

# *Town of Derry*

*"Derry, New Hampshire's Place to Be"*

## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, January 15, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Promised Land Survey, LLC**  
**Owner: New Wave Diversified, LLC**  
Parcel ID 09081  
154 Hampstead Road  
Zoned LMDR

Applicant is requesting a Variance to the terms of Article VI, Section 165-47.B.2 & 3 of the Town of Derry Zoning Ordinance to allow the subdivision of the existing property to create a new building lot with less than the required frontage and lot width.

POSTED: JANUARY 2, 2015  
Derry Municipal Center  
Derry Public Library & Taylor Library (by e-mail)  
Derry News for publication, January 8, 2015

# *Town of Derry*

*"Derry, New Hampshire's Place to Be"*

## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, February 19, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Philip Clater**  
Parcel ID 32102  
5 Boyd Road  
Zoned MHDR

Applicant is requesting a Variance to the terms of Article III, Section 165-25.e of the Town of Derry Zoning Ordinance to construct an accessory apartment greather than 600 square feet.

POSTED: FEBRUARY 6, 2015

Derry Municipal Center  
Derry Public Library & Taylor Library (by e-mail)  
Derry News for publication, February 12, 2015

# Town of Derry

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## LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, March 5, 2015, at 7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

### **Meisner Brem Corporation**

**Owner: Craig and Snow Bonneau**

Parcel ID 04061

20 Gulf Road

Zoned LDR

Applicant is requesting a variance to the terms of Article VI, Section 165-48B.2 & 3 of the Town of Derry Zoning Ordinance to allow the subdivision of the existing property to create a new building lot with less than the required frontage and lot width at 20 Gulf Road, Parcel ID 04061, Zoned LDR

### **The Valentine Group**

**Owner: Kachanian Two Realty Trust**

Parcel ID 35015-011

8 Tinkham Avenue

Zoned Industrial IV

Applicant is requesting a Special Exception as provided in Article VIII, Section 165-67 of the Town of Derry Zoning Ordinance to allow the operation of a powder coating business in the Groundwater Resource Protection District (GRCD). This requires a joint hearing of the Zoning Board of Adjustment, Planning Board and Conservation Commission.

POSTED: FEBRUARY 20, 2015

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Derry News for publication, February 26, 2015

*14 Manning Street . Derry, New Hampshire 03038 . Tel 603.432.6148. Fax 603.432.6109*

*Website: [www.derry-nh.org](http://www.derry-nh.org)*

# *Town of Derry*

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## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, March 19, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Shawn Moreau**

**Owner: Cecelia Deschambault and Frances Sidley**

Parcel ID 24011

60 Fordway

Zoned MHDR

The applicant is requesting a Special Exception as provided in Article VI, Section 165-45D of the Town of Derry Zoning Ordinance to allow an in home office for a trucking business and the parking of a tractor trailer type truck on the property.

**Justin Arpino**

Parcel ID 11027-001

2 Heritage Lane

Zoned MDR

The applicant is requesting a Special Exception as provided in Article VI, Section 165-46B of the Town of Derry Zoning Ordinance to allow the operation of a garage door installation business from the residence.

**Promised Land Survey, LLC**

**Owner: New Wave Diversified, LLC**

Parcel ID 09081

154 Hampstead Road

Zoned LMDR

Rehearing of Case #15-100. The applicant is requesting a Variance to the terms of Article VI, Section 165-47.B.2 & 3 of the Town of Derry Zoning Ordinance to allow the subdivision of the existing property to create a new building lot with less than the required frontage and lot width.

POSTED: MARCH 6, 2015

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Derry News for publication, March 13, 2015

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# *Town of Derry*

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## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, May 07, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Stephen R. Ward**

Parcel ID 24019  
4 Pinehurst Avenue  
Zoned MHDR

The applicant is requesting a Variance to the terms of Article VI, Section 165-45-B.1.d.ii of the Town of Derry Zoning Ordinance to allow the construction of a deck less than 15 feet from the side lot line.

**Promised Land Survey**

**Owner: Craig & Linda Boulanger**

Parcel ID 07026  
10 Gill Road  
Zoned LDR

The applicant is requesting a variance to the terms of Article III, Section 165-9 and Article VI, Section 165-48.B.1 of the Town of Derry Zoning Ordinance and relief under NH RSA 674:4 (ii), to all the subdivision of the property to create two undersized lots on a private road.

