



PLANNING & DEVELOPMENT DEPARTMENT
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Board Members

Larry Spector, *Chair*
Lance Powers, *Vice Chair*
James Connor
Michael King
Matthew Winders
Brylye Collins, *Alternate*
Stephen Foster, *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, July 12, 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 June 14, 2023
5. Continued 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%. ***APPLICANT REQUESTS A CONTINUANCE TO THE 7/12/2023 MEETING***

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

6. New Cases:

Z-23-18 Tim and Sue Wilson Seek a *Variance* from Section 23.2.A(1)(k) to permit an 868 s.f. security apartment where 800 s.f. is allowed. ***Public Hearing***

Location: 10 Chestnut Hill Road, Map 113 Lot 20 in the Highway Commercial Zone.

Z-23-19 JCCM Properties, LLC Seeks a *Variance* from Section 5.1 and Table 18-A to permit the construction of 4 additional residential units in the R1 zone. ***Public Hearing***

Location: 189 South Main Street, Map 125 Lot 84 in the Residential-1 Zone.

Z-23-20 MPG Corporation Seeks a *Variance* from Sections 8.5.B(10)(a)[2] to permit a front setback of 6 feet where 300 feet is required. ***Public Hearing***

Location: 4 Little Falls Bridge Road, Map 216 Lot 12 in the Granite Ridge Development Zone.

Z-23-21 MPG Corporation Seeks a *Variance* from Sections 8.5.B(10)(a)[1][b] to permit a rear setback of 56 feet where 100 feet is required.

Public Hearing

Location: 4 Little Falls Bridge Road, Map 216 Lot 12 in the Granite Ridge Development Zone.

Z-23-22 MPG Corporation Seeks a *Variance* from Section 20.2.F(3) to permit fuel pumps and equipment to be 10 feet from the side lot line where 30 feet is required.

Public Hearing

Location: 4 Little Falls Bridge Road, Map 216 Lot 12 in the Granite Ridge Development Zone.

Z-23-23 MPG Corporation Seeks a *Variance* from Section 20.2.F(5) to permit a fueling canopy to be 6 feet from the side lot line where 20 feet is required. ***Public Hearing***

Location: 4 Little Falls Bridge Road, Map 216 Lot 12 in the Granite Ridge Development Zone.

Z-23-24 GR Development, LLC Seeks a *Variance* from Section 8.5.B(10)9a)[1][b] to permit a rear setback of 25 feet where 100 feet is required. ***Public Hearing***

Location: 105 Farmington Road, Map 209 Lot 1 in the Granite Ridge Development Zone.

Z-23-25 GR Development, LLC Seeks a *Variance* from Section 8.5.B(10)(a)[2] to permit a front setback of 10 feet where 300 feet is required. ***Public Hearing***

Location: 105 Farmington Road, Map 209 Lot 1 in the Granite Ridge Development Zone.

7. Other Business

8. Adjournment