



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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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, November 8, 2023 at 7:00 p.m.
City Hall Annex – 2nd Floor Conference Room
33 Wakefield Street, Rochester, NH

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

Z-23-48 NM Cook Development, LLC Seeks a *Variance* from Section 12.8 to permit the corner of a proposed building within 50' of a wetland boundary. ***Continuance Request to the 12/13/2023 meeting.***

Location: 0 & 17 Farmington Road, Maps 216 & 221 Lots 29 & 164 in the Granite Ridge Development Zone.

Z-23-49 NM Cook Development, LLC Seeks a *Variance* from Section 12.8.B(8) to permit land disturbance within 25' of a wetland boundary. ***Continuance Request to the 12/13/2023 meeting.***

Location: 0 & 17 Farmington Road, Maps 216 & 221 lots 29 & 164 in the Granite Ridge Development Zone.

6. New Cases:

Z-23-54 Barbara Mills Seeks a *Variance* from Table 19-A to permit construction of an addition into the side setback. ***Public Hearing***

Location: 19 Kinsale Drive, Map 106 lot 12-2 in the Agricultural Zone.

Z-23-55 GSG Rochester Propco, LLC (d/b/a Granite State Bingo) Seeks a *Special Exception* from Table 18-C to permit a Food Stand in the Highway Commercial zone. ***Public Hearing***

Location: 7 Milton Road, Map 222 Lot 94 in the Highway Commercial Zone.

[Z-23-56](#) **Craig & Jessica Hossfeld** Seeks a *Special Exception* from Section 20.2.F(4) to permit a barn structure used to house animals closer than the required 100' and 150' from an abutting property line. **Public Hearing**

Location: 55 Gear Road, Map 258 lot 55 in the Agricultural Zone.

[Z-23-57](#) **Joshua Scotton** Seeks a *Variance* from Section 23.2.A(20) to permit construction of a shed within the side setback. **Public Hearing**

Location: 49 Kinsale Drive, Map 106 Lot 12-7 in the Agricultural Zone.

[Z-23-58](#) **Haley Cahill** Seeks a *Special Exception* from Table 18-E to permit a commercial kennel in the highway commercial zone. **Public Hearing**

Location: 187 Wakefield Street, Map 113 Lot 47 in the Highway Commercial Zone.

[Z-23-59](#) **Robert Trott** Seeks a *Variance* from Section 23.2.A(20) to permit construction of a shed within the side setback. **Public Hearing**

Location: 55 Bailey Drive, Map 224 Lot 324-24 in the Residential-1 Zone.

7. Other Business

- A. Review & Approval of 2024 Meeting Dates
- B. Other

8. Adjournment