

**TECHNICAL REVIEW COMMITTEE**  
**September 5, 2018**  
**MINUTES**

**Members Present:** Kathy Barnard, Planning Board Representative, Dave Ford, Public Works Department, Barry Muccio, Electric Department, Tom Zotti, Wolfeboro Fire Department, Corey Ryder, Code Enforcement Officer.

**Member Absent:** Mark Livie, Wolfeboro Police Department.

**Staff Present:** Matt Sullivan, Director of Planning & Development, Lee Ann Hendrickson, Administrative Secretary.

*Matt Sullivan opened the meeting at 9:35 AM.*

**John Frazier d/b/a Wagenwerk Fire Arms**  
**Minor Site Plan Review**  
**TM #146-10**  
**Case #2018-20**

John Frazier stated he operates a gun business that centers on collectibles and historic fire arms.

Matt Sullivan asked if there would be customers on site.

John Frazier stated he holds showings by appointment only; noting there would not be more than 1-2 people at a time. He noted there are 6-7 parking spaces available.

Matt Sullivan asked if events would be held.

John Frazier replied no.

Matt Sullivan stated asked if the entire basement space would be used for the business or only the 12'x16' area depicted on the plan.

John Frazier stated only a portion of the basement would be used, a 12'x16' area.

Matt Sullivan confirmed business hours of 8am-5pm.

John Frazier stated there may be weekend showings.

Matt Sullivan noted there is a comparable business in the neighborhood. He confirmed only UPS and/or FedEx deliveries would occur.

Corey Ryder asked if walls have been built to separate the area.

John Frazier stated there are two existing walls to be divided off.

Corey Ryder questioned the location of the egress.

John Frazier stated the exit is through the garage.

Tom Zotti stated that from a code perspective if the house meets the requirements for a single family dwelling then the proposed area would be code requirements for the home occupation.

**It was moved by Tom Zotti and seconded by Dave Ford to accept the application as complete. All members voted in favor. The motion passed.**

*Matt Sullivan opened the public hearing.*

Kathy Barnard stated the proposal meets the Home Occupation business.

John Frazier stated the ATF would be contacting the Town to confirm approval in order to transfer the location of his license.

*There being no further questions or comments, Matt Sullivan closed the public hearing.*

Matt Sullivan reviewed the following recommended 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.

**It was moved by Kathy Barnard and seconded by Dave Ford to approve the John Frazier d/b/a Wagenwerk Fire Arms Minor Site Plan Review application, Tax Map 146-10, subject to the recommended conditions of approval. All members voted in favor. The motion passed.**

**Stephanie Gallant  
Minor Site Plan Review  
TM #43-4  
Case #2018-21**

Stephanie Gallant stated she would be grooming 2-5 dogs during the course of the day from 8AM-3PM either Monday-Friday or Tuesday –Saturday, depending on her bookings.

Matt Sullivan questioned the number of parking spaces.

Stephanie Gallant replied 4 parking spaces and noted her intent is to construct a second driveway.

Matt Sullivan questioned the easement area and expressed concern regarding such; noting it appears from the aerial photography that the driveway is located on the abutting lot. He stated he has not reviewed the deed and expressed concern regarding gaining access for the business over the easement.

Dave Ford questioned the location of the driveway entrance and confirmed the abutters were notified of the public hearing.

Corey Ryder recommended installing a drainage trap.

Kathy Barnard confirmed the application meets the criteria for a Home Occupation.

Dave Ford recommended the applicant make application to NHDOT for a driveway permit for the second drive entrance.

**It was moved by Kathy Barnard and seconded by Tom Zotti to accept the application as complete. All members voted in favor. The motion passed.**

*Matt Sullivan opened the public hearing.*

*There being no further questions or comments, Matt Sullivan closed the public hearing.*

Matt Sullivan reviewed the following recommended 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. This shall not include any driveway modification permitted through NHDOT.
6. This application is subject to all federal, state, and local permits and any conditions attached thereto.

**It was moved by Kathy Barnard and seconded by Tom Zotti to approve the Stephanie Gallant Minor Site Plan Review application, Tax Map 43-4, subject to the recommended conditions of approval. All members voted in favor. The motion passed.**

There being no further business before the Committee, the meeting adjourned at 9:55 AM.

Respectfully Submitted,  
*Lee Ann Hendrickson*  
Lee Ann Hendrickson