

ZONING BOARD OF ADJUSTMENT – AGENDA

June 4, 2026

LIVE

Zoom Link

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

Enter Meeting ID: 323909140

PUBLIC HEARING:

26-112 (Tabled from May 7, 2026 Meeting)

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).

26-113 (Tabled from May 21, 2026 Meeting)

Applicant: Edward N. Herbert Associates, Inc.

Owner: Craig J. Bonneau Construction Company LLC

Parcel ID: 14024

34 Pingree Hill Rd

Zoned: LDR

The applicant is requesting a variance to the terms of Article VI, Section 165-48.B.1 of the Town of Derry zoning ordinance to allow the property to be subdivided into 3 lots where one of the lots will have less than the three-acre minimum.

26-107 (Continued from April 2, 2026 Meeting)

Applicant: Bird Enterprises LLC, Jay Yenaco, duly authorized

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.

26-114 (Requested Table From May 21, 2026 Meeting)

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

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

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.

OTHER BUSINESS

- Discussion – Tapir Properties
- Review summer schedule

CORRESPONDENCE

APPROVAL OF MINUTES 5/7/26, 5/21/26

ADJOURN