial zones and uses in close proximity to each other.

As previously mentioned, much of the frontage of the Consolidated Lot along Page Road is adjacent to wetlands, constraining accessibility.

In addition, the Consolidated Lot is uniquely shaped, with a long stretch of frontage on Page Road, and varying depths, and it is currently significantly underused. The Consolidated Lot is in the C-II Zoning District, yet it is primarily surrounded by residential uses (including those across page Road and Mammoth Road, and kitty corner across the Page Road/Mammoth Road intersection), making the proposed multi-family use a logical and attractive choice for the Consolidated Lot.

B. Hardship test in light of special conditions.

In light of these special conditions, the two-prong unnecessary hardship test is measured.

First, we focus on the general purposes of Item B.2 of Section 4.3.3 of the Zoning Ordinance, which establishes the fifty (50) foot buffer when a parking lot or driveway is less than two hundred (200) feet from a residential zoning district. Given the text of Item B.2, presumably the purpose of the ordinance provision is to ensure that residential uses are sufficiently screened, by way of a landscaping buffer, from commercial uses in close proximity to a residential lot.

For several of the reasons stated above, no fair and substantial relationship exists between the general public purposes of Item B.2 of Section 4.3.3 and the specific application of that provision to the Consolidated Lot.

Importantly, the proposed project (twelve (12) unit townhouse condominium development) on the Consolidated Lot would be a residential use, not a commercial use. The proposed private entrance road is not a driveway for a commercial site. The proposed six (6) parking spaces are not a “parking lot” for a commercial site, but rather guest or additional resident parking spaces for the proposed townhouse residences.

Furthermore, because the Consolidated Lot itself is split into two Zoning Districts, with the boundary between the C-II Zoning District and the AR-I Zoning District crossing the Consolidated Lot, the fifty (50) foot “buffer zone” established by Item B.2 of Section 4.3.3 of the Zoning Ordinance falls within the Consolidated Lot itself. In other words, the buffer zone would, theoretically, provide a buffer to the portion of the Consolidated Lot located within the AR-I Zoning District from the portion of the Consolidated Lot located within the C-II Zoning District. Establishing a buffer zone within the Consolidated Lot, which would prevent the construction of the private entrance road and the parking spaces along the private entrance road to the proposed

project, does not serve any logical purpose given the fact that the AR-I Zoning District that is “served” by the fifty (50) foot buffer is a portion of the Consolidated Lot.

There is no fair and substantial relationship between the general public purposes of Item B.2 of Section 4.3.3 of the Zoning Ordinance (screening commercial uses to benefit residential uses that are in close proximity to those commercial uses) and the result of applying that ordinance to the proposed project on the Consolidated Lot (preventing the construction of the private entrance road and the proposed six (6) parking spaces along the private entrance road to the proposed project), where the private entrance road and the proposed six (6) parking spaces would not be within fifty (50) feet of any neighboring property, and where the private entrance road and the parking spaces would seamlessly integrate into the proposed project.

Even more simply put, there is no fair and substantial relationship between the purposes of a regulation which serves to protect residential uses from commercial uses when no commercial use is being proposed adjacent to the residentially-zoned area. Rather, a residential use is proposed in the commercial area, which residential use merely needs access through its own property.

Finally, given the configuration of the AR-I Zoning District, there is no way to access the Consolidated Lot without the driveway being within fifty (50) feet of the AR-I Zoning District, thus a variance would be needed for any driveway.

