



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, September 14, 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 August 10, 2022**
- 5. Rehearing:**

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

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

Z-22-26 Ian and Katherine Fogg Seeks a *Variance* from Table 19-A to permit construction of a deck within the side setback. ***Public Hearing***

Location: 15 Constitution Way, Map 256 Lot 61-20 in the Agricultural Zone.

7. New Cases:

Z-22-28 Macproperties Leonard Street, LLC Seeks a *Variance* from Table 19-A to permit a third unit with less than the required lot size. ***Public Hearing***

Location: 24-26 Leonard Street, Map 120 Lot 25 in the Residential-2 Zone.

Z-22-29 **Jacob Moody** Seeks a *Variance* from Table 18-A to permit a three-unit multifamily building in the R1 zone. ***Public Hearing***

Location: 101 Winter Street, Map 120 Lot 147 in the Residential-1 Zone.

Z-22-30 **Jacob Moody** Seeks a *Variance* from Table 19-A to permit a three-unit multifamily building with less than the required lot size. ***Public Hearing***

Location: 101 Winter Street, Map 120 Lot 147 in the Residential-1 Zone.

8. Other Business/Non-Scheduled Items

9. Adjournment