



PLANNING & DEVELOPMENT DEPARTMENT  
City Hall Annex  
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**Board Members**

Larry Spector, *Chair*  
Michael King  
Matthew Winders  
James Connor, *Alternate*  
Lance Powers, *Alternate*  
Laura Zimmerman, *Alternate*

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

**AGENDA**  
**CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT**  
**Wednesday, February 8, 2023 at 7:00 p.m.**  
*City Hall Council Chambers*  
*31 Wakefield Street, Rochester, NH*

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1. Call to Order
  2. Roll Call
  3. Seating of Alternates
  4. Approval of minutes from January 11, 2023
  5. Continued Cases:

**Z-22-34 New Hampshire Signs** Seeks a *Variance* from Sections 29.13.G(1), 29.14.B(1), and 29.14.B(2) to permit a second free standing sign where only one is allowed, to allow a free-standing sign height of 50 feet where only 30 feet is allowed, to allow a sign of 252 square feet where only 75 square feet is allowed, and to allow an Electric Message Center of 180 square feet where only 32 square feet is allowed.

***Public Hearing***

**Location:** 298 North Main Street, Map 115 Lot 31 in the Highway Commercial Zone.

6. New Cases:

**Z-23-03 Beth Wiggins** Seeks a *Variance* from Table 19-A to permit the creation of a new lot without the required frontage. ***Public Hearing***

**Location:** 6 Coleman Street, Map 128 Lot 88 in the Residential-1 Zone.

7. Annual Meeting:
  - A. Election of Officers
  - B. Other
8. Other Business
9. Adjournment