



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
33 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.net

Board Members
Robert Gates, *Chair*
Larry Spector, *Vice Chair*
Leo Brodeur
James Hayden
Michael King
Matthew Winders, *Alternate*

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

AMENDED
AGENDA
CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT
Wednesday, February 9, 2022 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 12, 2022
5. Continued Cases:

Z-21-27 Steven Hartford Seeks a *Variance* from Section 23.2 to permit the construction of a shed within the 10 foot setback. ***Public Hearing***

Location: 5 Wilson Street, Rochester, Map 128 Lot 249 in the Residential-1 Zone.

6. New Cases:

Z-22-03 Nancy Montville Seek a *Special Exception* from Section 23.2 to permit an accessory dwelling unit. ***Public Hearing***

Location: 19 Jacobs Drive, Rochester, Map 111 Lot 40 in the Residential-1 Zone.

Z-22-04 James Coyne Seeks a *Special Exception* from Section 23.2 to permit an accessory dwelling unit. ***Public Hearing***

Location: 8 Norway Plains Road, Rochester, Map 222 Lot 63 in the Residential-2 Zone.

Z-22-05 James Covey Seeks a *Variance* from Section 24.7.F to permit a home occupation to assemble food trucks. ***Public Hearing***

Location: 6 Stacy Drive, Rochester, Map 205 Lot 42 in the Agricultural Zone.

Z-22-06 Sofield Apartments, LLC Seeks a *Variance* from Section 30.3.A to permit an expansion of a non-conforming use to allow additional multifamily dwellings in the agricultural zone. ***Public Hearing***

Location: 287 Rochester Hill Road, Rochester, Map 254 Lot 18 in the Agricultural Zone.

7. Request to Rehear: (*Not a Public Hearing*)

Z-21-30 Tri City Consumers' Action Co-Op d/b/a Infinity Peer Support Request to rehear a *Variance* from Table 18-A to permit a Community Residence-1

Location: 55 Summer Street, Rochester, Map 117 Lot 55 in the Neighborhood Mixed Use Zone.

8. Other Business

9. Adjournment