TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT MEETING

MOOSE HILL COUNCIL CHAMBERS

268B MAMMOTH ROAD

OCTOBER 21, 2026, 7:00 P.M.

DRAFT MINUTES

CALL TO ORDER

Members Present: Jacqueline Benard, Chair; Brendan O'Brien, Clerk; Greg Carson, Member; Lisa Sussman, Alternate Member

Members Absent: Suzanne Brunelle, Vice Chair; Mitchell Feig, Member; Ariana McQuarrie, Alternate Member; Andria Hansen, Alternate Member

Also Present: Nick Codner, Building Inspector/Zoning Administrator

Chair Benard called the meeting to order at 7:00 p.m. and reviewed the meeting procedure. She noted a full Board was not present and that three positive votes were required to approve a request. She offered applicants the opportunity to continue their cases until a full Board was present.

ROLL CALL

APPROVAL OF DRAFT MINUTES

B. O'Brien moved to accept the minutes of the August 19, 2026, meeting as written. L. Sussman seconded the motion. The motion carried 3-0-1, with G. Carson abstaining.

REPORT BY TOWN COUNCIL LIAISON

There was no report by the Town Council liaison.

REGIONAL IMPACT DETERMINATIONS

Staff determined that none of the cases being heard were of regional impact.

B. O'Brien moved to accept the regional impact determination. G. Carson seconded the motion. The motion carried 4-0-0.

PUBLIC HEARING OF CASES

Case No. 10-21-2026-1 - Request For Special Exception From LZO 5.15.1 For A Portable Storage Structure In The Agricultural-Residential (AR-1) Zoning District. The Property Is Located At 40 Old Derry Road, Tax Map 16, Lot 023-9. Tim Leblanc, Owner/Applicant.

B. O'Brien read the case into the record.

Tim Leblanc appeared before the Board to discuss this request to approve placement of an 8' x 20' storage structure on his property. He agreed to move forward with only four Board members present. He shared pictures of the container with the Board, which were marked Exhibit A. The container is already on the property; he moved it to meet Town requirements and apologized for the oversight. The container is not visible from the road.

Chair Benard asked for public comment; there was none.

Chair Benard closed public comment.

T. Leblanc asked for clarification of how long the container can remain on his property.

Chair Benard closed the public portion of the hearing and the Board began deliberation.

B. O'Brien reviewed the special exception criteria:

1. Is the use detrimental to the health or safety of residents? No. The Board agreed.

2. Will the use create undue traffic congestion or a traffic safety hazard in the vicinity of the proposed development? No. The Board agreed.

3. Will the use be incompatible with the surrounding neighborhood? No. The Board agreed.

4. Will the use be a detriment to property values in the vicinity of the proposed development, with consideration given to the location or scale of buildings, structures, parking areas, or other access ways? No. The Board agreed.

5. Will a nuisance be created by such use by way of emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants, or the unsightly outdoor storage of equipment, vehicles, or other materials? No. The Board agreed.

6. Will the use create a hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials? No. The Board agreed.

7. Will the use result in the degradation of existing surface and groundwater quality standards, or have adverse effects on the natural functions of wetlands on the site which would result in the loss of significant habitat or flood control protection? No. The Board agreed.

8. Will there be more than one portable structure per property? No. The Board agreed.

9. Will the portable storage structure be larger than 10 feet wide, 20 feet long, and 10 feet high? No. The Board agreed.

10. Will the portable storage structure be located to the side or rear of the principal structure on the property? Yes. The Board agreed.

11. Will the portable storage structure be set back a minimum of 15 feet from any side or rear lot line, and 40 feet from any front property line? Yes. The Board agreed.

12. Will the portable storage structure be set back a minimum of 5 feet from the nearest wall of a building? Yes. The Board agreed.

13. Will the portable storage structure be placed on a paved, concrete, other appropriate impervious surface, or be placed on blocks? Granite blocks. The Board agreed.

14. Will adequate and appropriate facilities will be provided for the intended use? N/A. The Board agreed.

15. Will all necessary state and federal permits be obtained? N/A. The Board agreed.

16. Please state the length of time the portable storage structure will remain on the property: Unlimited. The vote was 3-1, with L. Sussman voting in opposition.

B. O'Brien moved to grant the request for a special exception. G. Carson seconded the motion. The motion carried 4-0-0.

COMMUNICATION AND MISCELLANEOUS

REQUEST FOR REHEARING

Request For Rehearing Of Case No. 07-15-2026-5 & Case No. 07-15-2026-6 For 131 High Range Road

B. O'Brien read the request into the record. Chair Benard noted that G. Carson was not present during the presentation of these cases, so would not be involved in this discussion.

For Case No. 07-15-2026-5, Chair Benard asked if the Board members reviewed the notes from the case, and they verified they had. Chair Benard asked if anyone determined if there was an error based on the five points of law.

The Board discussed whether they should wait until a full Board was present for this discussion. Chair Benard noted the request must be addressed within 30 days, and she could not ensure when a full Board would be present.

Chair Benard asked if anyone determined if there was an error made based on the five points

of law. No Board members found that any errors were made.

B. O'Brien moved in Case No. 07-15-2026-5 to deny the request for a rehearing. L. Sussman seconded the motion. The motion carried 3-0-0.

For Case No. 07-15-2026-6, Chair Benard asked if the Board members reviewed the notes from the case and they verified they had. Chair Benard said the request for a rehearing and the reasons for the request were based on the heavy equipment issue and how the regulations read. The applicant at the time had the ability and time to formally appeal the administrative decision that they needed a variance and they did not do so. The time to question whether or not they needed a variance has passed. The Board has heard the case.

Chair Benard asked if, based on the five points of law, anyone determined during their review of the case that any errors were made in documenting their decision or any errors in the five points of law. No Board members found that any errors were made.

B. O'Brien moved in Case No. 07-15-2026-6 to deny the request for a rehearing. L. Sussman seconded the motion. The motion carried 3-0-0.

OTHER BUSINESS

ADJOURN

B. O'Brien moved to adjourn the meeting. G. Carson seconded the motion. The motion carried 4-0-0.

The meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Beth Hanggeli

Recording Secretary