



City of Rochester, New Hampshire

Zoning Board of Adjustment

Special Exception Application

**TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER**

DO NOT WRITE IN THIS SPACE

CASE NO. 2-23-55

DATE FILED 10/18/23

C91

ZONING BOARD CLERK

Applicant: GSG ROCHESTER PROPCO, LLC (d/b/a Granite State Bingo)

E-mail: smonaghan@g2-gaming.com Phone: (603) 502-9428

Applicant Address: 7 Milton Road, Rochester, NH 03867

Property Owner: GSG ROCHESTER PROPCO, LLC

Property Owner Address: 923 Elm St, PMB 7 Manchester, NH 03101

Variance Address: 7 Milton Road, Rochester, NH 03867

Map Lot and Block No: Tax map #: 222; Lot #: 94

Description of Property (give length of lot lines): Existing shopping mall center and parking lot (27.34 acres)

Proposed use or existing use affected: Parking a food truck ("Food Stand") on premises to service Granite State Bingo hall customers

The undersigned hereby requests a special exception as provided in section §275-22 of the Zoning Ordinance to permit a "Food Stand" on premises as permitted under 275 Attachment 3: Table 18-C Food-Lodging-Public Recreation Uses.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a Special Exception.

DocuSigned by:

Greg Carlin

47897189A6EC466...

Signed: Gregory A Carlin

Date: 10/17/23



City of Rochester, New Hampshire

Zoning Board of Adjustment

275.22 Special Exception Sheet

(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this section 275.22, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (3) The Board of Adjustment may require that a site plan for development for a proposed special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

- (1) The specific site is an appropriate location for the proposed use or structure. ☒ Yes ☐ No
Reasoning: The intent is to park the food truck against the side of the outparcel building, facing the mall. This would be in front of the current dumpster location, out of the way of fire lanes and traffic. This would be a convenient location for bingo customers.
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ ☒ No
Reasoning: The lunch truck would not interfere with traffic or accessibility to any of our neighbors.
- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking. Yes ☐ ☒ No Reasoning: The lunch truck, parked against the bingo hall (outparcel building), is far enough away from current businesses to not hinder car or foot traffic coming or going from their locations.
- (4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. ☒ Yes ☐ No Reasoning: The lunch truck is 100% self-contained. No power, water, or sewer is needed for this application.
- (5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No Reasoning: The purpose of having a lunch truck on premises is to help properly accommodate the food needs of the bingo players that come to play each week. Having more choices of food and easier accessibility to the hall will provide an enhanced experienced. The bingo hall currently is servicing approximately 600 players per week.

Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

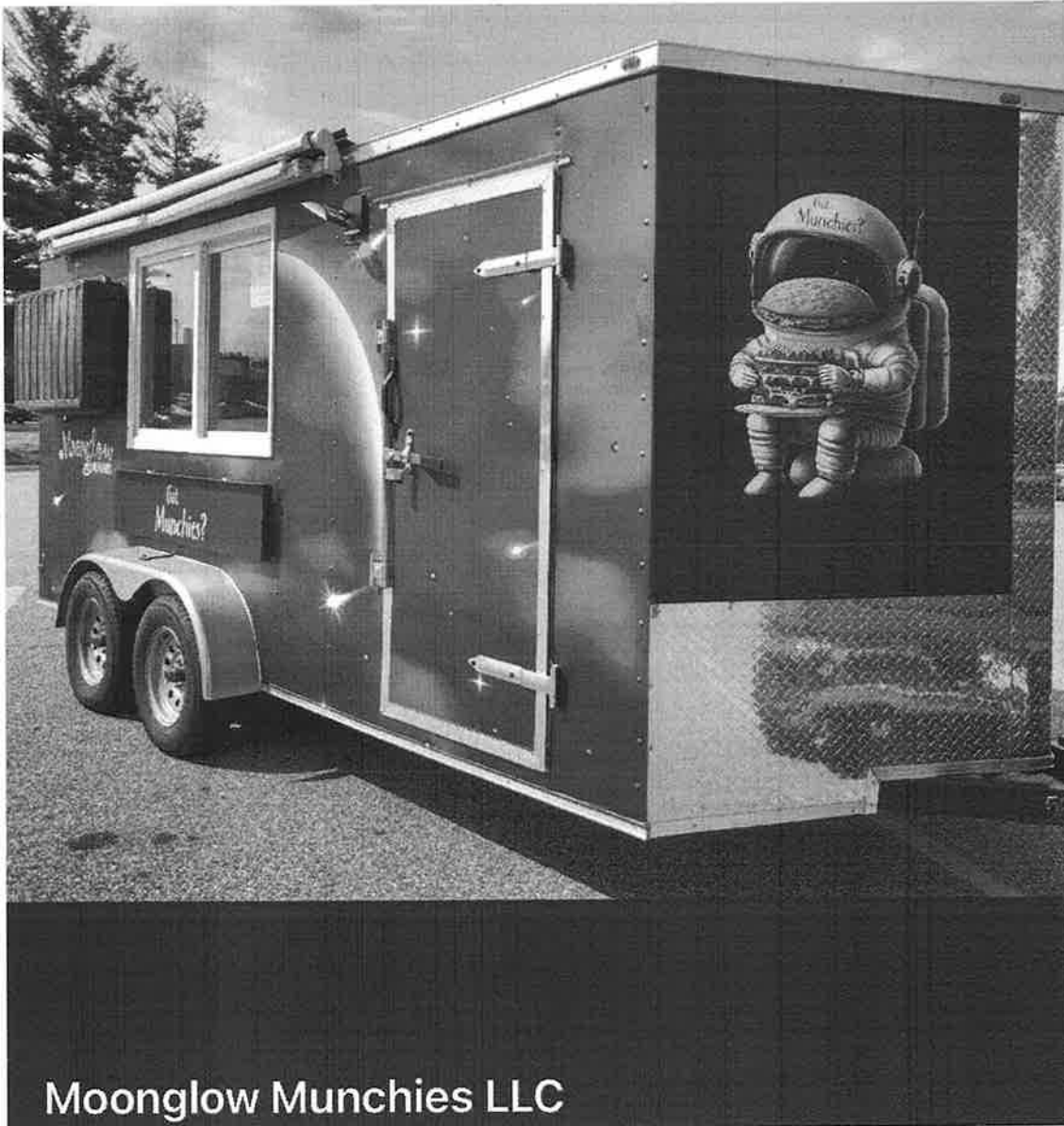
Intended Food Stand Location (Aerial):