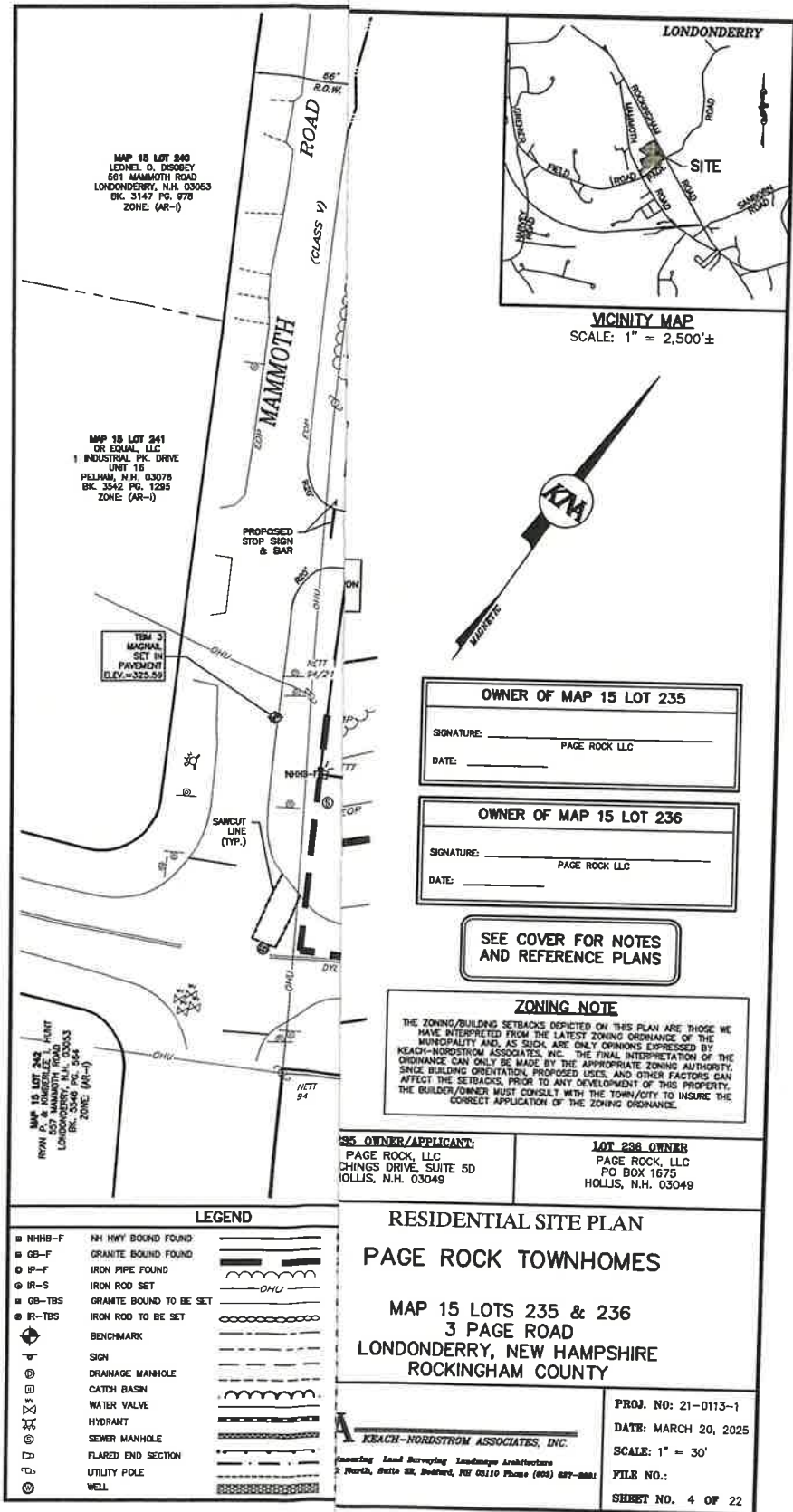
The second prong of the unnecessary hardship test is that the proposed use is a reasonable use. Multi-family dwellings are permitted by conditional use permit in the C-II Zoning District. Necessary driveways and parking spaces are fundamental components of such a use, and thus reasonable in this circumstance.

Therefore, the two-prong unnecessary hardship test has been met.

Conclusion

The Applicant respectfully requests that the variances be granted.

The Applicant reserves the right to provide additional testimony and information at the public hearing on this Application.





Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-235-0
at 3 PAGE RD

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
015-215-1	3 GRENIER FIELD RD	CIDER MILL HEALTHCARE REALTY 920 RIDGEBROOK ROAD SPARKS, MD 21152
015-230-0	550 MAMMOTH RD	ONEIL TIMOTHY D + KRISTINE 550 MAMMOTH RD LONDONDERRY, NH 03053
015-231-0	552 MAMMOTH RD	KELLY STEPHEN + RENEE 552 MAMMOTH RD LONDONDERRY, NH 03053
015-232-0	4 PAGE RD	STOWELL KAYLEEN M REVOC TRUST 395 MAMMOTH RD LONDONDERRY, NH 03053-2319
015-233-0	6 PAGE RD	MERRILL WILLIAM O REVOC TRUST 569 MAMMOTH RD LONDONDERRY, NH 03053
015-234-0	10 PAGE RD	EVANS FAMILY LTD PARTNERSHIP 20 AUBURN RD LONDONDERRY, NH 03053
015-236-0	556 MAMMOTH RD	PAGE ROCK LLC WILLIAM & REEVES PO BOX 1675 HOLLIS, NH 03049
015-238-0	560 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-235-0
at 3 PAGE RD

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.

015-239-0	562 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820
015-240-0	561 MAMMOTH RD	PAUL DUSCOMBRE 561 MAMMOTH RD LONDONDERRY, NH 03053
015-241-0	559 MAMMOTH RD	OR EQUAL, LLC 1 INDUSTRIAL PK DR UNIT 16 PELHAM, NH 03076
015-242-0	557 MAMMOTH RD	HUNT, KIMBERLEE I. 557 MAMMOTH RD LONDONDERRY, NH 03053
015-243-0	555 MAMMOTH RD	MEAD BRIAN W + MICHELLE L 555 MAMMOTH RD LONDONDERRY, NH 03053
017-025-0	295 ROCKINGHAM RD	PAGE ROCK LLC 5 HUTCHINGS, SUITE 5D PO BOX 1675 HOLLIS, NH 03049
017-006-0	569 MAMMOTH RD	MERRILL, KENNETH R. + ROBERT T. & CHARLES C 569 MAMMOTH RD LONDONDERRY, NH 03053



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-235-0
at 3 PAGE RD

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.

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

See attached the email exchange between Renee Merchant and Amy Furlong of February 12 and February 13, 2026 as confirmation of accuracy

Name: _____

Title: _____

Date: _____

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

APPLICANT NAME Page Rock LLC DATE: 2-12-2026
(Please Print)

ADDRESS: PO Box 1675, Hollis, NH 03049 MAP & LOT Map 15, Lot 235, Map 15, Lot 236
and Map 17, Lot 25

PHONE NUMBER: 603-851-5841 ZONE C-II and AR-I

PROPOSED USE: Multifamily residential. Please see letter of J. Bradford Westgate, Esq. dated February 4, 2026 attached.

APPLICANT SIGNATURE: [Signature]
J. Bradford Westgate, Atty for Page Rock LLC.
BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Driveway and parking will encroach through 50' Commercial to AR1 zone buffer

TYPE OF APPEAL: Please circle one of the four appeal

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

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

Nick Codner DATE: 2/12/26
Nick Codner, Zoning Administrator

W&B
Winer and Bennett, LLP
Attorneys at Law

February 4, 2026

J. Bradford Westgate, Esq.
Direct Dial: (603) 484-4626
jwestgate@winerbennett.com

BY U.S. MAIL AND EMAIL

Nick Codner
Chief Building Inspector
Town of Londonderry
Building and Zoning Enforcement
268B Mammoth Road
Londonderry, NH 03053
ncodner@londonderrynh.gov

**Re. Map 15, Lots 235 and 236, 3 Page Road
Map 17, Lot 25, 295 Rockingham Road
Request for Administrative Decisions**

Dear Mr. Codner,

I represent Page Rock LLC, which is the owner of Map 15, Lot 235 ("Lot 235") and Map 15, Lot 236 ("Lot 236"), both with an address of 3 Page Road, and Map 17, Lot 25 ("Lot 25"), with an address of 295 Rockingham Road.

As you are aware, Page Rock LLC has submitted for design review two proposed residential site plans. Sheet 4 of the 3 Page Road site plan and sheet 3 of the 295 Rockingham Road site plan (each as most recently revised) are enclosed.

