



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, September 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 August 9, 2023
5. Continued Cases:

Z-23-22 MPG Corporation Seeks a *Variance* from Section 20.2.F(3) to permit fuel pumps and equipment to be 10 feet from the side lot line where 30 feet is required.
Public Hearing

Location: 4 Little Falls Bridge Road, Map 216 Lot 12 in the Granite Ridge Development Zone.

Z-23-23 MPG Corporation Seeks a *Variance* from Section 20.2.F(5) to permit a fueling canopy to be 6 feet from the side lot line where 20 feet is required. ***Public Hearing***

Location: 4 Little Falls Bridge Road, Map 216 Lot 12 in the Granite Ridge Development Zone.

6. New Cases:

Z-23-43 Cecil Abels Seeks a *Special Exception* from Section 23.3.E(4) to permit live outdoor music and entertainment. ***Public Hearing***

Location: 184 South Main Street, Map 125 Lot 55 in the Neighborhood Mixed Use Zone.

Z-23-44 Wayne Bilodeau Seeks a *Special Exception* from Section 23.3.A(10)(b) to permit an 8-foot-tall fence where a 6-foot-tall fence is allowed. ***Public Hearing***

Location: 174 Salmon Falls Road, Map 211 Lot 22 in the Agricultural Zone.

Z-23-45 Real Estate Advisors, Inc. Seeks a *Variance* from Section 33.7 to permit four (4) buildings containing eight (8) residential units each on one lot in a conservation subdivision. ***Public Hearing***

Location: Evelyn Drive, Map 223 Lot 21-52 in the Agricultural Zone.

7. Other Business

8. Adjournment