



PLANNING & DEVELOPMENT DEPARTMENT
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Board Members

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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, March 13, 2024 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 February 14, 2024
5. New Cases:

Z-24-08 Kevin Coppinger Seeks a *Variance* from Table 19-A to permit the construction of a garage within the front setback. ***Public Hearing***

Location: 60 Stillwater Circle, Map 261 Lot 57 in the Agricultural Zone.

Z-24-09 Philip Pelletier Seeks a *Variance* from Table 19-A to permit construction of a shed 4-feet from the property line where 20-feet is required. ***Public Hearing***

Location: 7 Silver Street, Map 120 Lot 13 in the Residential-2 Zone.

Z-24-10 Green Mountain, LLC/ Chick-fil-A Seeks a *Special Exception* from Table 18-A and Section 22 to permit a food stand. ***Public Hearing***

Location: 160 Washington Street, Map 130 Lot 38 in the Highway Commercial Zone.

Z-24-11 Matthew Hilgendorf & Michelle Ciani Seek a *Variance* from Table 19-A to permit construction of an accessory dwelling unit using the same footprint as the previous structure. ***Public Hearing***

Location: 8 Trestle Road, Map 104 Lot 39 in the Residential-2 Zone.

Z-24-12 Matthew Hilgendorf & Michelle Ciani Seek a *Special Exception* from Section 23.2.A(1)(a) to permit a detached accessory dwelling unit. ***Public Hearing***

Location: 8 Trestle Road, Map 104 Lot 39 in the Residential-2 Zone.

Z-24-13 Matthew Hilgendorf & Michells Ciani Seek a *Variance* from Section 2.2 to permit a two-family dwelling to be detached. ***Public Hearing***

Location: 8 Trestle Road, Map 104 Lot 39 in the Residential-2 Zone.

6. Review of Bylaws

7. Other Business

8. Adjournment