



City of Rochester, New Hampshire

Zoning Board of Adjustment

Agenda - Wednesday, March 11, 2020
7:00 PM in the City Hall Council Chambers

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of minutes from February 12, 2020
5. New Cases:
 - a. **Z-20-04** Matt Pelletier applicant seeks *Special Exception* from Table 18D of the Zoning Ordinance to permit a gas utility substation in the NMU Zone.
Location: 770 Columbus Ave, Rochester NH 03867, MLB 137-0003-0000 in the NMU Zone.
6. Postponed Cases:
 - a. **Z-19-13** Thomas Demchak applicant seeks a *Variance* from section 20.2(q) of the Zoning Ordinance to permit a commercial stable where none of the following requirements will be met:
 - i. 1. The minimum lot size required shall be 5 acres.
 - ii. 2. The side and rear setbacks for structures housing horses shall be 100 feet from any property line.
 - iii. 3. Any storage areas for manure shall be set back at least 200 feet from any lot lines. Manure must be handled according to best management practices.
 - b. **Z-19-14** Thomas Demchak applicant seeks a *Variance* from section 23.2(a)(3)(e) of the Zoning Ordinance to permit the keeping of the horses as an accessory use to a residence, not carried out as a business, where the following requirements will not be met:
 - i. A lot in the AG District is at least 3 gross acres;
 - ii. A lot in all other districts is at least 2 gross acres;
 - iii. There is an additional ¼ acre of land beyond the minimum specified in iii. and iv, above, for each animal kept beyond the first one;
 - iv. No area or structure for the housing, stabling, storage of manure/animal waste, or feeding of animals shall be located within 100 feet of any property line;
 - v. Handling of manure/animal waste must follow best management practices and not be a nuisance for neighbors;
 - vi. No animals shall be pastured within 25 feet of any side or rear property line except where the abutting property owner consents to a reduced setback.
 - c. **Z-19-15** Thomas Demchak applicant seeks a *Variance* from section 23.2(a)(3)(e) of the Zoning Ordinance to permit the keeping of the horses as an accessory use to a residence where the following requirements will not be met:
 - i. The activity is not carried out as a business;
 - ii. A lot in the AG District is at least 3 gross acres;

- iii. A lot in all other districts is at least 2 gross acres; 11
- iv. There is an additional $\frac{1}{4}$ acre of land beyond the minimum specified in iii. and iv, above, for each animal kept beyond the first one;
- v. No area or structure for the housing, stabling, storage of manure/animal waste, or feeding of animals shall be located within 100 feet of any property line;
- vi. Handling of manure/animal waste must follow best management practices and not be a nuisance for neighbors;
- vii. No animals shall be pastured within 25 feet of any side or rear property line except where the abutting property owner consents to a reduced setback.

Location: 72 Crown Point Rd, Rochester, NH 03867, MLB 0235-0050-0000 in the Agricultural Zone.

7. Other Business:

- a.** Election of Chair & Vice Chair

8. Adjournment:

***Application files are available for review in the Department of Building, Zoning, & Licensing Services. The Council Chambers are handicap accessible by using the elevator in the rear of the building. If you require special accommodations please contact the Department of Building, Zoning, & Licensing Services prior to the meeting, 603-332-3976. ***