



# City of Rochester, New Hampshire

## *Zoning Board of Adjustment*

### MINUTES OF THE ROCHESTER ZONING BOARD OF ADJUSTMENT MEETING HELD ON August 12, 2020

The Chair called the meeting to order at 7:00 PM.

#### **Roll Call:**

The Zoning Secretary conducted the roll call.

#### **Members Present**

Larry Spector – Chair  
Bob Gates – Vice Chair  
Leo Brodeur  
Paul Giuliano, Alternate  
Taylor Poro, Alternate  
Susan DeLemus, Alternate  
Terry Garland, Alternate

#### **Members Absent**

#### **Members Absent (Unexcused)**

Also present: Jim Grant, Director for Building, Zoning and Licensing  
Dee Mondou, Secretary for Building, Zoning, and Licensing

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

#### MEETING PREAMBLE DURING COVID-19 EMERGENCY

Good Evening, as Chairman of the ZBA, I am declaring that an emergency exists and I am invoking the provisions of RSA 91-A:2, III (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to our community in its continuing efforts to combat the spread of COVID-19. In concurring with their determination, I also find that this meeting is imperative to the continued operation of City government and services, which are vital to public safety and confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

At this time, I also welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner under unusual circumstances, the usual rules of conduct and decorum apply. Any person found to be disrupting this meeting will be asked to cease the disruption. Should the disruptive behavior continue thereafter, that person will be removed from this meeting.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let's start the meeting by taking a Roll Call attendance. When each member states their name and ward, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

**Approval of Minutes:**

The minutes from July 8, 2020 were reviewed; Vice Chair Gates made a motion to accept the minutes, Mr. Brodeur seconds the motion. The motion carried unanimously by a voice vote.

**Seating of Alternates:**

Chair Spector assigns Sue DeLemus and Terry Garland as the alternates to vote at tonight's meeting on the following case.

**New Cases:**

**Z-20-12** August Kurdt applicant seeks a *Variance* from table 19-A of the Zoning Ordinance to permit a storage shed that encroaches on the 10' setback requirement.

**Location:** 59B Church St, Rochester, NH 03839, MLB 0142-0033-0000 in the R1 Zone

Applicants August and Lisa Kurdt present their case and review the 5 criteria stating why they feel a Variance should be granted.

Chair Spector asks the board if anyone had any questions for the applicants. No input given.

Chair Spector asks if there is any input from the City. Mr. Grant reads the abutter input that was part of the applicant's application packet. For City opinion he says this is a text book example of conditions for a Variances and reasons it should be granted.

Vice Chair Gates made a motion to grant the variance, Ms. DeLemus seconds the motion. The motion carried unanimously by a roll call vote.

Mr. Grant advised that anyone affected directly by the decision has the right to appeal within 30 calendar days.

**Other Business:****Adjournment:**

Vice Chair Gates motioned to adjourn the meeting. Mr Brodeur seconds the motion. Motion carried unanimously by voice vote. Meeting adjourned at 7:10 PM.

Respectfully Submitted,

*Dee Mondou*

Dee Mondou Secretary for

Building, Zoning, and Licensing Services