

Bethel Development Review Board
Tuesday, January 30, 2018
Revised Minutes of Meeting

Board Members Present: Eric Benson, Keith Bollman, Newt Whitcomb, Penny Griffin, Charles Washburn.

Public Present: None

The meeting was opened at 7:15 PM for a Public Hearing for a request from John Gifford for a gun shop as a home occupation at his residence located at 64 Sand Hill Road, doing business as VSE Tactical, LLC. The property is identified as ID #15-024.000 in the town records. It consists of a single family dwelling and 1.72 acre lot that is located in the Village District. Home occupations are allowed in this district and are regulated by the requirements in sections 3.9 (Protection of Home Occupations) and 3.10 (Performance Standards) of the Unified Bylaws. The applicant had submitted a brief description of the proposed business with the zoning application which referred to the activities to be the sale of fire arms, pistols, shooting supplies and bullets. A sideline of the business would be to provide a protective coating process called “cerekote” that would protect the firearms.

Mr. Gifford was not present but was able to be reached by phone. He stated that he was not aware he was required to be present but agreed to be interviewed by phone in order to complete the hearing in a timely manner. The board reviewed sections 3.9 & 3.10 with the applicant, in particular 3.10 – 4 that states: Neither fire nor any storage of explosives, flammable materials, or other hazardous substances shall be permitted which might significantly endanger persons or property. Mr. Gifford indicated that, other than a small amount of gun powder kept in his residence for personal use, there would be none stored or sold to the public through the business. All ammunition sold would be encased cartridge type. When asked to explain the cerekote process, he described it as ceramic based coating that is air sprayed onto the surface of the weapons after first being dismantled and sand blasted. He indicated that there were no solvents involved in the process and none would be stored on-site.

Regarding the hours of operation, Mr. Gifford indicated that the business would be open to the public on Mondays from 9 – 5, as well as other days by appointment. Once all questions were answered, the phone conversation was ended and the board went into deliberative session. Upon completion of the session, a motion was made to approve with conditions by K. Bollman and seconded by C. Washburn.

The conditions are as follows:

1. The operating hours will be between 9am to 5 pm daily,
2. There will be **NO** on street parking of customers,
3. There will be **NO** discharge of firearms on the property,
4. There will be **NO** sale of gun powder/black powder. All ammunition sales are to be of the cartridge variety only,
5. There will be **NO** storage of flammable liquids on the premises for the purposes of the “cerekote” coating process (cleaning or coating materials), and

6. Per Section 3.12.7, any advertising sign shall not exceed 4 square feet in size.

The motion passed by unanimous vote.

The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Eric Benson