

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 1, 2018, at 7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Maverick CDJR, Inc
Ilya M. Shnyder, President
Owner: Puffin Realty Holdings, LLC
PID 08098 & 08099, 57 & 61 By-Pass 28
Zoned GC II

The applicant is requesting a variance to the terms of Article III, Section 165-20.A of the Town of Derry Zoning Ordinance to construct a new automotive sales and repair building within the 75 foot wetland setback.

Manuel Gendron
Owner: Peter & Amy Simon
PID 52007, 54 North Shore Road
Zoned MDR

The applicant is requesting a variance to the terms of Article III, Section 165-8 of the Town of Derry Zoning Ordinance to allow the conversion of an existing garage, located on the property by virtue of an easement granted by the property owner, to be converted to a single family dwelling.

POSTED: JANUARY 19, 2018
Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, January 25, 2018

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 15, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Richard Russo

Owners: Scott & Michelle King

PID 01019-015, 9 Spinnaker Drive

Richard & Michelle Russo

PID 01019-014, 11 Spinnaker Drive

Zoned LMDR

The Applicant is requesting a variance to the terms of Article VI, Section 165-47.B.4 of the Town of Derry Zoning Ordinance to allow the existing shed on lot 01019-015 to remain 3 feet from the side lot line after a proposed lot line adjustment with parcel 01019-014

Lifestyle Homes of NH, Inc.

c/o Dana Edmond

Owner: David & Mary Ann Fraser

PID 08039, 42 Tsienneto Road

Zoned MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46.C.2 & 3 of the Town of Derry Zoning Ordinance to allow the subdivision of a one acre lot containing the existing dwelling leaving the remainder of the lot with 117.50 feet of frontage where 125 feet is required.

POSTED: FEBRUARY 02, 2018

Derry Municipal Center

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

Union Leader for publication, February 08, 2018

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, April 05, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Horne Pond Real Estate Group, LLC

PID 29151, 35 Maple Street
Zoned MHDR II

The Applicant is requesting a variance to the terms of Article VI, Section 165-45.1.A of the Town of Derry Zoning Ordinance to build a 9,000 square foot commercial/industrial building to replace the 9,260 square foot building that was destroyed by fire.

Horne Pond Real Estate Group, LLC

PID 29151, 35 Maple Street
Zoned MHDR II

The Applicant is requesting a variance to the terms of Article III, Section 165-20.a of the Town of Derry Zoning Ordinance to construct a 9,000 square foot commercial/industrial building less than 75 feet from a wetland greater than one acre (Horne Pond).

George Chadwick

PID 12120-007, 116 Old Chester Road
Zoned LDR

The applicant is requesting a variance to the terms of Article III, Section 165-20.a of the Town of Derry Zoning Ordinance to allow the construction of a 23.5 foot by 34 foot addition to the existing dwelling, less than 75 feet from a wetland greater than one acre.

James & Lisa Whiteneck

**Owner: Debra K. Chakarian, Trustee and William K. Chakarian, Trustee
of the Debra K. Chakarian Revocable Trust**

PID 06023-003, 112 Island Pond Road
Zoned LDR

The applicant is requesting a variance to the terms of Article VI, Section 165-48.A of the Town of Derry Zoning Ordinance to operate a landscaping business as their primary business with a wholesale and retail nursery as a secondary business where a nursery was the existing primary business.

POSTED: MARCH 22, 2018

Derry Municipal Center

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

Union Leader for publication, March 29, 2018

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, April 19, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Todd Boyer

PID 35004, 111 Franklin Street Extension
Zoned Industrial IV

The Applicant is requesting a variance to the terms of Article III, Section 165-23 of the Town of Derry Zoning Ordinance to allow the construction of an industrial building with a minimum 20 foot buffer supplemented with a six (6) foot stockade fence and a single row of coniferous trees in lieu of the required 50 foot buffer with three rows of coniferous trees.

POSTED: APRIL 06, 2018

Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, April 12, 2018

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, May 17, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Paul and Dawn Lescovitz

PID 20010, 16 Collette's Grove Road
Zoned LDR

The Applicant is requesting a variance to the terms of Article VI, Section 165-48.B.4 of the Town of Derry Zoning Ordinance to install a 14' x 20' shed less than 35' from the front lot line and less than 15' from the side lot lines.

