

ZONING BOARD OF ADJUSTMENT – AGENDA

July 16, 2026

LIVE

Zoom Link

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

Enter Meeting ID: 323909140

ADMINISTRATIVE BUSINESS

26-107

MOTION FOR REHEARING

Applicant: James L. Foley

Owner: Bird Enterprises LLC, Jay Yenaco, duly authorized

Parcel ID: 0012

187 Hampstead Rd

Zoned: LMDR

The applicant is requesting a rehearing of case #26-107 granting 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 42.5 sq ft pylon sign.

PUBLIC HEARING:

26-117 (Continued from June 18, 2026 Meeting)

Applicant: Michael and Frannie Greenberg

Owner: Greenberg Family Revocable Trust
Michael and Frannie Greenberg Trustees

Parcel ID 08041-001

76 Tsienneto Rd

Zoned: MDR

The applicants are requesting a variance to the terms of Article VI, Section 165-46A of the Town of Derry Zoning Ordinance to allow a wildlife rehabilitation center use at the property.

26-118 (Tabled from June 18, 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.

26-119 (Tabled from June 18, 2026 Meeting)

Applicant: Pinkerton Academy
Owner: Pinkerton Academy
Parcel ID: 43001
22 North Main Street
Zoned: MHDR

The applicant is requesting a variance to the terms of Article XII, Section 165-101.1 and Article XII, Section 165-101.11 of the Town of Derry Zoning Ordinance to allow the installation of a 48 square foot freestanding sign containing a 16 square foot electronic message center sign, replacing an existing free-standing sign.

26-120

Applicant: Ackerman Family Revocable Trust – Peter Ackerman - Trustee
Owner: Ackerman Family Revocable Trust
Co-Owner: Ackerman Peter P & Gisele Constantino Trustees
Parcel ID: 07049
300 Island Pond Rd
Zoned: LDR

The applicant is 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 residential addition with attached garage within 17.7 ft of the front property line where 35 ft is required.

26-121

Applicant: Prime Storage Rockingham Road Derry LLC
Owner: Prime Storage Rockingham Road Derry LLC
Parcel ID: 05034
84/86 Rockingham Road
Zoned: WRB

The applicant is requesting a variance to the terms of Article VI, Section 165-32.4.B.20 of the Town of Derry Zoning Ordinance to allow the construction of 3 buildings totaling 11,675 sq ft of additional storage space.

26-122

Applicant: Grant Benson III
Owner: Grant Benson III
Parcel ID: 09001
1 Family Ridge Drive
Zoned: MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46.C.2 & 3 of the Town of Derry Zoning Ordinance to allow the subdivision of the property into 2 lots with both lots proposed to have less than the required frontage and lot width.

OTHER BUSINESS

CORRESPONDENCE

APPROVAL OF MINUTES 5/7/26, 5/21/26, 6/4/26, 6/18/26

ADJOURN