



City of Rochester, New Hampshire

Zoning Board of Adjustment

Agenda - Wednesday, January 13, 2021
7:00 PM

Due to the ongoing situation with the COVID-19 crisis and per Executive Order by Governor Sununu, the Zoning Board of Adjustment will be holding this month's meeting remotely. The meeting will be broadcast on Cable Channel 26 for Atlantic Broadband customers, and will stream live on the City's website at www.RochesterNH.net.

The Public may call in to: 1 857-444-0744
Conference Code: 843095

The above number will be to "listen-in" on the meeting only – there will be no public comment taken during the live meeting.

For Abutters wishing to share comment with the Zoning Board of Adjustment you may do so by email (crystal.galloway@rochesternh.net) or by leaving a voicemail (603-335-1338).

All correspondence through email should be received no later than 3:00 pm of said meeting date and voicemail must be received no later than 12:00 pm on said meeting date in order to be transcribed.

City of Rochester, NH

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.

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1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of minutes from December 9, 2020
5. Continued items:

Z-20-15 Tyler Reese applicant seeks a *Special Exception* from table 18-A of the Zoning Ordinance to permit an Accessory Apartment in the R1 Zone

Location: 10 Brickyard Dr, Rochester, NH 03867, MLB 0141-0013-0000 in the R1 Zone

6. New Case:

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

Location: 480 Gonic Road, Rochester, NH 03839, Map 262 Lot 29 in the Highway-Commercial Zone

7. Other Business:
 - a. Officer elections
8. Adjournment:

***Application files are available for review in the Department of Building, Zoning, & Licensing Services. The Council Chambers are handicap accessible by using the elevator in the rear of the building. If you require special accommodations please contact the Department of Building, Zoning, & Licensing Services prior to the meeting, 603-332-3976. ***