



**TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100, ext.129 Fax: 432-1142

August 18, 2023

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, August 16, 2023:

Case No.: 06/21/2023-1

Applicant: Londonderry Holdings, LLC
101 Paramount Drive
Sarasota, FL 34232

Location of Property: 104 Grenier Field Road, Map 17 Lot 2 , Zoned IND-II

Request: Request for Re-hearing regarding Case No. 06/21/2023-1 in which the Board denied a variance under IZO 4/1/2 to allow multi-family residential in the Industrial II Zoning District, 104 Grenier Field Road, Map 17 Lot 2, Zoned Ind-II, Londonderry Holdings, LLC (Owner & Applicant).

Result: Chair Benard stated the Board has reviewed and will grant a hearing.

R. Robicsek moved to grant the re-hearing request for Case No. 06/21/2023-1 to September 20, 2023.

M. Feig seconded the motion.

A vote was taken, all were in favor.

The motion passed 4-0-0.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, August 16, 2023:

Case No.: 08/16/2023-1

Applicant: Timothy L. Savoy & Ayse Kalkan-Savoy
3 Meadow Drive
Londonderry, NH 03053

Location of Property: 3 Meadow Drive, Londonderry, NH 03053

Request: Request for a variance from Section 4.2.1.3(C) of the Londonderry Zoning Ordinance to allow a garage to be located 16.3 feet from the front property line where a 40 foot setback is required, 3 Meadow Drive, Map 4, Lot 38, zoned AR-1, Timothy L. Savoy and Ayse Kalkan-Savoy, owners and applicants.

Result: R. Robicsek moved to approve CASE NO. 08/16/2023-1: Request for a variance from Section 4.2.1.3(C) of the Londonderry Zoning Ordinance to allow a garage to be located 16.3 feet from the front property line where a 40-foot setback is required, 3 Meadow Drive, Map 4, Lot 38, zoned AR-1, Timothy L. Savoy and Ayse Kalkan-Savoy, owners and applicants, with a restriction that the garage shall not be any larger in size and location than stated on the plan by Bedford Design Consultants dated July 10, 2023.

M. Feig seconded the motion.

A vote was taken; all were in favor.

The motion passed 5-0-0.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, August 16, 2023:

Case No.: 08/16/2023-2

Applicant: Nouria Energy Corporation
326 Clark Street
Worcester, MA 01606

Location of Property: 174/178 Rockingham Road

Request: Request for a variance from Section 4.6.6.7.F.5.b of the Londonderry Zoning Ordinance to allow a sign 20 ft. in height where 10 ft. is the maximum permitted, 174/178 Rockingham Road, Map 15, Lot 61 & 61-7, zoned C-II, 28 Performance Overlay District, 2V Londonderry LLC, owner, Nouria Energy Corporation, applicant..

Result: Request for a variance from Section 4.6.6.7.F.5.b of the Londonderry Zoning Ordinance to allow a sign 20 ft. in height where 10 ft. is the maximum permitted, 174/178 Rockingham Road, Map 15, Lot 61 & 61-7, zoned C-II, 28 Performance Overlay District, 2V Londonderry LLC, owner, Nouria Energy Corporation, applicant, be approved, as it meets the five criteria.

M. Feig seconded the motion.

A vote was taken; all were in favor.

The motion passed 5-0-0.

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August 18, 2023

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, August 16, 2023:

Case No.: 08/16/2023-3

Applicant: Nouria Energy Corporation
326 Clark Street
Worcester, MA 01606

Location of Property: 174/178 Rockingham Road

Request: Request for a variance from Section 4.6.6.7.F.5.c.i of the Londonderry Zoning Ordinance to allow a sign 70 sf. in area where 30 sf. is the maximum permitted, 174/178 Rockingham Road, Map 15, Lot 61 & 61-7, zoned C-II, 28 Performance Overlay District, 2V Londonderry LLC, owner, Nouria Energy Corporation, applicant.

Result: C. Moore moved to approve the variance request in CASE NO. 08/16/2023-3 from Section 4.6.6.7.F.5.c.i of the Londonderry Zoning Ordinance to allow a sign 70 sf. in area where 30 sf. is the maximum permitted, 174/178 Rockingham Road, Map 15, Lot 61 & 61-7, zoned C-II, 28 Performance Overlay District, 2V Londonderry LLC, owner, Nouria Energy Corporation, applicant as presented. .

M. Feig seconded the motion.

A vote was taken; all were in favor.

The motion passed 5-0-0.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, August 16, 2023:

Case No.: 08/16/2023-4

Applicant: Nouria Energy Corporation
326 Clark Street
Worcester, MA 01606

Location of Property: 174/178 Rockingham Road

Request: Request for a variance from Section 4.6.6.7.F.5.e. to allow a sign that is neither a monument sign nor a directory sign, where these are the permitted sign types, 174/178 Rockingham Road, Map 15, Lot 61 & 61-7, zoned C-II, 28 Performance Overlay District, 2V Londonderry LLC, owner, Nouria Energy Corporation, applicant.

Result: R. Robicsek moved in CASE NO. 08/16/2023-4: Request for a variance from Section 4.6.6.7.F.5.e. to allow a sign that is neither a monument sign nor a directory sign, where these are the permitted sign types, 174/178 Rockingham Road, Map 15, Lot 61 & 61-7, zoned C-II, 28 Performance Overlay District, 2V Londonderry LLC, owner, Nouria Energy Corporation, applicant, be approved.

S. Brunelle seconded the motion.

A vote was taken; all were in favor.

The motion passed 5-0-0.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, August 16, 2023:

Case No.: 08/16/2023-5
Applicant: Nouria Energy Corporation
326 Clark Street
Worcester, MA 01606

Location of Property: 174/178 Rockingham Road

Request: Request for a variance from Section 7.7.E.3 of the Londonderry Zoning Ordinance to allow a changeable electronic sign where changeable electronic signs are not permitted, 174/178 Rockingham Road, Map 15, Lot 61 & 61-7, zoned C-II, 28 Performance Overlay District, 2V Londonderry LLC, owner, Nouria Energy Corporation, applicant.

Result: S. Brunelle moved CASE NO. 08/16/2023-5: Request for a variance from Section 7.7.E.3 of the Londonderry Zoning Ordinance to allow a changeable electronic sign where changeable electronic signs are not permitted, 174/178 Rockingham Road, Map 15, Lot 61 & 61-7, zoned C-II, 28 Performance Overlay District, 2V Londonderry LLC, owner, Nouria Energy Corporation, applicant, be approved, as they met the five criteria.

C. Moore seconded the motion.

A vote was taken; all were in favor.

The motion passed 5-0-0.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.