



City of Rochester, New Hampshire

Zoning Board of Adjustment

June 19, 2023

Packy's Investment Properties, LLC
PO Box 77
Farmington, NH 03835

Notice of Decision

Z-23-15 Packy's Investment Properties, LLC Seeks a *Variance* from Section 12. The Board granted a variance only to section 275-12.9 specifically from the process of requiring a Conditional Use Permit and its criteria to permit the construction of solar trackers within the wetland buffer setback.

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

At the June 14, 2023, the Zoning Board of Adjustment **voted to Approve the Variance** as presented citing all criteria has been met with the following conditions:

- 1) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.
- 2) If clearing is required within the Conservation Overlay District to reduce shade and improve the function of a Solar Collection System, a vegetative management plan shall be submitted with a Conditional Use Permit.
- 3) The inside edge of the 10 x 10 foundation association with each tracker shall be no closer to the wetland than 20 ft.
- 4) Approval is based on the plan submitted. Should the location of the trackers change, the applicant must return to the board.

 6.20.23
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-23-13
File