Intended Food Stand Location Photograph:



Moonglow Munchies Photograph:



ZONING

275 Attachment 3

City of Rochester

Table 18-C Food-Lodging-Public Recreation Uses
[Amended 5-7-2019; 12-6-2022; 6-6-2023]

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Food-Lodging-Public Recreation Uses	Residential Districts				Commercial Districts				Industrial Districts			Special		Criteria/Conditions Reference
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS		
Cafe	—	—	P	C	P	P	P	P	—	—	—	P	Article 21	
Campground	—	—	—	E	—	—	—	—	—	E	—	—	Article 22	
Caterer	—	—	P	—	P	P	—	P	P	P	—	—		
Charitable gaming facility	—	—	—	—	—	—	C	P	—	—	—	—		
Club	—	—	C	—	P	P	—	P	—	—	—	—	Article 21	
Community center	—	—	P	—	P	P	P	P	—	—	—	—		
Conference center	—	—	C	—	P	P	P	P	—	—	P	P	Article 21	
Country club	—	—	—	C	—	—	P	E	—	C	—	—	Article 21	
Food stand	—	—	E	—	E	E	P	E	E	E	E	E	Article 22	
Function hall	—	—	—	—	P	P	P	P	—	—	—	—		
Golf course	—	—	—	P	—	—	P	—	—	P	—	—	Article 22	
Health club	—	—	C	C	P	P	P	P	—	—	—	—	Article 21	
Lodging, bed-and-breakfast	—	C	P	—	P	P	—	P	—	—	—	—	Article 21	
Lodging, hotel	—	—	C	—	P	C	P	P	—	—	C	C	Article 21	
Lodging, motel	—	—	—	—	—	—	P	P	—	—	—	C	Articles 20 and 21	
Nightclub	—	—	—	—	P	—	P	P	—	—	—	—		
Recreation, indoor	—	—	C	—	P	C	P	P	P	C	—	—	Article 21	
Recreation, outdoor	—	—	—	C	—	C	P	P	—	C	—	—	Article 21	
Recreation, park	P	P	P	P	P	P	—	P	—	C	—	—	Article 21	
Restaurant	—	—	P	—	P	C	P	P	—	—	—	P	Article 21	
Restaurant, drive-through	—	—	—	—	P	—	P	P	—	—	—	—		
Sports betting facility	—	—	—	—	—	—	P	P	—	—	—	—		
Tavern	—	—	C	—	P	—	P	P	—	—	—	P	Article 21	
Theater/cinema (5,000 square feet or less)	—	—	P	—	P	P	P	P	—	—	—	—	Article 21	
Theater/cinema (over 5,000 square feet)	—	—	—	—	C	—	P	P	—	—	—	—	Article 21	



