



PLANNING & DEVELOPMENT DEPARTMENT  
City Hall Annex  
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**Board Members**

Larry Spector, *Chair*  
Leo Brodeur, *Vice Chair*  
James Hayden  
Michael King  
James Connor, *Alternate*  
Lance Powers, *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, June 8, 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 May 11, 2022
5. New Cases:

**Z-22-17 Sean Desrosiers** Seeks a *Variance* from Section 2 to permit a single-family home to be built while existing house remains until completion. **Public Hearing**

**Location:** 326 Chestnut Hill Road, Map 206 Lot 7 in the Agricultural Zone.

**Z-22-18 Irving Energy** Seeks a *Special Exception* from Table 18-D to permit fuel storage. **Public Hearing**

**Location:** 323 Gonic Road, Map 258 Lot 61 in the Highway Commercial Zone.

**Z-22-19 David White** Seeks a *Special Exception* from Section 23.2.A(1)(a) to permit an accessory apartment within an existing 2-car garage. **Public Hearing**

**Location:** 271 Chesley Hill Road, Map 138 Lot 99 in the Residential-1 Zone.

**Z-22-20 David White** Seeks a *Variance* from Section 23.2.A(1)(d) to permit an accessory apartment in excess of 800 square feet. **Public Hearing**

**Location:** 271 Chesley Hill Road, Map 138 Lot 99 in the Residential-1 Zone.

**Z-22-21 Milton Associates, LLC** Seeks a *Special Exception* from Table 18-C to permit a food truck. **Public Hearing**

**Location:** 163 Wakefield Street, Map 113 Lot 48 in the Highway Commercial Zone.

**Z-22-22 Donna Johnson** Seeks a *Special Exception* from Table 18-B to permit a Childcare Center with a self-directed learning program for middle and high school aged children. **Public Hearing**

**Location:** 16 Whitehall Road, Map 126 Lot 15 in the Hospital Special Zone.

**Z-22-23 86 Church Street, LLC** Seeks a *Variance* from Section 30.3.A to permit an expansion of a previously approved non-conforming use to allow additional multi-family dwellings in the Agricultural District. **Public Hearing**

**Location:** 84 and 86 Church Street, Map 258 Lots 7 & 8 in the Agricultural Zone.

6. **Review and update of By-Laws**
7. **Other Business/Non-Scheduled Items**
8. **Adjournment**