



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, December 13, 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 November 8, 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 1/10/2024 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 1/10/2024 meeting***

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

6. New Cases:

**Z-23-60 Michelle and Scott Brochu** Seeks a *Special Exception* from Table 18-D and Section 20.2.B to permit a contractor's storage yard. ***Public Hearing***

**Location:** 20 Crown Point Road, Map 235 lot 1 in the Agricultural Zone.

**Z-23-61 Daniel LaGrange** Seeks a *Variance* from Table 19- to permit a 2-Lot subdivision where one lot will have less than the required frontage and both lots would have less than the required minimum lot size. ***Public Hearing***

**Location:** 57 – 59 Cross Road, Map 205 Lot 34 in the Agricultural Zone.

**Z-23-62 Corey Foster** Seeks a *Variance* from Table 19-A to permit the construction of a deck approximately 4 feet from the property line where a minimum of 10 feet is required. ***Public Hearing***

**Location:** 24 Vernon Avenue, Map 110 Lot 30 in the Residential-1 Zone.

**7. Other Business**

**8. Adjournment**