

ZONING BOARD OF ADJUSTMENT - AGENDA

September 4, 2025

REMOTE & LIVE –

Zoom Link

URL: <https://zoom.us/j/323909140>

Enter Meeting ID: 323909140

By phone:

Phone numbers: (646) 558-8656 or (312) 626-6799 or (301) 715-8592

Enter Meeting ID: 323 909 140

Technical Difficulty: (603)845-5585 (call during scheduled meeting)

PUBLIC HEARING

Request to table to 10/2/2025

25-129

Owner/Applicant: Chelsea Ewing

Parcel ID: 25013-005R 3R Philip Rd

Zoned MDR

25-132

Request for Rehearing

Tapir Properties, LLC

Parcel ID: 32028 29 Crystal Ave

Zoned GC

The applicant is requesting a rehearing for the August 21, 2025 decision by the Town of Derry Zoning Board of Adjustment (ZBA) denying the request for a variance to allow the installation of a two-bedroom dwelling unit in the basement floor of the existing business.

25-133

Request for Extension

Kenneth & Tunde Eyring

Parcel ID: 32033 4 Lenox Rd

Zoned GC

The applicants are requesting an extension of the variance granted on October 7, 2021 to the terms of Article VI, Section 165-32.1.A of the Town of Derry Zoning Ordinance and subsequent extension granted on October 19, 2023 to allow the conversion of the existing two-family dwelling into a three family dwelling.

25-122

Shaughnessy Allard, PLLC, Gino Spero & Shade Tree Farm, LLC (continued from 8/21/2025)

Owner: Shade Tree Farm, LLC & Gino Spero

Parcel ID: 07084-003 62 Drew Rd

10113 96 Drew Rd

Zoned LDR

The applicants are requesting a variance to the terms of Article VI, Section 165-48.B.2 of the Town of Derry Zoning Ordinance to allow for a lot line adjustment resulting in less than 200 feet of frontage located within the Town of Derry.

25-128**Owner/Applicant: James & Carol Dickerson (tabled from 8/21/2025)**

Parcel ID: 16005 926 Whitneys Grove Rd

Zoned LDR

The applicants are requesting a variance to the terms of Article III, Section 165-8 and Article VI, Section 165-48.B.4 of the Town of Derry Zoning Ordinance to replace an existing deteriorating 3 bedroom dwelling with a new 3 bedroom dwelling less than 15 feet from the side property line on an existing property consisting of multiple residential buildings.

25-130**Joseph Santomassino****Owner: Hawes Wallace Revocable Trust**

Parcel ID: 07047 278 Island Pond Rd

Zoned LDR

The applicant is requesting a variance to the terms of Article III, Section 165-25.i of the Town of Derry Zoning Ordinance to allow the construction of a second accessory dwelling unit (ADU) in the form of a detached structure.

25-131**Lisa Morin & Micah Arsenault****Owner: Lisa Arsenault & Micah Arsenault**

Parcel ID: 21027-002 80 Fordway Ext

Zoned MDR

The applicants are requesting a special exception as provided in Article VI, Section 165-46.B of the Town of Derry Zoning Ordinance to operate an artisan gift shop at the residence.

OTHER BUSINESS**CORRESPONDENCE****APPROVAL OF MINUTES** 7/17/2025, 8/21/2025**ADJOURN**