



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

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, October 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 September 13, 2023
5. Continued Cases:

Z-23-22 MPG Corporation Seeks a *Variance* from Section 20.2.F(3) to permit fuel pumps and equipment to be 10 feet from the side lot line where 30 feet is required.
Public Hearing

Location: 4 Little Falls Bridge Road, Map 216 Lot 12 in the Granite Ridge Development Zone.

Z-23-23 MPG Corporation Seeks a *Variance* from Section 20.2.F(5) to permit a fueling canopy to be 6 feet from the side lot line where 20 feet is required. ***Public Hearing***

Location: 4 Little Falls Bridge Road, Map 216 Lot 12 in the Granite Ridge Development Zone.

6. New Cases:

Z-23-46 Brandon Marcus Seeks a *Variance* from Section 5.3 and Table 18-A to permit a three-family dwelling in the Residential-1 Zone. ***Public Hearing***

Location: 66 Prospect Street, Map 119 Lot 89 in the Residential-1 Zone.

Z-23-47 Julie Rabchenuk Seeks a *Special Exception* from Section 24.4.D to permit a Home Occupation-3 for Barn Sales. ***Public Hearing***

Location: 142 Rochester Hill Road, Map 134 Lot 16 in the Residential-2 Zone.

Z-23-48 NM Cook Development, LLC Seeks a *Variance* from Section 12.8 to permit the corner of a proposed building within 50' of a wetland boundary.

Location: 0 & 17 Farmington Road, Maps 216 & 221 Lots 29 & 164 in the Granite Ridge Development Zone.

Z-23-49 NM Cook Development, LLC Seeks a *Variance* from Section 12.8.B(8) to permit land disturbance within 25' of a wetland boundary.

Location: 0 & 17 Farmington Road, Maps 216 & 221 lots 29 & 164 in the Granite Ridge Development Zone.

Z-23-50 NM Cook Development, LLC Seeks a *Variance* from Section 23.2(7)(a) to permit a drive thru window to be placed on the front of a structure.

Location: 0 & 17 Farmington Road, Maps 216 & 221 lots 29 & 164 in the Granite Ridge Development Zone.

Z-23-51 NM Cook Development, LLC Seeks a *Variance* from Section 8.5.B.10(a)(1) to permit minimum building setbacks closer than 100' to the rear boundary line.

Location: 0 & 17 Farmington Road, Maps 216 & 221 lots 29 & 164 in the Granite Ridge Development Zone.

Z-23-52 NM Cook Development, LLC Seeks a *Variance* from Section 8.5.B.10(a)(1) to permit minimum building setbacks closer than 50' to the front boundary line to Farmington Road.

Location: 0 & 17 Farmington Road, Maps 216 & 221 lots 29 & 164 in the Granite Ridge Development Zone.

Z-23-53 NM Cook Development, LLC Seeks a *Variance* from Section 8.5.B.10(a)[b][2] to permit development without the need for the 300' buffer requirement.

Location: 0 & 17 Farmington Road, Maps 216 & 221 lots 29 & 164 in the Granite Ridge Development Zone.

7. Other Business

8. Adjournment