



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Board Members

Robert Gates, *Chair*
Larry Spector, *Vice Chair*
Leo Brodeur
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Michael King
Terry Garland, *Alternate*
Paul Giuliano, *Alternate*
Matthew Winders, *Alternate*

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

AMENDED
AGENDA
CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT
Wednesday, November 10, 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 October 13, 2021
5. Continued Cases:

Z-21-20 Desi Brown Seeks a *Special Exception* from Table 18-E to permit a residential kennel. ***Public Hearing***

Location: 98 Hansonville Road, Rochester, Map 259 Lot 60 in the Agricultural Zone.

Z-21-22 Packy's Investment Properties, LLC Seeks a *Variance* from Section 20.2(H) to permit the construction of a storage facility within the 100' setback area, and within 75' from a residential use. ***Public Hearing***

Location: 18 Sterling Drive, Rochester, Map 208 Lot 18-1 in the Granite Ridge Development Zone.

6. New Cases:

Z-21-24 Luella Anderson Seeks a *Special Exception* from Section 23.2 to permit an accessory dwelling unit. ***Public Hearing***

Location: 20 Hillside Drive, Rochester, Map 135 Lot 43 in the Residential-1 Zone.

Z-21-25 Kory Ferullo & Emma Rhodes Seeks a *Special Exception* from Section 23.2.10(b) to permit a fence of eight (8) feet in height. ***Public Hearing***

Location: 25 Dodge Street, Rochester, Map 127 Lot 120 in the Residential-1 Zone.

7. Request to Rehear:

Z-21-19 Ronald & Michelle Balcar Request to rehear a *Variance* from Section 23.3.1(d) to permit an accessory dwelling unit larger than the 800 s.f. allowed.

Location: 20 Peaslee Road, Rochester, Map 253 Lot 47-13 in the Agricultural Zone.

Z-21-21 Jeffrey & Michelle Loring Request to rehear a *Variance* granted to Public Service Company of NH (Eversource Energy) from Table 18-D to permit the expansion of the existing warehouse use in the Residential-1 zone.

Location: 74 Old Dover Road, Rochester, Map 136 Lot 20 in the Residential-1 Zone.

Z-21-21 Linda Yerardi Request to rehear a *Variance* granted to Public Service Company of NH (Eversource Energy) from Table 18-D to permit the expansion of the existing warehouse use in the Residential-1 zone.

Location: 74 Old Dover Road, Rochester, Map 136 Lot 20 in the Residential-1 Zone.

8. Rehearing:

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

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

9. Other Business

A. Review 2022 Meeting Dates

B. Other

10. Adjournment