As depicted on the enclosed plans, at 3 Page Road (Lots 235 and Lot 236, which will be consolidated), Page Rock LLC proposes to construct two (2) townhouse buildings, each containing six (6) residential units. At 295 Rockingham Road (Lot 25), Page Rock LLC proposes to construct two (2) townhouse buildings, with one containing seven (7) residential units and one containing five (5) residential units.

The purpose of this letter is to set forth formal requests for administrative decisions with respect to Lot 235, Lot 236, and Lot 25.

Lot 235 and Lot 236 (3 Page Road)

Lot 235 is located in the Commercial II (C-II) District. Lot 236 is located in the Agricultural-Residential (AR-I) Zoning District. As shown on the proposed residential site plan, Lot 235 and Lot 236 will be consolidated to create a single lot (the "Consolidated Lot"). The proposed residential development on the Consolidated Lot will be primarily in the C-II Zoning District. The only elements of the proposed development that will be located in the AR-I Zoning District will be a portion of the private entrance road, signage for the project, drainage installations, and landscaping. No dwelling unit will be located in the portion of the Consolidated Lot located in the AR-I Zoning District.

As set forth in Section 4.1.2 (Use Table by Zoning District) of the Town of Londonderry Zoning Ordinance (the "Zoning Ordinance"), the proposed construction of multifamily townhouse buildings on the Consolidated Lot in the C-II Zoning District is permitted by obtaining a conditional use permit.

Item B.2 of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District (among others). Specifically, Item B.2 provides:

"2. When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

- a. The buffer zone shall be a minimum of fifty (50) feet wide.
- b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined in the Site Plan Regulations."

As shown on the enclosed plan sheets, upon the consolidation of Lot 235 and Lot 236 into the Consolidated Lot, the boundary between the C-II Zoning District and the AR-I Zoning District will run through the westerly portion of the Consolidated Lot, crossing the proposed private entrance road to the proposed townhouse development.

Also as shown on the enclosed plan sheets for the Consolidated Lot, eight (8) parking spaces are proposed to be located on the southerly side of the proposed private entrance road (driveway) entering from Mammoth Road. Initially, the site plan as submitted for design review depicted only two (2) such parking spaces. To accommodate guest parking, and potential, additional resident parking, six (6) additional spaces are proposed. They would be located on that portion of the Consolidated Lot located in the C-II Zoning District, but these six (6) proposed

spaces would be located within fifty (50) feet of the AR-I Zoning District since a small portion of the Consolidated Lot (the Lot 236 component, in essence) is located in the AR-I Zoning District. Please see the proposed spaces highlighted in yellow on the enclosed plan for 3 Page Road.

The locations of (i) the proposed private entrance road from Mammoth Road to the proposed townhouse community on the Consolidated Lot and (ii) six (6) of these eight (8) parking spaces on the southerly side of the private entrance road raise questions as to whether or not variance(s) are necessary given Item B.2 of Section 4.3.3 of the Zoning Ordinance.

Request for Administrative Decisions with respect to Lot 235 and Lot 236 (3 Page Road)

In light of the foregoing, Page Rock LLC hereby respectfully requests that you issue formal administrative decisions with respect to the following questions:

1. Because the proposed private entrance road to the townhouse development on the Consolidated Lot will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone and through the AR-I Zoning District itself, would a variance be needed from Item B.2 of Section 4.3.3 of the Zoning Ordinance (or from any other provision of the Zoning Ordinance) for the proposed private entrance road? Please see the portion of the proposed entrance road depicted in red in the enclosed plan. It is noted that in its review of the design review site plan for the Consolidated Lot (Lot 235 and Lot 236), Stantec Consulting Services Inc. did not reference the need for a variance for the proposed private entrance road.

