



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
33 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.net

Board Members

Robert Gates, *Chair*
Larry Spector, *Vice Chair*
Leo Brodeur
James Hayden
Terry Garland, *Alternate*
Paul Giuliano, *Alternate*
Taylor Poro, *Alternate*

Planning Board
Zoning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

AGENDA
CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT
Wednesday, February 10, 2021 at 7:00 p.m.
Virtual Meeting

Good Evening, as Chairperson of the Zoning Board 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.

a.) Providing public access to the meeting: 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. The public can call-in to the below number using the conference code. Some meetings will allow live public input, however you must have pre-registered your phone number with the Zoning Office, otherwise, the meeting will be set to allow the public to "listen-in" only, and there will be no public comment taken during the meeting. (Please note: In order to notify the meeting host that you would like to speak, press 5* to be recognized and unmuted)

Phone number: 857-444-0744
Conference Code: 843095

The meeting will also be broadcast on Cable Channel 26 for Atlantic Broadband customers, and will stream live on the City's website at www.RochesterNH.net.

b.) Public Access Troubleshooting: If any member of the public has difficulty accessing the meeting by phone, please email crystal.galloway@rochesternh.net.

c.) Public Input: Due to the ongoing situation with COVID-19, the City of Rochester will be taking extra steps to allow for public input, while still ensuring participant safety and social distancing. In lieu of attending the meeting, those wishing to share comments, when permitted, with the Zoning Board (Public Hearing and/or Workshop settings) are encouraged to do so by the following methods:

- **Mail:** Zoning Department / Public Input, 33 Wakefield Street, Rochester, NH 03867 (*must be received at least three full days prior to the anticipated meeting date*)
- **email** crystal.galloway@rochesternh.net (*must be received no later than 4:00 pm of meeting date*)
- **Voicemail** 603-335-1338 (*must be received no later than 12:00 pm on said meeting date in order to be transcribed*)

Please include with your correspondence the intended meeting date for which you are submitting. *All correspondence will be included with the corresponding meeting packet (Addendum).*

In addition to the above listed public access information, the Zoning Board will be allowing the public to enter Council Chambers and speak in person during the Public Hearing portion of this meeting. In an effort to adhere to CDC guidelines: enter only at the front Wakefield Street entrance and exit on the side closest to the Police

Department and adhere to 6-foot social distancing while inside. Hand sanitizer and facemasks will be available at the Wakefield Street entrance. Participants will be admitted into Council Chambers one at a time to speak, and will exit directly thereafter. Please note: the seating in Council Chambers will not be available for the public during meetings.

d.) Roll Call: 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, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law. Additionally, Zoning Board members are required to state their name each time they wish to speak.

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of minutes from January 13, 2021
5. Continued Cases:

Z-21-01 Zaremba Project Development, LLC 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

6. New Cases:

Z-21-02 10 Farmington Road, LLC seeks a *Variance* from tables 12.3 and 12.8 of the Zoning Ordinance to permit alteration of land within the wetland buffer to allow for a building, parking and site improvements.

Location: 10 & 14 Farmington Road, Rochester, NH 03867, Map 221 Lots 158&159 in the Granite Ridge Development District

Z-21-03 Steven Foss seeks an *Appeal of Administrative Decision* on basis of improper use determination.

Location: 159 Chestnut Hill Road, Rochester, NH 03867, Map 216 Lot 72 in the Agricultural Zone

7. Other Business:
8. Adjournment: