



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Board Members

Robert Gates, *Chair*
Larry Spector, *Vice Chair*
Leo Brodeur
James Hayden
Terry Garland, *Alternate*
Paul Giuliano, *Alternate*
Taylor Poro, *Alternate*

Planning Board
Zoning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

AGENDA
CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT
Wednesday, May 12, 2021 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 April 14, 2021
5. Continued Cases:

Z-21-05 David Waleryszak Seeks an *Administrative Decision Appeal* on basis of the use shouldn't be allowed in the Zone.

Location: 107 Betts Road, Rochester, Map 204 Lot 12 in the Agricultural Zone

6. New Cases:

Z-21-09 Gary Roy Seeks a *Special Exception* from Table 18-C to permit a "food stand" food truck in the Highway Commercial zone.

Location: 7 Milton Road, Rochester, Map 222 Lot 94 in the Highway Commercial Zone

Z-21-10 EFI Express, LLC Seeks a *Variance* from Section 23.2.A(1)(k) to allow a 1,500 s.f. accessory/security apartment where 800 s.f. is permitted by Zoning.

Location: 0 Tebbetts Road, Rochester, Map 257 Lot 66 in the Industrial Zone

Z-21-11 Waterstone Rochester, LLC Seeks a *Variance* from Section 8.3 to allow the subdivision of a portion of the parcel containing the existing Market Basket, with associated parking, with a zero side setback for pavement, where the common line will be an existing wall.

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

Z-21-12 Easter Seals New Hampshire, Inc. Seeks a *Variance* from Table 19-A to permit construction of a senior housing complex featuring a sloped roof that exceeds the maximum permissible building height (35 feet) by 5 feet and $\frac{3}{4}$ inches.

Location: 215 Rochester Hill Road, Rochester, Map 243 Lot 39 in the Agricultural Zone

7. Other Business:

8. Adjournment: