

ZONING BOARD OF ADJUSTMENT – AGENDA
May 7, 2026

LIVE

Zoom Link

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

Enter Meeting ID: 323909140

ADMINISTRATIVE BUSINESS:

26-105

MOTION FOR REHEARING (Tabled from April 2, 2026 Meeting)

Applicant: Daniel & Jennifer Phelan

Owner: Nicholas Marion

Parcel ID: 03169-008

38 Gervaise Dr.

Zoned: LMDR

The applicant is requesting a rehearing of case #26-105

24-115

REQUEST FOR EXTENSION

Applicant: Town of Derry

Owner: Town of Derry

Parcel ID: 29128

19 Elm St.

Zoned: MHR2

Request for extension of variance granted of case 24-115.

24-109

REQUEST FOR EXTENSION

Applicant: Promised Land Survey, LLC

Owner: Comeau's Beach Redevelopment, LLC

Parcel ID: 51084

74 Beaver Lake Ave

Zoned: MDR

Request for extension of variance granted of case 24-109.

PUBLIC HEARING:

26-109

Applicant: Edward N. Herbert Associates, Inc.

Owner: Craig J. Bonneau

Co-owner: Snow Bonneau

Parcel ID: 26169

23 Central Street

Zoned: CBD

The applicants are requesting a variance to the terms of Article VI, Section 165-33.B.5.b.iii and Section 165-33.C.4 of the Town of Derry Zoning Ordinance, to allow the construction of five (5) Residential Townhouses on the property which will not include a mixed commercial component and which will be located greater than eight (8) feet from the front property line. (This is a different request than the variance that was granted by the Zoning Board on February 20, 2025).

26-107

Applicant: Bird Enterprises LLC, Jay Yenaco, duly authorized (Tabled from April 2, 2026 Meeting)

Owner: Bird Enterprises LLC, Jay Yenaco, duly authorized

Parcel ID: 10012

187 Hampstead Rd

Zoned: LMDR

The applicant is requesting a variance to the terms of Article III, Section 165-101.1 of the Town of Derry Zoning Ordinance to allow the installation of a 50 sq ft pylon sign.

26-110

Applicant: Michelle Lamattina

Owner: John M Lamattina

Parcel ID: 09049-001

4 Cross Rd

Zoned: LDR

The applicant is requesting a Special Exception as provided in Article VI, Section 165-48.A.1 of the Town of Derry Zoning Ordinance to allow the operation of a wig salon at the residence.

26-111

Applicant: Promised Land Survey, LLC

Owner: S & T Nominee Trust (Tracey A. & Stephen J. Lannan, Tts)

Parcel ID: 15-016-003

17 Whitney Grove Rd.

Zoned: LDR

The applicants are requesting a variance to the terms of Article III, Section 165-9 of the Town of Derry Zoning Ordinance and NH RSA 674:41 to allow the construction of a single family dwelling on the lot which does not have frontage on a Town approved street.

26-112

Applicant: Jeffrey Moulton

Owner: Benjamin Powell

Parcel ID: 19091

22 Germantown Rd.

Zoned: LDR

The applicants are requesting a variance to the terms of Article VI, Section 165-48.B.4 of the Town of Derry Zoning Ordinance to allow the construction of a second story expansion to an existing single story garage which is located less than 35 feet to the front property line and less than 15 feet to the side property line. (As permitted by a variance granted in 2016).

OTHER BUSINESS

Appointment of Officers

CORRESPONDENCE

APPROVAL OF MINUTES 2/19/26, 4/2/26

ADJOURN