POSTED: MAY 07, 2018

Derry Municipal Center

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

Union Leader for publication, May 10, 2018

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, June 07, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Pennichuck Waterworks, Inc.

PID 06105, Warner Hill Road
Zoned LMDR

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 existing parcel to be designated a buildable lot with the current frontage dimension (98.23').

Pennichuck Waterworks, Inc.

PID 10062-020, 8.5 Richardson Road
Zoned LDR

The applicant is requesting a variance to the terms of Article VI, Section 165-48.B.2 & 3 of the Town of Derry Zoning Ordinance to allow the existing parcel to be designated a buildable lot with the current frontage dimension (50').

Aaron Hill

Owner: Glema Coughlin

PID 27036-001, 30 Fairview Avenue
Zoned MHDR II

The applicant is requesting a variance to the terms of Article VI, Section 165-45.1 (A) of the Town of Derry Zoning Ordinance to construct a two-family dwelling on the property.

Rodney & Laurie Daily Revocable Trust

Rodney K & Laurie A Daily, Trustees

PID 09045-002, 4 Beaver Lake Road
Zoned LDR

The applicant is requesting a variance to the terms of Article III, Section 165-8 and Section 165-25.e of the Town of Derry Zoning Ordinance to allow the installation of an accessory dwelling unit in a detached structure.

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Kevin & Kathryn Coyle

PID 55012-002, 74 Chester Road

Zoned MDR

The applicant is requesting a variance to the terms of Article III, Section 165-20a of the Town of Derry Zoning Ordinance to allow the construction of a dwelling less than 75 feet from a wetland after the subdivision of the lot.

POSTED: MAY 25, 2018

Derry Municipal Center

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

Union Leader for publication, May 31, 2018

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, June 21, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Kristen Wagner & Gordon Fellows

PID 02146, 7 South Range Road
Zoned LMDR

The applicant is requesting a variance to the terms of Article VI, Section 165-47.B.4 of the Town of Derry Zoning Ordinance to allow a 70' x 200' indoor horse riding arena to be constructed 20 feet from the front property line where 35 feet is required.

Roberta Robie

25 Chester Road
RE: Triangle Portable Services, Inc.
PID 44012, 29 Chester Road
Zoned MDR

Appeal of An Administrative Decision. Applicant is appealing the decision of the Code Enforcement Director that the business located on the property has not expanded and is in compliance with the conditions of the variance granted in 1984 for its operation.

POSTED: JUNE 8, 2018

Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, June 14, 2018

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, August 16, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Manuel Gendron by his attorneys Beaumont & Campbell, PA
Owner: Peter Simon & Amy Simon
PID 52007, 54 North Shore Road
Zoned MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46 (C) of the Town of Derry Zoning Ordinance to allow the subdivision of the property into two (2) lots with the existing residential structure remaining on a lot with 20.02 feet of frontage and an area of 17,466 square feet and the conversion of the existing freestanding garage into a single family residence to be located on a new lot containing 6,859 square feet of area and 125.08 feet of frontage.

Pinkerton Academy
PID 08068-002, 31 Tsienneto Road
Zoned MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46 (A) of the Town of Derry Zoning Ordinance to allow the existing dwelling and property to be utilized for educational purposes.

POSTED: AUGUST 07, 2018
Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, August 09, 2018

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, September 06, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Yvon and Yolaine Beaulieu

PID 11057-020, 3 Wildwood Drive
Zoned MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46 (C).4 of the Town of Derry Zoning Ordinance to allow construction of a 24' x 30' detached garage less than 15 feet from the side property line.

Joanne Curran

PID 06060, 64 Lane Road
Zoned LMDR

The applicant is requesting a variance to the terms of Article VI, Sections 165-47.B 1, 2 and 3 of the Town of Derry Zoning Ordinance to allow the subdivision of the property into 2 lots with the existing dwelling to be located on a lot containing 1.91 acres and to the other lot to contain 10.39 acres and have 50.22 feet of frontage.