2. If parking spaces were to be constructed on the Consolidated Lot (along the private entrance road) within fifty (50) feet of the AR-I Zoning District, would a variance be needed from Item B.2 of Section 4.3.3 of the Zoning Ordinance (or from any other provision of the Zoning Ordinance) for such parking spaces? As mentioned, the original plan sheets for the design review application did not include six (6) of the eight (8) parking spaces proposed to be located on the southerly side of the private entrance road. As noted, the six (6) proposed spaces are highlighted in yellow on the enclosed plan.

With respect to Question 1 above (regarding the need for a variance for the proposed private entrance road), it is respectfully submitted that the answer would be no. Although the private entrance road runs through the AR-I Zoning District, it does so to provide access to the townhouse community at 3 Page Road, and runs through the very lot which will house that community. In addition, no portion of that driveway would be located within 50 feet of any adjacent properties (e.g. Lot 238 owned by Holton LLC), thus not breaching the 50 foot buffer. To the south, the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the proposed driveway are within 50 feet of the proposed entrance road.

Lot 25 (295 Rockingham Road)

Lot 25 is located in the Commercial II (C-II) District. The boundary between the C-II Zoning District and the AR-I Zoning District is within Page Road, which runs along the southeasterly side of Lot 25.

As mentioned above, the proposed construction of multifamily townhouse buildings on Lot 25 in the C-II Zoning District is permitted by obtaining a conditional use permit. Also, as referenced above, Item B.2. of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District.

Request for Administrative Decisions with respect to Lot 25 (295 Rockingham Road)

In light of the foregoing, Page Rock LLC hereby respectfully requests that you issue a formal administrative decision with respect to the following question:

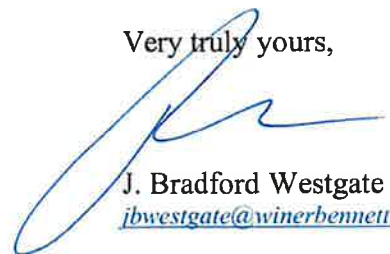
1. Because the proposed private entrance road to the townhouse development on Lot 25 will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone, would a variance from Item B.2 of Section 4.3.3 be needed for the proposed private entrance road? Please see the portion of the proposed entrance road depicted in red in the enclosed plan.

With respect to Question 1 above (regarding the need for a variance for the proposed private entrance road on Lot 25), it is respectfully submitted that the answer would be no. Although the private entrance road technically runs through the 50 foot buffer, it does so to provide access to the townhouse community at Lot 25 (295 Rockingham Road), and runs through the very lot which will house that community. In addition, no portion of that driveway would be located within 50 feet of any adjacent properties, thus not breaching the 50 foot buffer.

Conclusion

We look forward to receipt of your formal administrative decisions. We appreciate your time and are certainly happy to provide any additional information or answer any questions you may have.

