



PLANNING & DEVELOPMENT DEPARTMENT  
City Hall Annex  
33 Wakefield Street,  
Rochester, New Hampshire 03867-1917  
(603) 335-1338 - Fax (603) 330-0023  
Web Site: [www.rochesternh.net](http://www.rochesternh.net)

**Board Members**

Larry Spector, *Chair*  
Lance Powers, *Vice Chair*  
James Connor  
Michael King  
Matthew Winders  
Brylye Collins, *Alternate*  
Stephen Foster, *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, April 12, 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 March 8, 2023
5. Continued Cases:

**Z-23-04 Aranosian Oil Company, Inc & Aranco Realty, Inc.** Seeks a *Variance* from Section 30.3 to permit the expansion of a non-conforming use (a gas station) and seeks a variance from Table 19-A lot coverage where 35% is allowed and they are proposing 70.7%. ***Public Hearing***

**Location:** 160 & 162 Charles Street, Map 128 Lots 214 & 215 in the Residential-2 and Neighborhood Mixed Use Zones.

5. New Cases:

**Z-23-07 Matthew Roy** Seeks a *Special Exception* from Section 24.1(I) to allow a Home Occupation II in a multifamily dwelling. ***Public Hearing***

**Location:** 255 North Main Street, Map 115 Lot 94 in the Residential-1.

**Z-23-10 GNM Solar 17, LLC** Seeks a *Variance* from Table 18-D to permit Power Generation Utility in the agricultural zone by constructing sixty (60) solar trackers. ***Public Hearing***

**Location:** 60 Shaw Drive, Map 240 Lot 49, in the Agricultural Zone.

**Z-23-11 Knox Marsh Development** Seeks a *Variance* from Section 20.2.L(3)(a & b) to permit residential use to be the primary use, located on the first floor of the proposed structures and to be 100% of the sites use with no commercial component. ***Public Hearing***

**Location:** 20 Flat Rock Bridge Road, Map 210 Lot 64, in the Residential-1/Highway Commercial Zone.

**Z-23-08 Lagasse Family Revocable Trust** Seeks an *Appeal of Administrative Decision* to construct a new detached garage with an additional dwelling unit above located on the same lot as an existing multi-family building. **Public Hearing**

**Location:** 10 Shelby Lane, Map 138 Lot 11, in the Residential-2 Zone.

**Z-23-09 Lagasse Family Revocable Trust** Seeks a *Variance* from Section 2.2 to allow the construction of a detached garage with a single-family unit on the same lot as an existing multi-family building. **Public Hearing**

**Location:** 10 Shelby Lane, Map 138 Lot 11, in the Residential-2 Zone.

**Z-23-12 Peter Rizzo** Seeks a *Special Exception* from Table 18-A to permit an Accessory Dwelling Unit. **Public Hearing**

**Location:** 152 Milton Road, Map 205 Lot 109-1, in the Residential -1 Zone.

## 8. Other Business

## 9. Adjournment