

ZONING BOARD OF ADJUSTMENT – AGENDA

June 18, 2026

LIVE

Zoom Link

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

Enter Meeting ID: 323909140

ADMINISTRATIVE BUSINESS

25-118

Applicant: Tapir Properties
Owner: Tapir Properties, LLC
Parcel ID 32028
29 Crystal Ave
Zoned: GC

Remand hearing for further deliberation consistent with the Housing Appeals Board's April 30, 2026 Order

PUBLIC HEARING:

26-114 (Continued from June 4, 2026)

Applicant: Promised Land Survey, LLC
Owner: Peabody Family Revocable Trust of 2025
Co-Owner: Peabody Craig B. & Jennifer A. Trustees
Parcel ID: 06103A
26.5 Ballard Rd
Zoned: LMDR

The applicant is requesting a variance to Article VI, Section 165-47.B.2 and Section 165-47.B.3 of the Town of Derry zoning ordinance to allow the construction of a single-family home with less than the required frontage and minimum lot width.

26-115 (Request table from June 4, 2026)

Applicant: Germaine & Blaszk, PA
Owner: JAL, LLC
Parcel ID: 14015
Zoned: LMDR

The applicant is requesting a variance to the terms of Article VI, Section 165-47.B.1 of the Town of Derry Zoning Ordinance to subdivide approximately sixteen acres into lots with less than the required two-acre minimum.

26-116 (Tabled from June 4, 2026)

Applicant: Kilduff Realty Trust, Carol Kilduff Trustee
Owner: Carol Kilduff Family Trust
Parcel ID 51008
16 Coles Grove Rd
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 the construction of a single-family home located less than 35 feet to the front property line and less than 15 feet to the side property line.

26-117

Applicant: Michael and Frannie Greenberg
Owner: Greenberg Family Revocable Trust
Michael and Frannie Greenberg Trustees
Parcel ID 08041-001
76 Tsienneto Rd
Zoned: MDR

The applicants are requesting a variance to the terms of Article VI, Section 165-46A of the Town of Derry Zoning Ordinance to allow a wildlife rehabilitation center use at the property.

26-118

Applicant: Cocuzzo Enterprises, LLC
Owner: 6 Pearl Street, LLC
Parcel ID 30092
6 Pearl Street
Zoned: CBD

The applicant is requesting a variance to the terms of Article VI, Section 165-33B of the Town of Derry Zoning Ordinance to permit the use of the existing rear of the property as a contractor yard and allow the construction of a contractor garage for use from the abutting property at 27 Franklin St.

26-119

Applicant: Pinkerton Academy
Owner: Pinkerton Academy
Parcel ID 43001
22 North Main Street
Zoned: MHDR

The applicant is requesting a variance to the terms of Article XII, Section 165-101.1 and Article XII, Section 165-101.11 of the Town of Derry Zoning Ordinance to allow the installation of a 48 square foot freestanding sign containing a 16 square foot electronic message center sign, replacing an existing free-standing sign.

OTHER BUSINESS

CORRESPONDENCE

APPROVAL OF MINUTES *5/7/26, 5/21/26, 6/4/26*

ADJOURN