

Planning and Development

## TECHNICAL REVIEW COMMITTEE MEETING

*Great Hall at*  
**Wolfeboro Town Hall - 84 South Main Street**  
**Wednesday, December 9, 2020**  
**9:30 AM**

**IN-PERSON SESSION AT TOWN HALL, 84 SOUTH MAIN STREET, WOLFEBORO, NH**

The Technical Review Committee meeting will be a in person meeting, allowing the public to also access and participate in the meeting via in-person attendance at the Wolfeboro Town Hall OR via GoToMeeting through the login information below. <https://www.wolfeboronh.us/home/news/virtual-town-meeting-login-information>

Please call 603-569-5970 OR e-mail [planningdirector@wolfeboronh.us](mailto:planningdirector@wolfeboronh.us) if you have any questions or concerns about in-person attendance.

All Planning Board meetings are available for live viewing on Wolfeboro Community TV (WCTV) Channel 25 or on the WCTV Youtube Channel

Appointments start at "9:30 AM" in order listed

### PUBLIC HEARINGS

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**ANTHONY STRACQUALURSI** – 475 Pleasant Valley Road – Tax Map & Lot 236-35 – Case #2020-31–  
Minor Site Plan Review – Home Occupation – Federally Licensed Firearms Broker – Formal  
Submission/Public Hearing

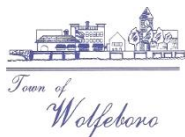
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If there is anyone with a disability needing any modification and/or auxiliary aid to access this meeting, please notify the Department Planning & Development at 569-5970 at least 24 hours prior to the meeting date.

Granite State News: Issue of 11-25-20

Posted: Town Hall

Wolfeboro Web Site



# PLANNER REVIEW

**DATE:** November 30, 2020

**TO:** Technical Review Committee

**FROM:** Tavis J. Austin, AICP, Director of Planning and Development

**MEETING PURPOSE:** Minor Site Plan Review, Firearms Sales Home Occupation, December 09, 2020, Technical Review Committee Meeting – Anthony Stracqualuri, TM #236-035, 475 Pleasant Valley Road, Case #2020-31

**APPLICANT/OWNER:** Anthony Stracqualuri  
475 Pleasant Valley Road  
Wolfeboro, NH 03894

**AGENT(S):** None.

**CASE #:** 2020-31

**TRC DATE(S):** 12/09/2020

**FORMAL SUBMISSION DATE:** 12/09/2020

**PUBLIC HEARING DATE(S):** 12/09/2020 (If application is accepted as complete)

**ZONING DISTRICT(S):** Rural Residential (RR) District

**PLAN REFERENCES:** None.

**PROJECT:**

- Convert less than 500 sq. ft. of existing space to commercial space for sale of firearms

**PLANNER COMMENTS:** Anthony Stracqualuri has filed an application to permit a home occupation for the sales/trading of firearms at a private residence. The bulk of the business is conducted via mail, telephone, or the internet. The only 'customer' traffic would be by appointment only. Such appointment based traffic is not inconsistent with that of a residential neighborhood. Existing site parking comports with the regulations (below).

The property in question is located in the Rural Residential District. The Technical Review Committee under the Minor Site Plan Review provision of the Wolfeboro Planning and Zoning Ordinance is considering the aforementioned application. Below please find all applicable sections of the Wolfeboro Planning and Zoning Ordinance:

**Rural Residential District (RR)**

§ 175-88.4 Permitted uses.

Permitted uses shall be as follows:

A. One of the following dwelling unit structures is permitted per lot:

- (1) One single detached dwelling per lot.
- (2) One single detached dwelling per lot with one accessory dwelling unit.  
[Amended 3-14-2017 ATM by Art. 2]
- (3) One duplex dwelling per lot.
- B. Accessory structures.
- C. Accessory uses.
- D. The seasonal, outside storage of items of personal property on residential lots, provided that such items must be placed on the lot to the side or rear of the dwelling, but their use for living and/or business while so stored is prohibited.
- E. Home occupation, occupying up to 500 square feet of the single-family dwelling (requires TRC approval).**
- F. The keeping or harboring of all livestock in accordance with New Hampshire Department of Agriculture's Best Management Practices.

### **HOME OCCUPATION**

A. Any occupation, profession, activity or use which is clearly a customary, incidental and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood and is further defined as follows:

- (1) It occupies no more than 1,000 square feet of floor area.
- (2) The principal operator is the owner of the home occupation business, owns and resides on the premises for at least nine consecutive months per year, employs not more than one other person and sells no principal products on the premises prepared by others, except for antiques.  
[Amended 3-11-2003 ATM by Art. 2]
- (3) There is no indication of such occupation visible on the exterior of the building or on the lot, except permitted signs.
- (4) The activity does not produce noise, odor, traffic or other nuisances perceptible at the lot line at a higher level than is usual in a residential neighborhood.
- (5) The activity is completely enclosed in a building.

B. For the purpose of clarification, there will be no more than two home occupations on any one lot. Maximum occupancy of both home occupations shall not exceed more than 1,000 square feet of floor area.

### **§ 175-184. MINOR SITE PLAN REVIEW**

The Planning Board delegates its site review powers for minor site plan reviews as listed in Article of this chapter, as denoted by a footnote for minor site plan review following the permitted use. The Technical Review Committee shall consist of the Town Planner and staff representatives from the Public Works, Municipal Electric, Code Enforcement, Police and Fire Departments, and a Planning Board member. This Technical Review Committee shall have final authority to approve or disapprove site plans reviewed by it. Decisions rendered by this Committee, however, may be appealed to the full Planning Board, provided that a notice of appeal is filed within 20 days of the posting of the Committee's decision.

### **PARKING**

The applicant has demonstrated compliance with the parking requirement, see below:

**Single-family, duplex** 2 per dwelling unit; may include indoor parking;  
spaces serving individual units may be stacked

**Home occupation** 2 per occupation

The applicant proposes the conversion of less than 500 sq. ft. (153 sq.ft.) of existing finished space to commercial space.

The proposed use requires 4 parking spaces, two for residential, and two for home occupation uses. The property currently has a two car garage and room for 2-3 additional vehicles within the driveway in a manner that would permit leaving the property forward (not backing into street). I believe this satisfies parking requirements of the ordinance.

The proposal, as submitted includes no modification to the exterior of the building. I would recommend that this is established as a basic condition of approval.

#### **PLANNER RECOMMENDATIONS:**

##### **Acceptance**

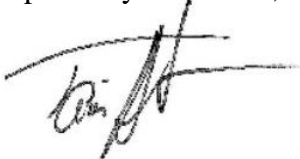
The application is complete and ready for acceptance consideration by the Technical Review Committee.

##### **Approval**

Should the Technical Review Committee determine that the application fully complies with the ordinance, I would recommend the following conditions of approval.

1. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
2. All signage shall conform to the Wolfeboro Sign Ordinance.
3. All on site activities shall conform to noise provisions of Section 100.5 of the Code of the Town of Wolfeboro.
4. Review and approval of the business shall be in compliance with the NH Fire Code and the Town Building Codes.
5. No modification to the exterior of the building shall be permitted in conjunction with this use, including outdoor storage/display/sale of materials.
6. This application is subject to all federal, state, and local permits and any conditions attached thereto.

Respectfully submitted,



**Tavis J. Austin, AICP**  
**Director of Planning and Development**