



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

February 22, 2024

Waterstone Rochester, LLC  
117 Kendrick Street, Suite 325  
Needham, MA 02494

### Notice of Decision

**Z-24-02 Waterstone Rochester, LLC** Seeks a *Variance* from Section 8.5.10(a)(1)(b) to permit a 38-foot rear setback where 100-feet is required.

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

At the February 14, 2024 meeting, the Zoning Board of Adjustment *voted to APPROVE the Variance* application citing all the criteria have been met with the following condition:

- 1) The applicant is to submit proof confirming the Conservation Easement states there is to be no further subdivision of land. (Note: applicant submitted the conservation easement deed via email on 2-15-24 and this submittal, in fact, meets this COA)

 2-22-24  
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-23-61  
File

