



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

AMENDED
AGENDA
CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT
Wednesday, August 9, 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 July 12, 2023
5. Continued Cases:

Z-23-17 SWD Property Management, LLC Seeks a *Variance* from Table 18-B to permit the construction of a 10,700 s.f. retail building in the R2 zone. ***Public Hearing***

Location: 25 Old Dover Road, Map 132 Lot 39 in the Residential-2 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.

6. New Cases:

Z-23-26 Christopher & Rebecca Bannon Seeks a *Variance* from Table 19-A to permit a two-family home without the required frontage. ***Public Hearing***

Location: 155 Charles Street, Map 128 Lot 226 in the Residential-2 Zone.

Z-23-27 Katie Hespelein & Matt Restivo Seeks a *Variance* from Table 19-A to permit the construction of a deck within the rear setback. ***Public Hearing***

Location: 2 Pawtucketts Way, Map 257 Lot 30 in the Agricultural Zone.

Z-23-28 Ralph W. Torr Seeks an *Equitable Waiver* from Table 19-A to permit an existing structure to remain within the front setback. ***Public Hearing***

Location: 52 Little Falls Bridge Road, Map 209 Lot 15 in the Agricultural Zone.

Z-23-29 Ralph W. Torr Seeks an *Equitable Waiver* from Section 12.3 to permit an existing structure to remain within the 75-foot river buffer. ***Public Hearing***

Location: 52 Little Falls Bridge Road, Map 209 Lot 15 in the Agricultural Zone.

Z-23-30 Ralph W. Torr Seeks a *Variance* from Table 19-A to permit an existing structure within the front setback. ***Public Hearing***

Location: 52 Little Falls Bridge Road, Map 209 Lot 15 in the Agricultural Zone.

Z-23-31 Ralph W. Torr Seeks a *Variance* from Section 12.3 to permit an existing structure within the 75-foot river buffer. ***Public Hearing***

Location: 52 Little Falls Bridge Road, Map 209 Lot 15 in the Agricultural Zone.

Z-23-32 Central Falls Realty & Echo Property Management, LLC Seeks a *Special Exception* from Section 30.5(B) to permit a single-family home be constructed on a parcel without the minimum lot requirements. ***Public Hearing***

Location: 9 Lois Street, Map 115 Lot 8 Block 1 in the Residential-1 Zone.

Z-23-33 Central Falls Realty & Echo Property Management, LLC Seeks a *Special Exception* from Section 30.5(B) to permit a single-family home be constructed on a parcel without the minimum lot requirements. ***Public Hearing***

Location: 8 Margaret Street, Map 115 Lot 8 Block 2 in the Residential-1 Zone

Z-23-34 Central Falls Realty & Echo Property Management, LLC Seeks a *Special Exception* from Section 30.5(B) to permit a single-family home be constructed on a parcel without the minimum lot requirements. ***Public Hearing***

Location: 6 Margaret Street, Map 115 Lot 8 Block 3 in the Residential-1 Zone

Z-23-35 Central Falls Realty & Echo Property Management, LLC Seeks a *Special Exception* from Section 30.5(B) to permit a single-family home be constructed on a parcel without the minimum lot requirements. ***Public Hearing***

Location: 4 Margaret Street, Map 115 Lot 8 Block 4 in the Residential-1 Zone

Z-23-36 68 Hemingway, LLC Seeks a *Special Exception* from Section 23.2.22(A)(2) to permit the installation of a rooftop solar array. ***Public Hearing***

Location: 68 Hemingway Drive, Map 258 Lot 63 in the Residential-2 Zone.

Z-23-37 68 Hemingway, LLC Seeks a *Special Exception* from Section 23.2.22(A)(2) to permit the installation of a rooftop solar array. **Public Hearing**

Location: 72 Hemingway Drive, Map 258 Lot 63 in the Residential-2 Zone.

Z-23-38 68 Hemingway, LLC Seeks a *Special Exception* from Section 23.2.22(A)(2) to permit the installation of a rooftop solar array. **Public Hearing**

Location: 78 Hemingway Drive, Map 258 Lot 63 in the Residential-2 Zone.

Z-23-39 68 Hemingway, LLC Seeks a *Special Exception* from Section 23.2.22(A)(2) to permit the installation of a rooftop solar array. **Public Hearing**

Location: 94 Hemingway Drive, Map 258 Lot 63 in the Residential-2 Zone.

Z-23-40 Robert Lee Seeks a *Special Exception* from Table 18-A to permit an accessory dwelling unit in an existing garage. **Public Hearing**

Location: 5 Edgewood Lane, Map 126 Lot 28 in the Residential-1 Zone.

Z-23-41 Carol Zink-Mailloux Seeks a *Variance* from Table 19-A to create two separate lots without the minimum lot requirements. **Public Hearing**

Location: 452 & 456 Pickering Road, Map 263 Lot 5 in the Agricultural Zone.

Z-23-42 Richard Hartford Seeks a *Special Exception* from Section 23.2.A(1)(a) to permit an accessory dwelling unit located in an existing detached garage. **Public Hearing**

Location: 92 Hansonville Road, Map 259 lot 58 in the Agricultural Zone.

7. Other Business

8. Adjournment