1 inch = 300 Feet



CAI Technologies
Pursuing Mastery. Transcending Boundaries.

www.cai-tech.com

October 23, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT			VISION									
GSG ROCHESTER PROPCO LLC 923 ELM ST PMB 7 MANCHESTER NH 03101		0 CITY WATER C	0 LEVEL	H	HIGHWAY C	NHBD NAME		LUC Co	Prior Assessed	Current Assesse										
		0 CITY WTR PBO	NEIGHBORHOOD					323	3,162,300	3,162,300										
		0 CITY SEWER	3013	COMMERCIAL LILAC			323	1,474,600	1,474,600											
		UTL/ST/ TRAF	EXEMPTIONS			323	599,600	599,600												
		0 GAS	Year	Code	Description															
		0 PAVED																		
		0 HEAVY																		
		LEGAL DESCRIPTION																		
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)												
GSG ROCHESTER PROPCO LLC LILAC MALL ASSOCIATES LLC % URBANEK FAMILY REV TRUST URBANEK GERALD A LILAC MALL ASSOCIATES LLC % ,			5108 691	05-01-2023	5,000,000	02		Year	Descri	Year	Descri	Prior Assesse								
			1796 756	04-05-1995	0	27		2020	BLDG	2021	BLDG	3,162,300	2022							
			1796 753	04-05-1995	0	99			LAND		LAND	1,474,600								
			1796 750	04-05-1995	0	99			OB		OB	599,600								
			1796 747	04-05-1995	0	99														
			BUILDING NOTES																	
			BUILDING PERMIT RECORD																	
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes													
05-25-2022	E-22-239	ELECTRIC	1,800		0	O	Replace existing roof top curb unit													
03-09-2022	E-22-63	ELECTRIC	1,500		0	O	replace 7.5 ton roof top unit													
02-16-2022	M-22-52	A/C	15,000		0	O	7.5 TON UNIT													
06-18-2021	SG-21-30	SIGN	40		100	C	WALL													
05-24-2021	SG-21-25	SIGN	15,000		100	C	LABEL SHOPPER TENANT													
01-09-2020	B-19-901	EXT RENOV	30,000	04-15-2020	100	CE	Building wall enclosure around existing loading dock.;													
10-03-2019	E-19-417	ELECTRIC	2,000	04-15-2020	100	CE	OCEAN STATE JOB LOT- PULLING LOW VOLTAGE;													
09-05-2019	B-19-646	SIGN	10,000	04-15-2020	100	CE	new water lines for outside silcock. Install water lines fo													
08-27-2019	P-19-161	PLUMBING	5,000	04-15-2020	100	CE	(6) new rooftop HVAC													
08-01-2019	E-19-319	ELECTRIC	75,000	04-15-2020	100	CE	units, install new store LED lighting, install low voltage w													
07-11-2019	B-19-497	MANUAL	500,000	04-15-2020	100	CE	Fit-out of vacant former K-Mart space for proposed tena													
06-24-2019	M-19-244	HEATING SYS	178,000	04-15-2020	100	CE														
LAND LINE VALUATION SECTION																				
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	3230	SHOP CTR	15,000	PRIMARY	P	1,000	90,000	1.00	3013	1,000							90,000	1,350,000	1,350,000	
1	3230	SHOP CTR	12,340	EXCESS A	E	1,000	12,000	1.00	3013	1,000							10,096.8	124,600	124,600	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Model	94	Commercial	Half Bath Ratin	A	SAME							
Style	C35	SHOPPING CTR	Extra Fixture(s)	24								
Grade	C-	Avg. (-)	Extra Fix Rating	A								
Stories	1											
Units	0											
Residential Unit	19.00											
Comm Units	17.00											
Wall Height	21											
Exterior Wall 1	0											
Exterior Wall 2	04											
2nd Ext Wall %	11											
Roof Structure	06											
Roof Cover	08											
Interior Wall 1	100.00											
Interior Wall 2	02											
Interior Floor 1	01											
Interior Floor 2	0.00											
Basement Floor	19.00											
% Heated	100.00											
Heat Fuel												
Heat Type												
2nd Heat Type												
2nd % Heated												
# Heat Systems												
AC Percent												
Bedrooms												
Full Bath(s)												
Bath Rating												
3/4 Bath(s)												
3/4 Bath Rating												
Half Bath(s)												
Half Bath Ratin												
Extra Fixture(s)												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
PA	PAVING ASPH	L	1	1	325000	C	AV	1996	60	2.57	1.00	501,200
OE	DOOR ROLL	B	1	7	8	C	AV	1979	30	8.12	1.00	100
OD	DOOR WD/MT	B	2	8	10	C	AV	1979	30	7.18	1.00	300
OE	DOOR ROLL	B	1	6	8	C	AV	1979	30	8.12	1.00	100
LM	LIGHT MPOL	L	14	1	1	C	AV	1979	50	312.50	1.00	2,200
LB	DOCK LEVEL	B	2	1	1	C	AV	1979	70	3125.00	1.00	4,400
PK	PARK'G SPAC	L	1127	1	1	C	AV	1979	100	0.00	1.00	0
TW	TRUCK WELL	B	1	27	67	C	AV	1979	70	4.37	1.00	5,500
OD	DOOR WD/MT	B	1	8	8	C	AV	1979	30	7.18	1.00	100
02	SHED MTLV	L	4	8	40	C	AV	1979	50	19.20	1.00	12,300
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value	Unit Cost	Undeprc Value		
CMA	COMMON MALL AREA	6,874	19,640	1996	60	2.57	1.00	501,200	15.75	309,278		
CNP	CANOPY	0	2,549	1979	30	8.12	1.00	100	12.22	31,149		
FFL	1ST FLOOR	178,090	178,090	1979	30	7.18	1.00	300	44.99	8,012,714		
OFF	OPEN PORCH	0	283	1979	30	8.12	1.00	100	35.24	9,973		
SFL	2ND FLOOR	288	288	1979	30	7.18	1.00	100	44.99	12,958		
STG	FRAME SHED BULKHEAD/FRAME UTILIT	0	310	1979	50	19.20	1.00	12,300	23.24	7,204		
TOTAL Gross Liv/Lease Area		185,252	201,160	185,252	201,160	8,383,216						

