

MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING
September 14, 2012
7:00 PM

Meeting called to order by Electra Alessio, Chairman, present: Ray Donald Vice Chairman, Daryl Branch, John Whittier, Jay Alberts, Peter Coffin, and Tammy Bakie. Mr. Donald made a motion to approve the July 12, 2012 minutes, Mr. Alberts seconded, all in favor.

Samantha Mooskian 21 Route 125, Tax Map R3, Lot 2

Ms. Alessio explained the procedure for meeting. Samantha Mooskian and Chad Stanley introduced themselves. Ms. Mooskian stated she thought a gun range would be a great idea, and they had the building and the capacity. Ms. Mooskian stated it would not interfere with the neighbors and there is no other place in the area. Ms. Alessio stated they would have to go through the permit process. Mr. Alberts asked if this was the old "Roderick's" building. Ms. Mooskian replied yes. Mr. Alberts asked about who would be in charge of requirements for ventilation, soundproofing and lead. Mr. Stanley stated the insurance company would dictate requirements for ventilation and walls, but they haven't approached the state yet. Mr. Alberts asked what the range would be like. Mr. Stanley stated it would look like a bowling alley and be similar to the Manchester firing range, with walls between each run. Mr. Whittier asked about the statement in the application concerning noise level and requirements of indoor gun ranges. Mr. Stanley stated to obtain insurance; the insurance company would dictate what type of wall will be acceptable. Mr. Stanley stated if there is state or federal guidelines they will be followed. Mr. Stanley stated they were taking this one step at a time but had contacted both the Police Chief and the Fire Inspector. Mr. Whittier asked if there would be any restriction on size or type of gun. Mr. Stanley stated it would be pistol and rifle and the caliber hasn't been decided. Mr. Coffin asked how long the range would be. Mr. Stanley stated it would be 65 ft in length. Mr. Alberts asked about the applicants being on the planning board schedule. Ms. Mooskian stated it was in anticipation of a positive outcome from the ZBA. Mr. Alberts stated he had expected more detailed information. Ms. Alessio asked if anyone in the audience would like to speak in favor or opposition. Mr. Bob Whitney stated he wanted to know the hours of operation and if the range would be indoors only. Mr. Whitney stated they had been good neighbors so far. Mr. Donald asked if the applicant anticipated increasing the size of the building. Ms. Mooskian said absolutely not. Mr. Donald stated there were many unanswered questions and asked if the application should be set

aside. Mr. Coffin stated normally the board was presented plans but this was different, it was in theory only, whether to allow a gun range in C3, then the applicant would have to go back to planning board. Mr. Coffin asked if there is a reason to prohibit. Ms. Alessio agreed stating the regulations does not say a gun range is permitted but it doesn't say they are prohibited either. Ms. Alessio asked if this type of business conformed to the regulations of C3. Mr. Donald agreed that the board should vote on a special exception and the Planning Board would make decisions on hours of operation, walls etc. Mr. Whittier stated it the list of permitted businesses the closest was recreational. A discussion followed regarding the intent of prohibited items. Mr. Alberts asked if they planned to have retail. Mr. Stanley stated yes. Mr. Whittier stated he had two issues noise and storing of ammunition. Mr. Stanley stated the storage would be in a separate locked area of the facility. Mr. Stanley stated the noise would not be an issue and that Manchester was a good example, and it would be a different story if there was shooting outside. Ms. Mooskian stated they intend to work closely with the Chiefs, comply with regulations and they don't want to cause issues with the town. Ms. Mooskian reiterated there would be no shooting outside. Ms. Alessio read the special exception standards. A vote was take all 5 criteria passed unanimously. Mr. Donald made a motion to grant a special exception for construction of an indoor gun range. Mr. Alberts seconded, all in favor. Ms. Alessio stated a notice would be sent and explained the 30 day waiting process.

Ms. Alessio adjourned the meeting @ 7:32.

Respectfully submitted,

Tammy L. Bakie
Secretary
Zoning Board of Adjustment