



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

Larry Spector, *Chair*  
Leo Brodeur, *Vice Chair*  
Michael King  
Matthew Winders  
James Connor, *Alternate*  
Lance Powers, *Alternate*  
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Planning Board  
Zoning Board  
Conservation Commission  
Historic District Commission  
Arts and Culture Commission

**AGENDA**  
**CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT**  
**Wednesday, December 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 November 9, 2022
5. Continued Cases:

**Z-22-34** **New Hampshire Signs** Seeks a *Variance* from Sections 29.13.G(1), 29.14.B(1), and 29.14.B(2) to permit a second free standing sign where only one is allowed, to allow a free-standing sign height of 50 feet where only 30 feet is allowed, to allow a sign of 252 square feet where only 75 square feet is allowed, and to allow an Electric Message Center of 180 square feet where only 32 square feet is allowed.

***Public Hearing***

**Location:** 298 North Main Street, Map 115 Lot 31 in the Highway Commercial Zone.

6. New Cases:

**Z-22-35** **Nelson Lee** Seeks a *Variance* from Section 19.2.E(1) to permit a two-family home on a parcel that does not meet the density requirement. ***Public Hearing***

**Location:** 43 Summer Street, Map 117 Lot 75 in the Neighborhood Mixed Use Zone.

**Z-22-36** **James Higginbottom** Seeks a *Special Exception* from Table 18-E to permit a farm in the R1 zone. ***Public Hearing***

**Location:** 5 Estes Road, Map 251 Lot 172 in the Residential-1 Zone.

**Z-22-38** **Packy's Investment Properties, LLC** Seeks a *Special Exception* from Table 18-D to permit utility power generation. ***Public Hearing***

**Location:** 17 Sterling Drive, Map 208 Lot 18 in the Granite Ridge Development Zone.

**Z-22-39 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:** 86 Church Street, Map 258 Lot 8 in the Agricultural Zone.

**7. Other Business/Non-Scheduled Items**

**8. Adjournment**