POSTED: APRIL 24, 2015

Derry Municipal Center  
Derry Public Library & Taylor Library (by e-mail)  
Derry News for publication, April 30, 2015

# *Town of Derry*

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## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, June 04, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Benchmark Engineering, Inc.**

**Owner: H & B Homes Corp.**

Parcel ID 03039

7 Linda Road

Zoned LMDR

The applicant is requesting a variance to the terms of Article VI, Sections 165-47.B.1, 2 & 3 of the Town of Derry Zoning Ordinance to allow the subdivision of the property into three lots each having less than the required lot area, lot frontage, and lot width.

POSTED: MAY 22, 2015

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Derry News for publication, May 28, 2015

# *Town of Derry*

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## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, June 18, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Sam Chakarian**

Parcel ID 19044

406 Collette's Grove Road

Zoned LDR

The applicant is requesting a variance to the terms of Article III, Section 165-9 and Article VI, Section 165-48.B.2 of the Town of Derry Zoning Ordinance to allow the construction of a single family home on an unapproved street that has 100 feet of frontage where the ordinance requires 200 feet of frontage. The applicant is also seeking relief from RSA 674:41-II

POSTED: JUNE 05, 2015

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Derry News for publication, June 11, 2015

# *Town of Derry*

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## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, July 16, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Debra K. Chakarian Revocable Trust  
Debra K. & William Chakarian, Trustees**

Parcel ID 06023  
114 Island Pond Road  
Zoned LDR

The applicant is requesting a variance to the terms of Article III, Section 165-9 and Article VI, Section 165-48.B.2 of the Town of Derry Zoning Ordinance to allow the creation of a lot that has zero feet of frontage on an approved street where the ordinance requires 200 feet of frontage. The applicant is also seeking relief from RSA 674:41-II

**Derry Senior Development LLC**

Parcel ID 07058  
6 Drew Road  
Zoned LDR

The applicant is requesting a variance to the terms of Article III, Section 165-9 to allow the creation of a lot that faces a Class VI road where the ordinance requires lots to face approved streets and a variance from Article VI, Section 165-48.B.2 & 3 of the Town of Derry Zoning Ordinance to allow the creation of a lot with 100 feet of frontage and lot width where the ordinance requires 200 feet.

**Clement LaPlante**

Parcel ID 32071  
5 Mt. Pleasant Street  
Zoned MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45.B.2.b of the Town of Derry Zoning Ordinance to allow the conversion of an existing duplex to a three family building. The applicant is also requesting a variance to the terms of Article VI, Section 165-45.B.2.a to allow for less than the minimum required lot area and Section 165-45.C.4 to allow for less than the required 15% recreational space in order to add a four unit multifamily dwelling to the rear of the lot.



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## **TJW Survey**

**Owner: Arthur & Ruth Provencal**

Parcel ID 07012

246 Island Pond Road

Zoned LDR

The applicant is requesting a variance to the terms of Article III, Section 165-9 of the Town of Derry Zoning Ordinance to allow the creation of a lot with 200' of non-contiguous frontage where the ordinance requires contiguous frontage.

POSTED: JULY 02, 2015

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Derry News for publication, July 9, 2015

# *Town of Derry*

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## LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, August 20, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Alan Gentile, Marianne Gentile & Jennifer Gentile**

Parcel ID 30199  
8 Grove Street  
Zoned MHDR II

The applicant is requesting a variance to the terms of Article VI, Section 165-45.1.B.1.d of the Town of Derry Zoning Ordinance to allow the placement of a replacement shed 4' from the property lines where 15 feet is required.

**Lisa M. Spofford**

Parcel ID 26208  
34 South Avenue  
Zoned MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45.A of the Town of Derry Zoning Ordinance to allow a convenience store (retail service establishment) where the use is not permitted by right.

POSTED: AUGUST 07, 2015

Derry Municipal Center  
Derry Public Library & Taylor Library (by e-mail)  
Derry News for publication, August 13, 2015

# Town of Derry

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## LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, September 03, 2015, at 7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Mary Kendall**

Parcel ID 03120-003002  
43 Stark Road  
Zoned LMDR

The applicant is requesting a Special Exception to the terms of Article VI, Section 165-47A.1 of the Town of Derry Zoning Ordinance to allow the operation of a quilting business at the residence.

**Philip and Lorraine Peterson**

Parcel ID 29016  
31 Jefferson Street  
Zoned MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45B.d.ii of the Town of Derry Zoning Ordinance to allow the construction of a 10' x 20' cold storage addition to the existing garage, less than 15 feet from the side property line.

