



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Board Members

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

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

AGENDA
CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT
Wednesday, April 13, 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 March 9, 2022
5. Continued Cases:

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.

6. 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.

Z-22-08 Rochester Agricultural and Mechanical Association Request to rehear an *Appeal of Administrative Decision* to permit motor vehicle racing.

Location: 72 Lafayette Street, Rochester, Map 124 Lot 67 in the Office Commercial Zone.

7. New Cases:

Z-22-09 Jason & Kristie Downer/Patriots Way, LLC Seek a *Variance* from Section 20.2.K(3) to permit the use of the building to be solely multi-family dwellings without any commercial space as a primary use. ***Public Hearing***

Location: 28 Patriots Way, Rochester, Map 138 Lot 89 in the Highway Commercial Zone.

Z-22-10 Christina Keim/ Cold Moon Farm, LLC Seeks a *Special Exception* from Section 24.4 to permit a Home Occupation 3. ***Public Hearing***

Location: 111 Strafford Road, Tax Map 248 Lot 19 in the Agricultural Zone.

Z-22-11 T-Mobile Northeast, LLC Seeks a *Special Exception* from Section 22.2.N to permit the expansion of a telecommunications facility and installation of a standby generator. ***Public Hearing***

Location: 155 Rochester Hill Road, Tax Map 243 Lot 62 in the Office Commercial Zone.

Z-22-12 Monarch School of New England Seeks a *Variance* from Sections 12.8 and 12.8.B(8) to permit a porous parking area within the 50-foot wetland buffer and to permit disturbance within 25 feet of the wetlands edge. ***Public Hearing***

Location: 105 Eastern Avenue, Tax Map 112 Lot 20 in the Residential-2 Zone.

Z-22-13 Positive Transitions, Inc. c/o Raymond Negron Seeks a *Variance* from Table 18-A to permit a Boarding House in the R2 zone to be used as a sober house for people in recovery. ***Public Hearing***

Location: 16 Pine Street, Tax Map 121 Lot 119 in the Residential-2 Zone.

Z-22-14 East Rochester Baseball Athletic Assoc. Seeks a *Special Exception* from Section 23.2.10(b) to permit a fence greater than six feet in height. ***Public Hearing***

Location: 44 Spring Street, Tax Map 103 Lot 191 in the Agricultural Zone.

8. Other Business/Non-Scheduled Items

9. Adjournment