



PLANNING & DEVELOPMENT DEPARTMENT  
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**Board Members**

Larry Spector, *Chair*  
Michael King  
Matthew Winders  
James Connor, *Alternate*  
Lance Powers, *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 11, 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 December 14, 2022
5. Continued Cases:

**Z-22-35 Nelson Lee** Seeks a *Variance* from Section 19.2.E(1) to permit a two-family home on a parcel that does not meet the density requirement. **WITHDRAWN**

**Location:** 43 Summer Street, Map 117 Lot 75 in the Neighborhood Mixed Use Zone.

**Z-22-38 Packy's Investment Properties, LLC** Seeks a *Special Exception* from Table 18-D to permit utility power generation. **Public Hearing**

**Location:** 17 Sterling Drive, Map 208 Lot 18 in the Granite Ridge Development Zone.

6. New Cases:

**Z-23-01 Gregory Jeanson** Seek a *Variance* from Sections 24.4 & 24.7; Tables 18-A & 18-B to permit a Home Occupation III and a Commercial Yard Sale in the R1 zone.  
**Public Hearing**

**Location:** 173 Old Dover Road, Map 253 Lot 90 in the Residential-1 Zone.

**Z-23-02 Packy's Investment Properties, LLC** Seeks an *Appeal of Administrative Decision* that the addition of thirteen (13) more trackers to a mini -storage (self storage) site that already contains eleven (11) trackers is an addition of use of a Utility – Power Generation and not simply an expansion of an accessory solar use. **Public Hearing**

**Location:** 17 Sterling Drive, Map 208 Lot 18 in the Granite Ridge Development Zone.

7. Other Business

## 8. Adjournment