213	206	122	16	18	160	114	208	82	10	4	208	51
					</							



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
LP	LIGHT W/POL	L	2	1	1	C	AV	1991	60	293.75	1.00	400
PA	PAVING ASPH	L	1	1	65000	C	AV	1979	50	2.57	1.00	83,500
OD	DOOR W/D/MT	B	2	7	10	C	AV	1979	36	7.18	1.00	400
PK	PARK'G SPAC	L	194	1	1	C	AV	1979	100	0.00	1.00	0
OE	DOOR ROLL	B	1	7	8	C	AV	1979	36	8.12	1.00	200
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Floor Area	Elfr Area	Unit Cost	Undeprec Value					
CNP	CANOPY	0	0	1,246	0	21.44	26,714					
FFL	1ST FLOOR	35,942	35,942	35,942	35,942	74.53	2,678,775					
LDK	LOADING DK	0	0	300	0	45.27	13,581					
SFL	2ND FLOOR	2,380	2,380	2,380	2,380	74.53	177,383					
SLB	CONCRETE SLAB	0	0	1,246	0	6.61	8,236					
TH (Gross Living Area)		38,322	38,322	41,114	38,322		2,904,689					

ABUTTER LIST

City of Rochester, NH
Please Print or Type

Applicant: GSG ROCHESTER PROPCO, LLC **Phone** (312) 600-8450

Project Address: 5 MILTON RD, ROCHESTER, NH 03867

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
222	94	HC	GSG ROCHESTER PROPCO, LLC	923 ELM ST, PMB 7, MANCHESTER, NH 03101

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
112	1	KOENIG RONALD W	P O BOX 314, KINGSPORT, TN 37662-0314
112	2	KOENIG RONALD W	P O BOX 314, KINGSPORT, TN 37662-0314
112	10	CITY OF ROCHESTER	31 WAKEFIELD ST, ROCHESTER, NH 00000
215	58	CONSERVANCY FOUNDATION INC	40 TEMPLE ST, NASHUA, NH 03060
222	55	MAINE ATLANTIC PROPERTIES INC	24 HARRIMAN DR, AUBURN, ME 04210-8300
222	57	TOLLY HOLDINGS LLC / SCHRECK CRAIG	140 MILL RD, NORTH HAMPTON, NH 03862
222	93	SAMPSON SUPERMARKETS INC / HANNAFORD	BROS CO P O BOX 6500, CARLISLE, PA 17013
222	95	ARCHAMBAULT FAMILY REV TRUST / ARCHAMBAULT	DAVID D 38 BARBARA LN, STRAFFORD, NH 03884-6700

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. To get the names & addresses of all abutters please see the Planning Department Secretary.

on this date: 10/17/23 This is page 1 of 1 pages.

Applicant or Agent: Greg Carlin
17807180A85C168
 GREGORY A CARLIN

Planning Staff Verification: _____ Date: _____