



City of Rochester, New Hampshire

Zoning Board of Adjustment

April 20, 2021

Zaremba Project Development, LLC
14600 Detroit Avenue, Suite 1500
Lakewood, OH 44107

Notice of Decision

Z-21-01 Zaremba Project Development, LLC, applicant seeks a *Variance* from Section 12.3 and 12.8 of the Zoning Ordinance to permit construction of a retail development within wetlands and within the 50-foot wetland buffer.

Location: 480 Gonic Road, Rochester, NH, Map 262 Lot 29 in the Highway Commercial Zone

The Zoning Board of Adjustment ***Denied*** the Variance based on the recommendation from the Conservation Commission and the fact that the criteria have not been met, specifically the that minimization of impact has not been demonstrated the proposal will cause harm to the wetlands and buffer and that the proposed use is not reasonable as the impact and size of the building is large and there are other smaller buildings that could fit on this lot.

 4/20/21
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: Phillip Hastings
View Point
File