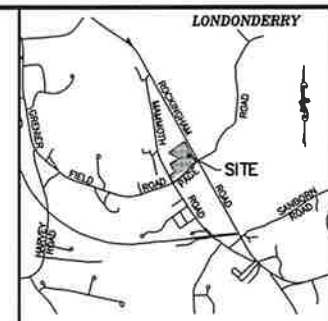
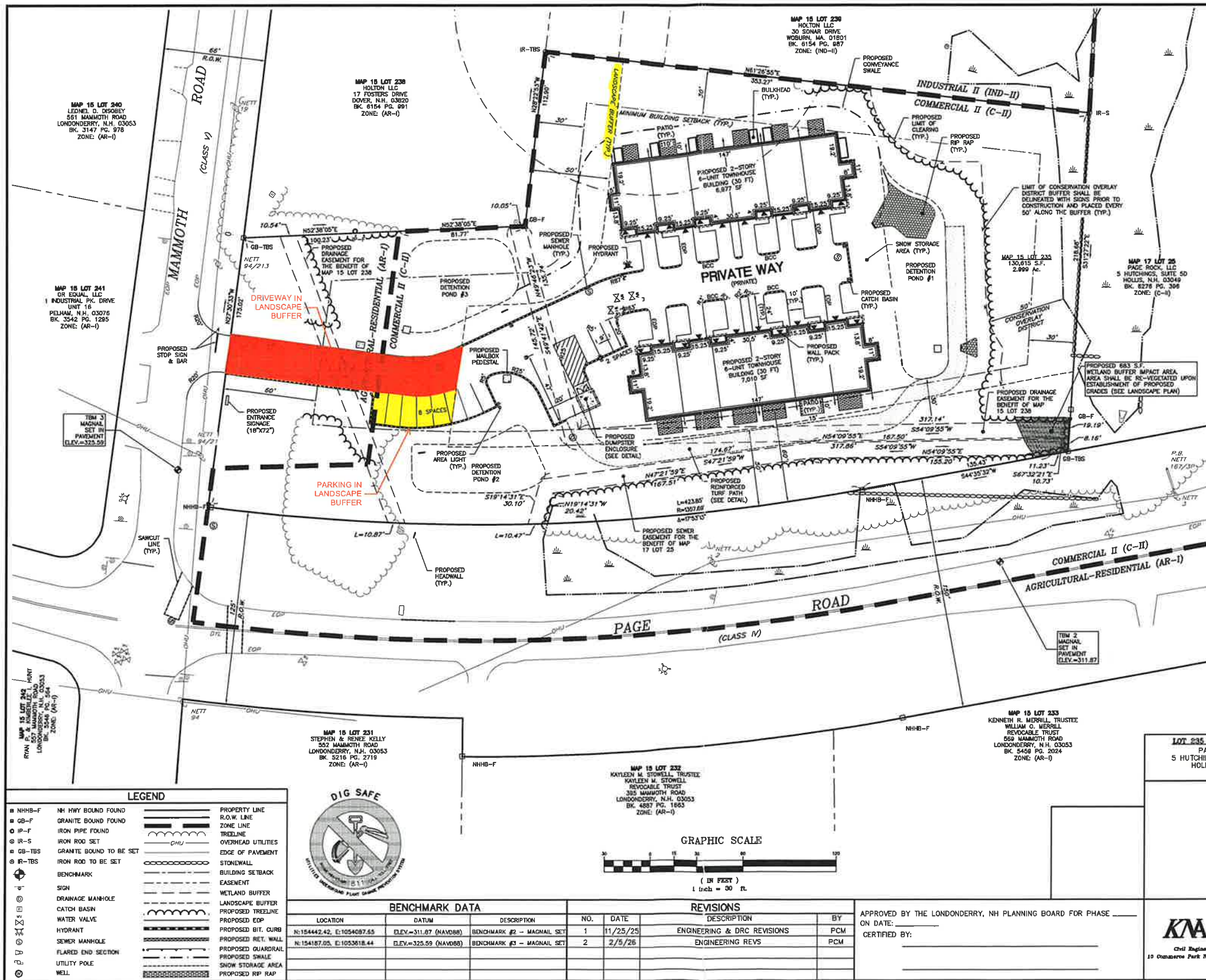
Very truly yours,



J. Bradford Westgate
jwestgate@winerbennett.com

JBW/BWH

cc: Paul Chisolm (by email only)
Deane Navaroli (by email only)
Gary Thomas (by email only)
Mike Dion (by email only)



VICINITY MAP
SCALE: 1" = 2,500'±



OWNER OF MAP 15 LOT 235
SIGNATURE: _____
PAGE ROCK LLC
DATE: _____

OWNER OF MAP 15 LOT 236
SIGNATURE: _____
PAGE ROCK LLC
DATE: _____

SEE COVER FOR NOTES
AND REFERENCE PLANS

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

LOT 235 OWNER/APPLICANT:
PAGE ROCK, LLC
5 HUTCHINGS DRIVE, SUITE 50
HOLLIS, N.H. 03049

LOT 236 OWNER:
PAGE ROCK, LLC
PO BOX 1675
HOLLIS, N.H. 03049

RESIDENTIAL SITE PLAN
PAGE ROCK TOWNHOMES
MAP 15 LOTS 235 & 236
3 PAGE ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

