



**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall Annex**  
**33 Wakefield Street,**  
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**(603) 335-1338 - Fax (603) 330-0023**  
**Web Site: [www.rochesternh.net](http://www.rochesternh.net)**

**Board Members**

Robert Gates, *Chair*  
Larry Spector, *Vice Chair*  
Leo Brodeur  
James Hayden  
Terry Garland, *Alternate*  
Paul Giuliano, *Alternate*

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

**AGENDA**  
**CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT**  
**Wednesday, July 14, 2021 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 24, 2021**
- 5. Continued Cases:**

**Z-21-05 David Waleryszak** Seeks an *Administrative Decision Appeal* on basis of the use shouldn't be allowed in the Zone.

**Location:** 107 Betts Road, Rochester, Map 204 Lot 12 in the Agricultural Zone

- 6. New Cases:**

**Z-21-13 Heather Hatch** Seeks a *Special Exception* from Section 24.4 to permit a Home Occupation-3 in the Residential-2 zone.

**Location:** 18 Fairway Avenue, Rochester, Map 124 Lot 127 in the Residential-2 Zone.

**Z-21-14 Astoria Blvd Realty Corp.** Seek a *Special Exception* from Section 18.5 to permit the parking of fuel trucks/fuel storage in a 7,000 square foot area in the Highway Commercial zone.

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

**Z-21-15 Acacia, LLC** Seeks a *Variance* from Table 18-A and Section 19.2.E to permit the conversion of an existing 12-unit office building to a multifamily 12-unit residential building with less land area than required.

**Location:** 165 Charles Street, Rochester, Map 128 Lot 221 in the Neighborhood Mixed Use Zone.

**Z-21-16 O’Keefe Martin** Seeks a *Special Exception* from Table 18-C to permit a food stand/food truck.

**Location:** 88 Milton Road, Rochester, Map 210 Lot 6 in the Highway Commercial Zone.

**Z-21-17 Hope on Haven Hill, Inc.** Seeks a *Variance* from Table 18-B to permit an office and meeting room in the Residential-2 zone.

**Location:** 38 Charles Street, Rochester, Map 125 Lot 214 in the Residential-2 Zone.

**7. Other Business:**

**8. Adjournment:**