



City of Rochester, New Hampshire

Zoning Board of Adjustment

MINUTES OF THE ROCHESTER ZONING BOARD OF ADJUSTMENT MEETING HELD ON DECEMBER 11, 2019

The Chair called the meeting to order at 7:00 p.m. in the Council Chambers.

Roll Call:

The Zoning Secretary conducted the roll call.

Members Present

Lawrence Spector
Robert Gates
Leo Brodeur
Paul Giuliano, Alternate
Terry Garland, Alternate
Taylor Poro, Alternate
Sue DeLemas, Alternate

Members Excused

Shon Stevens

Also present: Julia Libby, Secretary of Building, Zoning, and Licensing Services

These minutes are the legal record of the meeting and are in the format of an overview of the Zoning Board of Adjustment meeting. It neither is intended nor is it represented that this is a full transcription. A recording of the meeting is on file online at www.rochesternh.net for a limited time for reference purposes.

Approval of Minutes:

The minutes of September 11, 2019 were reviewed; Mr. Gates made a motion to accept the minutes, Mr. Brodeur seconded the motion. The motion passed unanimously by a voice vote.

Seating of Alternates:

Chair Spector said the four regular members and Mr. Poro would be the voting members for the night.

New Cases:

Z-19-23 Christopher Lindsay applicant seeks a *Special Exception* according to table 18-A of the Zoning Ordinance to permit an accessory apartment in the R1 zone.

Location: 20 Quarry Drive, Rochester, NH 03867, MLB 0140-0050-0000 in the R1 zone.

Jason Pohopek approached the podium and introduced himself in representation of the applicant, Chris Lindsay. He briefed the board about the case and why the accessory apartment is needed and read through the criteria for a special exception.

Chair Spector asked if there was anyone in the audience to speak for or against the case, no one came forward. He asked if any of the members had any questions. Mr. Brodeur asked if the existing garage would stay.

The applicants responded that the garage use would be shifted to the new portion of the addition and the apartment would be where the existing garage is. No one had any further questions.

Mr. Gates motioned to approve the special exception for the reasons contained in the application, Mr. Devine seconded and the motion carried with a unanimous roll call vote.

Ms. Libby advised that anyone affected directly by the decision have the right to appeal within 30 calendar days.

Other Business:

Mr. Brodeur brought typed notes from the NHMA Land Use Conference for the other Board Members to review and discuss at the next meeting.

Adjournment:

Mr. Brodeur motioned to adjourn the meeting, Mr. Gates seconded and the motion carried unanimously.

The meeting adjourned at 7:17 pm.

Respectfully Submitted,

Julia Libby

Julia Libby Secretary for
Building, Zoning, and Licensing Services