POSTED: AUGUST 21, 2015

Derry Municipal Center  
Derry Public Library & Taylor Library (by e-mail)  
Derry News for publication, August 27, 2015

# *Town of Derry*

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## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, September 17, 2015, at 7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

### **Case #15-120**

**William & Karen Foden**

Parcel ID 09066-002L

35L Adams Pond Road

Zoned LDR

The applicant is requesting a variance to the terms of Article VI, Section 165-48B.4 of the Town of Derry Zoning Ordinance to allow the construction of a 24' x 16' shed less than 15 feet from the side property line.

POSTED: SEPTEMBER 04, 2015

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Derry News for publication, September 10, 2015

*14 Manning Street . Derry, New Hampshire 03038 . Tel 603.432.6148. Fax 603.432.6109*

*Website: [www.derry-nh.org](http://www.derry-nh.org)*

# *Town of Derry*

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## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, October 01, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

### **21<sup>st</sup> Century Development Corporation**

**Owner: The Mental Health Center for Southern New Hampshire**

Parcel ID 09090

38 North Shore Road

Zoned Low Density Residential

The applicant is requesting a variance to the terms of Article XIII, Section 165-106A of the Town of Derry Zoning Ordinance to allow the replacement of the existing assisted living/mental health facility with a new assisted living facility and building having a larger footprint.

### **JJ Shaw Revocable Trust**

**John Shaw, Jr.**

Parcel ID 08003-001

42 Manchester Road

Zoned Industrial IV

The applicant is requesting a variance to the terms of Article VI, Section 165-42A of the Town of Derry Zoning Ordinance to allow the operation of a used car sales business at the property.

POSTED: SEPTEMBER 18, 2015

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Derry News for publication, September 24, 2015

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# Town of Derry

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## LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, November 05, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Christopher Mastriano**

Parcel ID 18026  
25 Taylor Brook Lane  
Zoned LDR

The applicant is requesting a variance to the terms of Article VI, Section 165-48B.4 of the Town of Derry Zoning Ordinance to allow reconstruction of a dwelling with less than the required property line setbacks for the district.

**MVP Development, LLC**

Parcel ID 27094  
3 Nutfield Court  
Zoned IND I

The applicant is requesting a variance to the terms of Article VI, Section 165-39A, Section 165-45B.2.b and Section 165-45B.2.c of the Town of Derry Zoning Ordinance to construct multifamily (townhouses) on an industrially zoned parcel of land.

**Erik Young/Derry Dental Associates  
Peabody Road Dental Office, LLC**

Parcel ID 36013  
7 Peabody Road  
Zoned GC

The applicant is requesting a variance to the terms of Article III, Section 165-20.a and Article VI, Section 165-32B.3.b of the Town of Derry Zoning Ordinance to construct an addition (approximately 17' x 58') less than 30 feet from a wetland and less than 20 feet from the side property line.

POSTED: OCTOBER 23, 2015

Derry Municipal Center  
Derry Public Library & Taylor Library (by e-mail)  
Derry News for publication, October 29, 2015

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**Andrew Hilker**

**Owner: James & Linda Hilker**

Parcel ID 08041-005

3 Jeff Lane

Zoned MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46A of the Town of Derry Zoning Ordinance to allow a landscaping business (the parking of a pickup truck, trailer and associated equipment only) at the property.

**Mitchell P. Poirier**

Parcel ID 58066

9 Gena Avenue

Zoned MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46C.4 of the Town of Derry Zoning Ordinance to construct a 12' x 30' carport with less than the required setbacks to the front and side property lines.

**Ralph Berube**

Parcel ID 51048

42 Coles Grove Road

Zoned MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46C.4 of the Town of Derry Zoning Ordinance to construct a two car garage with less than the required 15 foot setback from the side lines.

POSTED: NOVEMBER 06, 2015

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Derry News for publication, November 12, 2015

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# *Town of Derry*

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## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, December 03, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Scott Copeland**  
Parcel ID 37032  
132 East Broadway  
Zoned MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45A of the Town of Derry Zoning Ordinance to allow an expansion of the mixed use at the property, specifically a residence on the upper floors and a dental office on the first floor.

POSTED: NOVEMBER 20, 2015

Derry Municipal Center  
Derry Public Library & Taylor Library (by e-mail)  
Derry News for publication, November 26, 2015



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## **LEGAL NOTICE**

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, December 17, 2015**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

**Carrigg Commercial Builders, LLC**

Parcel ID 27108

1 Davis Court

Zoned MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45B.2.b & c of the Town of Derry Zoning Ordinance to allow the construction of an eight unit multi-family building on the property which has 129.70 feet of frontage and lot width where 150 feet is required.

POSTED: DECEMBER 04, 2015

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Derry News for publication, December 10, 2015