

ZONING BOARD OF ADJUSTMENT – AGENDA

September 3, 2026

LIVE

Zoom Link

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

Enter Meeting ID: 323909140

PUBLIC HEARING:

26-118 (Tabled from August 20, 2026 Meeting)

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.

26-125

Applicant: Dolores Desiderio

Owner: Dolores Desiderio

Parcel ID 26030-001

19 Aiken Street

Zoned: MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45.1.B.d of the Town of Derry Zoning Ordinance to allow the construction of a sunroom 11.5 feet from the side property line at its closest point when 15 feet is required.

26-126

Applicant: Patricia M. Paciocco, Esquire – Paciocco Law, LLC

Owner: Robert Scott Rowe

Parcel ID 02149-014

67 Frost Rd

Zoned: LMDR

The applicant is requesting a variance to the terms of Article III, Section 165-25.a and Article VI, Section 165-47.B.4 of the Town of Derry Zoning Ordinance to allow the construction of a 2-car attached garage with ADU above 25.1 feet from the front property line where 15 feet is required due to the right-of-way.

26-128

Applicant: Revive Recovery Resource Center; Jessica Carter
Owner: Dovaro Trust, Palmisano Robert J. Trustee
Parcel ID 32020
32 Crystal Ave
Zoned: GC

The applicant is requesting a variance to the terms of Article VI, Section 165-3.1.A of the Town of Derry Zoning Ordinance to permit the operation of a 10-bed, Level III Men's group recovery residence within the existing structure on the property.

26-129

Applicant: Etz Hayim Synagogue
Owner: Andrew Dellapelle
Parcel ID 32062-002
1.5 Hood Rd
Zoned: MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45.A of the Town of Derry Zoning Ordinance to permit the operation of a child group daycare facility within a portion of the existing building.

OTHER BUSINESS**CORRESPONDENCE**

APPROVAL OF MINUTES 7/16/26, 8/20/26

ADJOURN