



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
33 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.net

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, June 14, 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 May 10, 2023
5. Continued Cases:

Z-23-04 Aranosian Oil Company, Inc & Aranco Realty, Inc. Seeks a *Variance* from Section 30.3 to permit the expansion of a non-conforming use (a gas station) and seeks a variance from Table 19-A, lot coverage where 35% is allowed and they are proposing 70.7%. ***Public Hearing***

Location: 160 & 162 Charles Street, Map 128 Lots 214 & 215 in the Residential-2 and Neighborhood Mixed Use Zones.

6. New Cases:

Z-23-15 Packy's Investment Properties, LLC Seeks a *Variance* from Section 12 to permit the construction of solar trackers within the wetland buffer setback. ***Public Hearing***

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

Z-23-16 Steven Magri Seeks a *Variance* from Table 19-A to permit a two-family dwelling on a lot that has less frontage than required. ***Public Hearing***

Location: 55 Lafayette Street, Map 124 Lot 170 in the Residential-2 Zone.

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.

7. Other Business

8. Adjournment