



City of Rochester, New Hampshire

Zoning Board of Adjustment

February 12, 2021

Steven Foss
159 Chestnut Hill Road
Rochester, NH 03867

Notice of Decision

Z-21-03 Steven Foss, applicant seeks an *Appeal of Administrative Decision* based on improper use determination.

Location: 159 Chestnut Hill Road, Rochester, NH 03867, Map 216 Lot 72 in the Agricultural Zone

The Zoning Board of Adjustment **Denied** the Appeal of Administrative Decision as presented. The use of Christmas tree sales falls under the definition of "Roadside Farm Stand" which is an allowed use in the zone. However a site plan approval is required. Please submit a Project Narrative Application describing the proposed use and its dimensions, including customer parking, site lighting, and proposed signs. This project narrative will help the City determine what Board needs to review the application for approval (Minor Site Plan, Planning Board or administrative approval).

 2/12/21
Shanna B. Saunders,
Director of Planning & Development

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.

Note: Any person affected has a right to appeal this decision. A request for a rehearing is the first step of an appeal. The request must be submitted to the Planning Department within **thirty (30) calendar days**, starting the day after the decision is made. If a rehearing is not granted, the next step is to appeal to Superior Court within thirty (30) days. If a rehearing is granted, it is the responsibility of the original applicant to present the case to the Zoning Board, with the same obligations and following the same procedure used when the case was first heard.

Cc: View Point
File