



**The Rochester Zoning Board of Appeals will meet  
in the *Town Hall Meeting Room, 1 Constitution Way,*  
on Thursday, February 24, 2022 at 7:00 p.m.**

*(This meeting will be held both in person and on Zoom)*

To join the Zoom Meeting:  
<https://us02web.zoom.us/j/86813071374>  
Meeting ID: 868 1307 1374  
One tap mobile: (646) 876-9923

**RECEIVED**

FEB 22 2022 2:40pm  
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ROCHESTER TOWN CLERK

**AGENDA  
February 24, 2022**

**7:00 p.m. CALL MEETING TO ORDER**

**PUBLIC MEETING**

- **Minutes:**
  - Business Meeting Minutes of February 10, 2022
  - Public Hearing #1170 Minutes of February 10, 2022
  - Public Hearing #1172 Minutes of February 10, 2022
  - Public Hearing #1173 Minutes of February 10, 2022
- **Board Signature, Vouchers, Old Business, New Business:**
- **Correspondence:**

**PUBLIC HEARINGS**

**#1174** Travis Andrade for property located at 9 Coombs Road, identified on Assessor's Map 44A, Lot 37, who is seeking a Variance under Chapter 20.40, Section D.1., for approval of the construction of a garage and mudroom addition less than 40 feet from the side lot setback requirement.

**#1172** *(continued from 2/10/22)*  
Anthony and Mary-Patrice Ruocco for property located at 308 New Bedford Road, identified on Assessor's Map 2, Lot 13A who are seeking a Special Permit under Chapter 20.40, Section F.6. to use the premises as not only a residence, but to establish a Farm Winery (A&M Winery). They propose to specialize in providing specialty dessert wines for wine tastings on site, by appointment, and subsequently providing small batches for weddings and corporate functions conducted elsewhere. The wine is proposed to be prepared, fermented, and bottled on site.

**7:15 p.m.**

**#1170** *(continued from 1/13/22, 1/27/22, 2/10/22)*  
Industrial Tower and Wireless, LLC for property located at 0 High Street, identified on Assessor's Map 19, Lot 5 who is seeking a Special Permit for the construction of a 190-foot monopole style telecommunications facility under Chapter 22.30 Personal Wireless Services Facilities of the Rochester Zoning By-Laws.

**ADJOURNMENT**