



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 8, 2023 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 8, 2023
5. Motion for Rehearing: (*Not a Public Hearing*)

Z-23-02 Packy's Investment Properties, LLC Seeks a *Motion to Rehear* an Appeal of Administrative Decision that the addition of thirteen (13) more trackers to a mini -storage (self-storage) site that already contains eleven (11) trackers is an addition of use of a Utility – Power Generation and not simply an expansion of an accessory solar use.

Location: 17 Sterling Drive, Map 208 Lot 18 in the Granite Ridge Development Zone.

6. Continued Cases:

Z-22-34 New Hampshire Signs Seeks a *Variance* from Section 29.14.B(1), to permit a free-standing sign height of 50 feet where only 30 feet is allowed, to allow a sign of 196 square feet where only 75 square feet is allowed. ***Public Hearing***

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

7. New Cases:

Z-23-04 Aranosian Oil Company, Inc & Aranco Realty, Inc. Seeks a *Variance* from Section 30.3 to permit the expansion of a non-conforming use (a gas station) and seeks a variance from Table 19-A lot coverage where 35% is allowed and they are proposing 70.7%. ***Public Hearing***

Location: 160 & 162 Charles Street, Map 128 Lots 214 & 215 in the Residential-2 and Neighborhood Mixed Use Zones.

Z-23-05 Strafford Learning Center Seeks a *Variance* from Table 18-B to permit a school in the Industrial zone. ***Public Hearing***

Location: 35 Industrial Way, Map 230 Lot 21 in the Industrial Zone.

8. Other Business

9. Adjournment