



PLANNING & DEVELOPMENT DEPARTMENT  
City Hall Annex  
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**Board Members**

Robert Gates, *Chair*  
Larry Spector, *Vice Chair*  
Leo Brodeur  
James Hayden  
Terry Garland, *Alternate*  
Paul Giuliano, *Alternate*  
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Planning Board  
Zoning Board  
Conservation Commission  
Historic District Commission  
Arts and Culture Commission

**AGENDA**  
**CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT**  
**Wednesday, May 12, 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 April 14, 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-21-09** Gary Roy Seeks a *Special Exception* from Table 18-C to permit a "food stand" food truck in the Highway Commercial zone.

**Location:** 7 Milton Road, Rochester, Map 222 Lot 94 in the Highway Commercial Zone

**Z-21-10** EFI Express, LLC Seeks a *Variance* from Section 23.2.A(1)(k) to allow a 1,500 s.f. accessory/security apartment where 800 s.f. is permitted by Zoning.

**Location:** 0 Tebbetts Road, Rochester, Map 257 Lot 66 in the Industrial Zone

**Z-21-11** Waterstone Rochester, LLC Seeks a *Variance* from Section 8.3 to allow the subdivision of a portion of the parcel containing the existing Market Basket, with associated parking, with a zero side setback for pavement, where the common line will be an existing wall.

**Location:** 120 Marketplace Boulevard, Rochester, Map 216 Lot 11 in the Granite Ridge Development Zone

**Z-21-12 Easter Seals New Hampshire, Inc.** Seeks a *Variance* from Table 19-A to permit construction of a senior housing complex featuring a sloped roof that exceeds the maximum permissible building height (35 feet) by 5 feet and  $\frac{3}{4}$  inches.

**Location:** 215 Rochester Hill Road, Rochester, Map 243 Lot 39 in the Agricultural Zone

**7. Other Business:**

**8. Adjournment:**