



City of Rochester, New Hampshire

Zoning Board of Adjustment

MINUTES OF THE ROCHESTER ZONING BOARD OF ADJUSTMENT MEETING HELD ON APRIL 15, 2020

The Chair called the meeting to order at 7:01 PM.

Roll Call:

The Zoning Secretary conducted the roll call.

Members Present

Larry Spector – Chair
Bob Gates – Vice Chair
Paul Giuliano, Alternate
Terry Garland, Alternate
Taylor Poro, Alternate

Members Excused

Leo Brodeur

Members Unexcused

Shon Stevens
Sue DeLemus, Alternate

Also present: Jim Grant, Director for Building, Zoning and Licensing
Dee Mondou, Secretary for Building, Zoning, and Licensing

These minutes serve as the legal record of the meeting and are in the format of an overview of the Zoning Board of Adjustment meeting. It is neither intended nor is it represented that this is a full transcription. A recording of the meeting is on file online at www.rochesternh.net for a limited time for reference purposes.

Good Evening, as Chairperson of the Zoning Board of Adjustment, I am declaring that an emergency exists and I am invoking the provisions of RSA 91-A:2, III (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to our community in its continuing efforts to combat the spread of COVID-19. In concurring with their determination, I also find that this meeting is imperative to the continued operation of City government and services, which are vital to public safety and confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

Approval of Minutes:

The minutes of March 11, 2020 were reviewed; Vice Chair Gates made a motion to accept the minutes, Chair Spector seconded the motion. The motion carried unanimously by a voice vote.

Seating of Alternates:

Chair Spector says with two regular members and three alternates attending, all five would be voting for the night.

New Case:

Z-20-05 Norman & Stacia Vetter applicants seeks a *Special Exception* from section 23(2)(a)(1) of the Zoning Ordinance to permit a detached accessory apartment.

Location: 19 Sheepboro Rd, Rochester, NH 03867, MLB 0234-0033-0000 in the Agriculture zone

Norman Vetter introduced himself as owner briefed the board about his case and why a Special Exception should be granted

Chair Spector asked if there was anyone in the audience to speak in favor or against the case. Jim Grant read comments submitted prior to the meeting by abutter Alex de Geofroy of 18 Sheepboror Rd. Concerns addressed by Mr. Vetter.

Chair Spector asks if anyone wants to make a motion. Vice Chair Gates makes a motion to grant the Special Exception. Mr. Giuliano seconded the motion. Roll call vote carried unanimously to grant the Special Exception.

Request for Motion to Rehear:

Z-20-01 717 Rochester Holdings, LLC applicant seeks *Variance* from section 5.5(b)(3) and 5.5(c)(3) of the Zoning Ordinance to permit off-street parking spaces in the front yard of property in the NMU Zone.

Location: 717 Columbus Ave, Rochester NH 03867, MLB 0131-0007-0000 in the NMU Zone.

Chair Spector asks if anyone has any comments or wants to make a motion. Vice Chair Gates motions to grant the request to rehear. Mr. Poro seconds the motion. Roll call vote carried unanimously to grant a motion to rehear.

Other Business:

Election of Chair and Vice Chair:

Mr. Grant opens the nominations.

Vice Chair Gates nominates Chair Spector to continue as Chair. Mr. Grant motions to cease nominations. Roll call vote carried unanimously in favor.

Chair Spector nominates Vice Chair Gates to continue as Vice Chair. Mr. Grant motions to cease nominations. Roll call vote carried unanimously in favor.

Adjournment:

Vice Chair Gates motioned to adjourn the meeting. It was seconded by Chair Spector and the motion carried unanimously by voice vote. Meeting adjourned at 7:22 PM.

Respectfully Submitted,

Dee Mondou

Dee Mondou Secretary for

Building, Zoning, and Licensing Services