Thomas F. Cavanaugh

PID 32067, 4 Hood Road
Zoned MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45.B.1.d of the Town of Derry Zoning Ordinance to allow the existing garage to be located 8.5 feet from the side lot line after the subdivision of the property into three lots.

POSTED: AUGUST 28, 2018

Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, August 30, 2018

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

Website: www.derry-nh.org

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, September 20, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Dalpe Electric, Inc.

Owner: Janice L. Daigle, Trustee

PID 30108, 12 Birch Street

Zoned CBD

The applicant is requesting a variance to the terms of Article XII, Section 165-101.11 of the Town of Derry Zoning Ordinance to allow the installation of a 12 inch by 36 inch electronic message center sign within the existing sign.

POSTED: SEPTEMBER 11, 2018

Derry Municipal Center

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

Union Leader for publication, September 13, 2018

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 18, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

T-Mobile Northeast, LLC

Owner: Blount Communications, Inc.

PID 03116, 8 Lawrence Road

Zoned LMDR

The applicant is requesting a variance to the terms of Article III, Section 165-28.B.1.a of the Town of Derry Zoning Ordinance to allow the installation of a 140 foot monopole (144 feet with lightning rod) telecommunications tower and supporting facilities at the property.

Nicolas Harriman & Mishele White

Owner: Benjamin R. Hoke

PID 26101, 85 West Broadway

Zoned MHDR II

The applicants are requesting a variance to the terms of Article VI, Section 165-45.1A of the Town of Derry Zoning Ordinance to allow a portion of the residence to be utilized as a State Farm Insurance Business.

Marco Bonenfant

PID 55010, 93 Tsienneto Road

Zoned MDR

The applicant is requesting a Special Exception as provided in Article XIII, Section 165-108C of the Town of Derry Zoning Ordinance to allow the operation of a small engine repair business at the property.

POSTED: OCTOBER 9, 2018

Derry Municipal Center

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

Union Leader for publication, October 11, 2018

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 1, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Linda Rutter

PID 06058, 52 Lane Road
Zoned LMDR

The applicant is requesting a variance to the terms of Article III, Section 165-9 of the Town of Derry Zoning Ordinance to approve a residential building lot on a Class VI way.

Andrew W. White & Robyn Stewart

PID 06070-003, 57 Floyd Road
Zoned LMDR

The applicants are requesting a variance to the terms of Article VI, Section 165-47.B.4 of the Town of Derry Zoning Ordinance to allow the construction of a 15 foot by 30 foot addition less than 15 feet from the side property line.

Jeffrey C. Moulton

Owner: Ellen G. Minzner

PID 18019, 39 Taylor Brook Lane
Zoned LDR

The applicant is requesting a variance to the terms of Article VI, Section 165-48.B.4 of the Town of Derry Zoning Ordinance to allow the replacement of an existing home and garage with less than the required front and side property line setbacks.

POSTED: OCTOBER 23, 2018

Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, October 25, 2018

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 15, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Houston Builders, LLC
Owner: Cale Houston
PID 07100, 63.5 Drew 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 and an exception to NH RSA 674:41(II) to allow the construction of a single family home on the existing 5 acre lot with 566 feet of frontage on a discontinued portion of Drew Road.

POSTED: NOVEMBER 6, 2018
Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, November 8, 2018

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 20, 2018**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Jonathan A. Giegerich

PID 09113, 3 Old Chester Road
Zoned LMDR

The applicant is requesting a special exception as provided in Article VI, Section 165-47.A.1 of the Town of Derry Zoning Ordinance to allow the operation of a tax preparation/CPA business at the residence.

41 Birch Street, LLC

Owner: David Benedict

PID 27087-002, 41 Birch Street
Zoned OMB

The applicant is requesting a variance to the terms of Article XII, Section 165-101.11 of the Town of Derry Zoning Ordinance to allow the installation of an electronic message center sign at the property.

Savvy Motors, LLC

Owner: Jarrell Revocable Trust

PID 39031, 46 East Derry Road
Zoned MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46.A of the Town of Derry Zoning Ordinance to allow the operation of an auto sales dealership at the property.

POSTED: DECEMBER 11, 2018

Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, November 13, 2018

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Website: www.derry-nh.org