



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, January 10, 2024 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 December 13, 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 2/14/2024 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 2/14/2024 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.

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.

6. New Cases:

Z-24-01 Waterstone Rochester, LLC Seeks a *Variance* from Section 8.5.10(a)(1)(a) to allow a 0-foot side setback where 50-feet is required. ***Public Hearing***

Location: 120 Marketplace Boulevard, Map 216 Lot 11 in the Granite Ridge Development Zone.

Z-24-02 Waterstone Rochester, LLC Seeks a *Variance* from Section 8.5.10(a)(1)(b) to permit a 38-foot rear setback where 100-feet is required. ***Public Hearing***

Location: 120 Marketplace Boulevard, Map 216 Lot 11 in the Granite Ridge Development Zone.

Z-24-03 Waterstone Rochester, LLC Seeks a *Variance* from Section 8.6 to permit a 0-foot side pavement setback where 5-feet is required. ***Public Hearing***

Location: 120 Marketplace Boulevard, Map 216 Lot 11 in the Granite Ridge Development Zone.

Z-24-04 Raymond Bisson, Stonewall Surveying Seeks a *Variance* from Table 19-A to permit construction of a residential home with a 10-foot front setback where 20-feet is required. ***Public Hearing***

Location: 137 Salmon Falls Road, Map 211 Lot 17 in the Agricultural Zone.

Z-24-05 Nikolas Moquin & Blake-Mari Watkins Seeks a *Special Exception* from Table 18-A to permit converting the existing in-law apartment into an Accessory Dwelling Unit. ***Public Hearing***

Location: 1 Sunset Drive, Map 127 Lot 3 in the Residential-1 Zone.

7. Annual Meeting:

A. Election of Officers

8. Other Business

9. Adjournment