



City of Rochester, New Hampshire

Zoning Board of Adjustment

April 17, 2023

GNM Solar 17, LLC
c/o Bruton & Berube, PLLC
601 Central Avenue
Dover, NH 03820

Notice of Decision

Z-23-10 GNM Solar 17, LLC Seeks a *Variance* from Table 18-D to permit power generation utility in the agricultural zone by constructing sixty (60) solar trackers.

Location: 60 Shaw Drive, Rochester, Map 240 Lot 49 in the Agricultural Zone.

At its April 12, 2023, the Zoning Board of Adjustment **voted to Approve the Variance amendment to increase the number of trackers from 50 to 60** citing all five criteria has been met and a hardship was proved due to the unique characteristics of the property with the class VI road, electrical connection, the proximity of the airport, the transmission lines, and the railroad.

Please note: *Site Plan Amendment approval is required from the Planning Board.*


Shanna B. Saunders,
Director of Planning & Development

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.

APPEALS: The selectmen, any party to the action, or any person directly affected has a right to appeal this decision within thirty calendar days following a hearing and to the Superior Court in accordance with State Statute. See New Hampshire Revised Statutes Annotated, Chapter 677 Rehearing and Appeal Procedures, available at the City of Rochester Planning Department This notice has been placed on file and made available for public inspection in the records of the ZBA.

As Per RSA 674:33.I.a.(a)

Variances authorized by the Zoning Board of Adjustment, Rochester NH shall be valid only if exercised within 2 years from the date of this application.

Cc: Open Gov Z-23-10
File