

**City of Rochester Zoning Board of Adjustment  
Special Meeting**

**Monday May 24, 2021**

**31 Wakefield Street, Rochester, NH 03867**

*(These minutes were approved on July 14, 2021)*

**Members Present**

Bob Gates – Chair

Larry Spector – Vice Chair

Leo Brodeur

James Hayden

**Members Absent**

Terry Garland, absent

**Alternate Members Present**

Paul Giuliano

Staff: Shanna B. Saunders, *Director of Planning & Development*

Crystal Galloway, *Planning Administrative Assistant II*

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](http://www.rochesternh.net) for a limited time for reference purposes.

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Mr. Gates called the meeting to order at 7:00pm and the Zoning Secretary conducted roll call.

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**3. Seating of Alternates:**

Mr. Gates assigned himself, Mr. Spector, Mr. Brodeur, Mr. Hayden and Mr. Giuliano as voting members for the nights meeting.

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**4. Approval of Minutes:**

*A motion was made by Mr. Brodeur and seconded by Mr. Spector to approve the minutes from the May 12, 2021 meeting. The motion carried unanimously.*

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## 6. New Cases:

**Z-2021-09 Gary Roy** Seeks a *Special Exception* from Table 18-C to permit a “food stand” food truck in the Highway Commercial zone.

**Location:** 7 Milton Road, Rochester, Map 222 Lot 94 in the Highway Commercial Zone.

Mr. Roy, Food Truck Director for Chick-Fil-A explained his application. He said his hours of operation will be 11:00am to 8:00pm one or two days a week. Mr. Roy explained the food truck will be located in the parking lot of the Lilac Mall and the truck has a generator so he will not need power from the mall.

Mr. Gates asked if anyone wanted to speak in favor or against the application. There was no one present to speak. Mr. Gates brought the discussion back to the Board.

Mr. Brodeur asked if there will be any signage. Mr. Roy explained the only advertising he does is through Facebook.

Mr. Brodeur asked about the position of the truck in the parking lot. Mr. Roy explained the truck will be parallel to Milton Road.

Mr. Spector asked about the trash that will be generated. Mr. Roy said all the trash will be taken with him at the end of each night.

Ms. Saunders told the Board the City doesn't have any issues with the Special Exception.

*A motion was made by Mr. Spector and seconded by Mr. Brodeur in the case of Z-21-09 to grant the Special Exception as presented. The motion carried unanimously.*

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## 7. Other Business:

There was no other business to discuss.

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## 8. Adjournment:

*A motion was made by Mr. Brodeur and seconded by Mr. Spector to adjourn at 7:08pm. The motion carried unanimously by a roll call vote.*

Respectfully Submitted,

Crystal Galloway,  
Planning & Zoning Secretary

and

Shanna B. Saunders,  
Director of Planning & Development