



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, March 9, 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 February 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.

7. New Cases:

**Z-22-07 Restoration Church** Seek a *Special Exception* from Sections 22.2 and 22.3 to permit a residential facility as defined in the Zoning Ordinance. ***Public Hearing***

**Location:** 117 Walnut Street, Rochester, Map 122 Lot 90 in the Agricultural Zone.

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

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

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

**9. Adjournment**