



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*
Laura Zimmerman, *Alternate*

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

AGENDA
CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT
Wednesday, July 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 June 8, 2022

5. Motion to Rehear (not a Public Hearing):

Z-22-15 GNM Solar 17, LLC Seek a Rehearing for an *Appeal of Administrative Decision* preventing the issuance of a building permit to install fifty (50) solar panels on the property.

Location: 60 Shaw Drive, Tax Map 240 Lot 49 in the Agricultural Zone.

Z-22-16 GNM Solar 17, LLC Seeks a Rehearing for a *Variance* from Table 18-D to permit power generation utility in the agricultural zone.

Location: 60 Shaw Drive, Tax Map 240 Lot 49 in the Agricultural Zone.

6. New Cases:

Z-22-24 Sean Desrosiers Seeks a *Special Exception* from Section 22 to permit a detached accessory dwelling designation to the existing home so a new home can be built on the property. **Public Hearing**

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

Z-22-25 Shawn Richardson/The Freeman House, LLC Seeks a *Special Exception* from Table 18-A and Section 22 to permit a Residential Facility. **Public Hearing**

Location: 10 Whitehall Road, Map 126 Lot 13 in the Hospital Special Zone.

7. Review and adoption of updated By-Laws

8. Other Business/Non-Scheduled Items

9. Adjournment