

Members Present: Fire Chief, Alan Johnson; Police Chief, Kevin Iwans; Road Agent, Ken Roberts; Town Planner Kathy Menici; Code Officer, Brian Boyers.

Applicant: Kendall Stapley, 276 Prospect Mountain Rd

Others Present: Secretary, Stephanie Verdile.

The meeting Began at 10 a.m. to discuss the following application.

Case #PO5-26

Map 3, Lot 7-1

276 Prospect Mountain

Kendall Stapley

Minor Site Plan Review

Application submitted by the property owner Kendall Stapley for Minor Site Plan Review. The applicant proposes to establish a combined business and dwelling, with a home occupation for an antique and collectible gun retail shop. The applicant proposes to convert an existing room into a home office and expects 1-4 customers per month. The property is located 276 Prospect Mountain Road in the Rural Zone.

K. Stapley gave a brief history of his business and previous experience about running the business out of his home in Barington. He said he usually has about 1-4 customers a month and they are by appointment. He added that he does not do ammunition sales at all, unless someone orders something unique that he could obtain and if he does order it, is in stock for a short time. He said he has a fire rated safe to store the guns and it is lag bolted to the basement floor.

A. Johnson said that one of his concerns was related to the storage of ammunition and since the applicant is not storing large amounts there, that he does not have an issue.

K. Stapley confirmed that he would not be storing ammunition on site related to the business.

K. Roberts said he does not want any on street parking of cars as a condition of approval.

K. Iwans said he has no issues because the applicant is installing a safe for storage of the guns.

K. Stapley added that there would be no external signs for advertising and the exterior lighting is equipped with motion detectors and they are standard bulbs for illumination.

The Committee discussed that the applicant has addressed any issues of concern that they had and decided the following items for conditions of approval.

1. No parking cars on Prospect Mountain Rd.
2. No signage advertising the business.
3. Driveway to be kept clear at all times for emergency vehicle access.
4. Security level to be maintained at a level to have guns on site, whether for commercial use or personal, to be in safe storage at all times.

Motion made by K. Roberts, seconded by A. Johnson to adjourn at 11am, motion carried with all in favor.

Respectfully submitted by,

Stephanie N. Verdile
Minor Site Plan Committee Secretary.