LEGEND

■ NHWB-F	NH HWY BOUND FOUND	—	PROPERTY LINE
■ GB-F	GRANITE BOUND FOUND	—	R.O.W. LINE
○ IP-F	IRON PIPE FOUND	—	ZONE LINE
○ IR-S	IRON ROD SET	—	TREELINE
○ GB-TBS	GRANITE BOUND TO BE SET	—	OVERHEAD UTILITIES
○ IR-TBS	IRON ROD TO BE SET	—	EDGE OF PAVEMENT
○	BENCHMARK	—	STONEWALL
○	SIGN	—	BUILDING SETBACK
○	DRAINAGE MANHOLE	—	EASEMENT
○	CATCH BASIN	—	WETLAND BUFFER
○	WATER VALVE	—	LANDSCAPE BUFFER
○	HYDRANT	—	PROPOSED TREELINE
○	SEWER MANHOLE	—	PROPOSED EDP
○	FLARED END SECTION	—	PROPOSED BIT. CURB
○	UTILITY POLE	—	PROPOSED RET. WALL
○	WELL	—	PROPOSED GUARDRAIL
			PROPOSED SWALE
			PROPOSED RIP RAP



BENCHMARK DATA

LOCATION	DATUM	DESCRIPTION	NO.	DATE
N:154442.42, E:1054087.55	ELEV.=311.87 (NAVD88)	BENCHMARK #2 - MAGNAN SET	1	11/25/25
N:154187.05, E:1053618.44	ELEV.=325.59 (NAVD88)	BENCHMARK #3 - MAGNAN SET	2	2/5/26

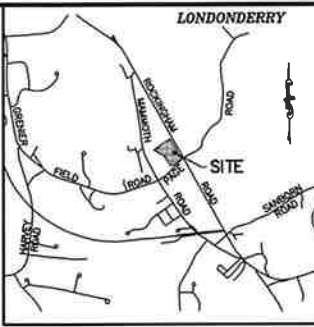
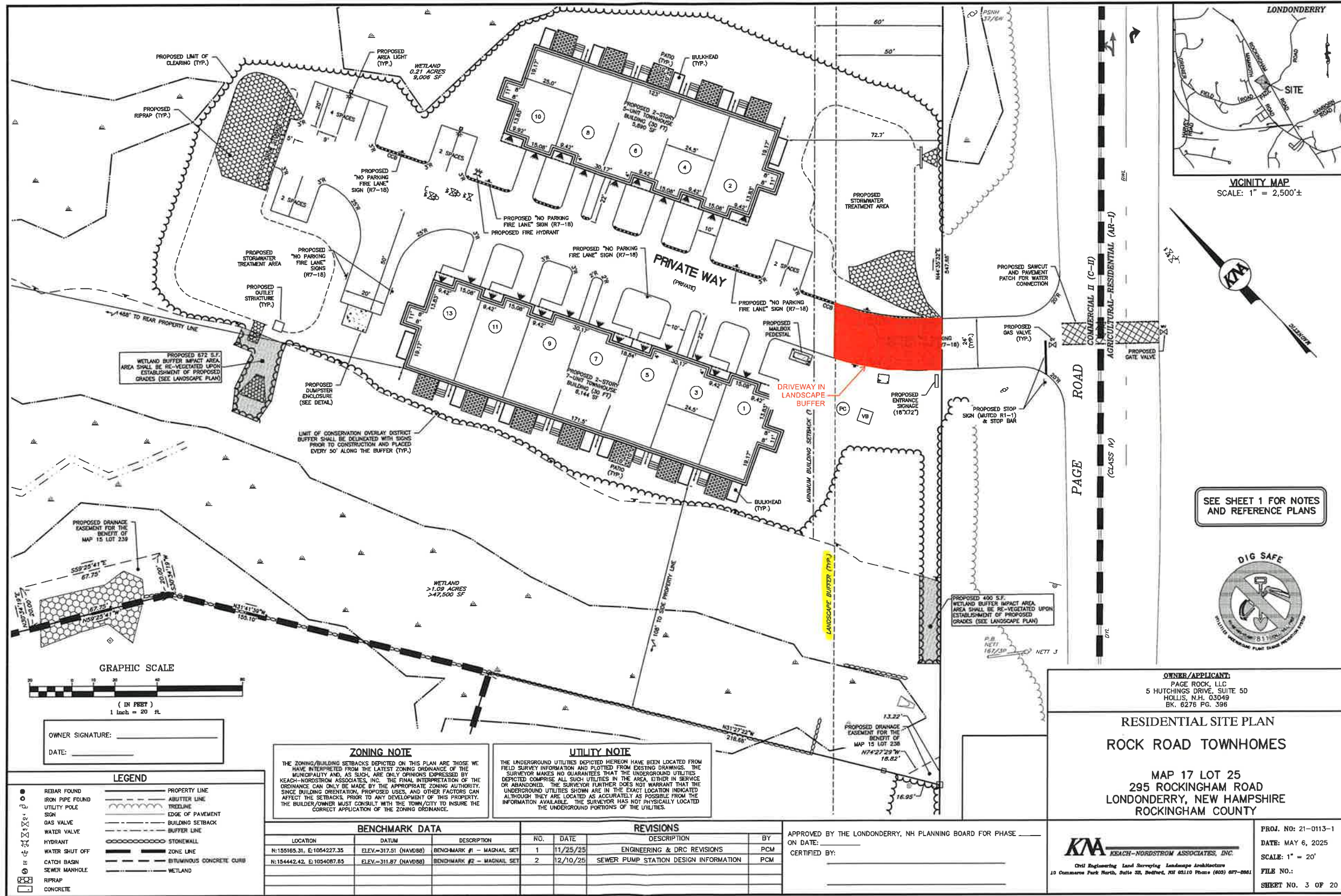
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/25/25	ENGINEERING & DRC REVISIONS	PCM
2	2/5/26	ENGINEERING REVS	PCM

