

# ZONING BOARD OF ADJUSTMENT – AGENDA

February 5, 2026

**LIVE**

## **Zoom Link**

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

Enter Meeting ID: 323909140

## **PUBLIC HEARING**

### **26-101**

**Applicant: Dennis Labrie**

**Owner: Facendola Living Trust**

**Co-owner: Nicola & Joanne Facendola Trustees**

Parcel ID: 55012 87 Tsienneto Rd

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 3-season porch with new deck, replacing an existing impaired deck located less than 75 feet from a wetland greater than one acre.

### **26-102**

**Applicant: Ronald and Angela Valentine**

**Owner: Ronald and Angela Valentine**

Parcel ID: 56071 49 North Shore Rd

Zoned: MDR

The applicants are requesting a variance to the terms of Article VI, Section 165-46.C.1.4 of the Town of Derry zoning ordinance to allow the construction of a shed less than 35 feet from the front property line.

### **26-103**

**Applicant: Brandon Wing (Promised Land Survey, LLC)**

**Owner: Murdoch Family Revocable Trust**

Parcel ID: 06059 62 Lane Road

Zoned: LMDR

The applicant is requesting a variance to the terms of Article VI, Section 165-47.B.1 to allow the property to be subdivided into 2 lots where both lots will have less than the required two-acre area minimum.

**OTHER BUSINESS**

Review of Amendments to the Board's Policy and Procedures - First Reading

**CORRESPONDENCE**

**APPROVAL OF MINUTES** 12/4/25 & 12/18/25

**ADJOURN**