



PLANNING & DEVELOPMENT DEPARTMENT
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Board Members

Larry Spector, *Chair*
Michael King
Matthew Winders
James Connor, *Alternate*
Lance Powers, *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, January 11, 2023 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 December 14, 2022
5. Continued 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. **WITHDRAWN**

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

6. New Cases:

Z-23-01 Gregory Jeanson Seek a *Variance* from Sections 24.4 & 24.7; Tables 18-A & 18-B to permit a Home Occupation III and a Commercial Yard Sale in the R1 zone.
Public Hearing

Location: 173 Old Dover Road, Map 253 Lot 90 in the Residential-1 Zone.

Z-23-02 Packy's Investment Properties, LLC Seeks an *Appeal of Administrative Decision* that the addition of thirteen (13) more trackers to a mini -storage (self storage) site that already contains eleven (11) trackers is an addition of use of a Utility – Power Generation and not simply an expansion of an accessory solar use. **Public Hearing**

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

7. Other Business

8. Adjournment