

**A G E N D A**  
**VIRTUAL and IN PERSON MEETING**

**CALL TO ORDER**

The Planning Board voluntarily continues to offer remote participation. If any member of the Planning Board participates remotely, votes shall be by roll call.

**To attend this meeting:**

**Using a computer or smart device:**

Visit [www.zoom.us](https://www.zoom.us) (Your browser may ask you to install Zoom)

Enter Meeting ID: 754 663 912

**Or by Phone:**

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

Enter Meeting ID: 754 663 912

If you have problems calling in during the scheduled meeting time, contact 603-845-5585

**If joining the meeting by Phone**

**\*6 to toggle mute/unmute**

**\*9 to raise your hand**

**ADMINISTRATIVE BUSINESS:**

Escrow

#25-20 / Shade Tree Farm

Approval of Minutes

September 17, 2025

Correspondence

Other Business

FIRST READING/Schedule Hearing: Proposed changes to the Town of Derry Zoning Ordinance to AMEND Article I, Section 165-5, Definitions; Article III, Section 165-28, Wireless Communication Facilities; Article V, Section 165-30, Zoning Map; Article VI, Section 165-32.3, General Commercial IV; Section 165-32.4, West Running Brook District; Section 165-37, Neighborhood Commercial District; Section 165-39, Industrial I; Section 165-40, Industrial II; Section 165-42, Industrial IV; Article XX, Section 165-101.2, Signs in the Neighborhood Commercial District, and to DELETE Section 165-43.1, Industrial VI.

FIRST READING/Schedule Hearing: Proposed changes to the Town of Derry Land Development Control Regulations, Article XIV, Section 170-84, Various Sections of the Town, and to ADD Section 170-85.2, Design Elements Specific to the Neighborhood Commercial District; and to AMEND Part 2, Subdivision Regulations, Article IV, Section 170-21.C, Submittal Requirements.

FIRST READING/Schedule Hearing: Proposed changes to the Town of Derry Land Development Control Regulations, to AMEND Article VII, Section 170-44, Substantial Completion; Article IX, Section 170-63, Parking Requirements.

FIRST READING/Schedule Hearing: Proposed changes to the Town of Derry Zoning Ordinance to AMEND, Article II, Section 165-5, Definitions; Article III, Section 165-8, Number of Buildings Per Lot; Section 165-25, Accessory Dwelling Units; Article IV, Section 165-38, Manufactured Housing Park District; Section 165-49, Traditional Business Overlay District;

Article XV, Section 165-125, Appeals; Article VI, Section 165-32, General Commercial, and 165-35, OMB to include a new permitted use and parameters for the use.

Planning Director/Chairman Updates

**PUBLIC HEARING**

Timothy Woodland  
(Owner: Jarrod and Amanda Brown)  
PID 04014, 71 Goodhue Road  
Acceptance/Review  
2-Lot Subdivision

Board Member Comments

**ADJOURN**

**NOTE:** Meetings of the Board begin at 7:00 p.m. and are scheduled to end by 10:00 p.m. At 9:30 p.m. the Board will assess the agenda items remaining to be discussed. The Board reserves the right to reschedule agenda items to the next scheduled meeting.