



PLANNING & DEVELOPMENT DEPARTMENT
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Board Members

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Planning Board
Zoning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

AGENDA
CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT
Wednesday, February 14, 2024 at 7:00 p.m.
City Hall Council Chambers
31 Wakefield Street, Rochester, NH

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of minutes from January 10, 2024
5. Continued Cases:

Z-23-48 NM Cook Development, LLC Seeks a *Variance* from Section 12.8 to permit the corner of a proposed building within 50' of a wetland boundary. ***Withdrawn***

Location: 0 & 17 Farmington Road, Maps 216 & 221 Lots 29 & 164 in the Granite Ridge Development Zone.

Z-23-49 NM Cook Development, LLC Seeks a *Variance* from Section 12.8.B(8) to permit land disturbance within 25' of a wetland boundary. ***Public Hearing***

Location: 0 & 17 Farmington Road, Maps 216 & 221 lots 29 & 164 in the Granite Ridge Development Zone.

Z-24-01 Waterstone Rochester, LLC Seeks a *Variance* from Section 8.5.10(a)(1)(a) to allow a 0-foot side setback where 50-feet is required. ***Public Hearing***

Location: 120 Marketplace Boulevard, Map 216 Lot 11 in the Granite Ridge Development Zone.

Z-24-02 Waterstone Rochester, LLC Seeks a *Variance* from Section 8.5.10(a)(1)(b) to permit a 38-foot rear setback where 100-feet is required. ***Public Hearing***

Location: 120 Marketplace Boulevard, Map 216 Lot 11 in the Granite Ridge Development Zone.

Z-24-03 Waterstone Rochester, LLC Seeks a *Variance* from Section 8.6 to permit a 0-foot side pavement setback where 5-feet is required. ***Public Hearing***

Location: 120 Marketplace Boulevard, Map 216 Lot 11 in the Granite Ridge Development Zone.

6. New Cases:

Z-24-05 Nikolas Moquin & Blake-Mari Watkins Seeks a *Special Exception* from Table 18-A to permit converting the existing in-law apartment into an Accessory Dwelling Unit. ***Public Hearing***

Location: 1 Sunset Drive, Map 127 Lot 3 in the Residential-1 Zone.

Z-24-06 Granite State Housing, LLC Seeks a *Variance* from Table 19-A to permit a 3-lot subdivision with each lot having 65-feet of frontage where 100-feet is required. ***Public Hearing***

Location: 5 Crockett Street, Map 127 Lot 89 in the Residential-1 Zone.

Z-24-07 Shawn Richardson/The Freeman Organization Seeks a *Special Exception* from Table 18-A and Section 22 to permit a Residential Facility. ***Public Hearing***

Location: 8 Whitehall Road, Map 126 Lot 12 in the Hospital Special Zone.

7. Other Business

8. Adjournment