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 20, Bedford, NH 03110 Phone (603) 887-8881

PROJ. NO: 21-0113-1
DATE: MARCH 20, 2025
SCALE: 1" = 30'
FILE NO.:
SHEET NO. 4 OF 22



VICINITY MAP
SCALE: 1" = 2,500'±

SEE SHEET 1 FOR NOTES AND REFERENCE PLANS



OWNER/APPLICANT:
PAGE ROCK, LLC
5 HUTCHINGS DRIVE, SUITE 50
HOLLIS, N.H. 03049
BX. 8276 PG. 398

RESIDENTIAL SITE PLAN
ROCK ROAD TOWNHOMES

MAP 17 LOT 25
295 ROCKINGHAM ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER SIGNATURE: _____
DATE: _____

LEGEND

●	REBAR FOUND	---	PROPERTY LINE
○	IRON PIPE FOUND	---	ABUTTER LINE
○	UTILITY POLE	---	TREELINE
○	SIGN	---	EDGE OF PAVEMENT
○	GAS VALVE	---	BUILDING SETBACK
○	WATER VALVE	---	BUFFER LINE
○	HYDRANT	---	STONEWALL
○	WATER SHUT OFF	---	ZONE LINE
○	CATCH BASIN	---	BITUMINOUS CONCRETE CURB
○	SEWER MANHOLE	---	WETLAND
○	RIPRAP	---	
○	CONCRETE	---	

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

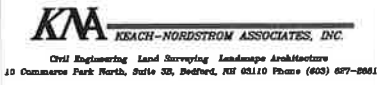
BENCHMARK DATA

LOCATION	DATUM	DESCRIPTION	NO.	DATE
N:151665.31, E:1054227.35	ELEV.=317.51 (NAVD80)	BENCHMARK #1 - MAGNAIL SET	1	11/25/25
N:154442.42, E:1054087.85	ELEV.=311.87 (NAVD80)	BENCHMARK #2 - MAGNAIL SET	2	12/10/25

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/25/25	ENGINEERING & DRC REVISIONS	PCM
2	12/10/25	SEWER PUMP STATION DESIGN INFORMATION	PCM

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____



PROJ. NO: 21-0113-1
DATE: MAY 6, 2025
SCALE: 1" = 20'
FILE NO.:
SHEET NO. 3 OF 20