

November 15, 2013

**Plainfield Planning Board
Site Plan Review Notice**

You are hereby notified that **Paul Yates** has filed an application for a site plan review concerned with the establishment of retail business focused on the sale of outdoor sporting equipment including the sale and repair of firearms at #1100 Route 12A in Plainfield Village. The proposal received Zoning Board approval in April (case 2013-02). This is the final step in the local approval process. The complete project includes a residential use in the upper floors of the buildings, retail space and a workshop area for gun repair on the main floor. One of the primary issues to be discussed at the hearing will be modifications to the portion of the existing porch facing Peterson Road.

A public hearing on the proposal will be held:

**Monday December 2nd 2013
7:00pm at the
Plainfield Town Hall
#1079 Route 12A**

The Planning board will visit the site the night of the hearing at 6:30pm, the public is invited to attend the site visit.

Note: This hearing is to be held in order to comply with a legal requirement of law (RSA 676:4). Abutters are invited to attend for their own benefit and information, they are not required by law to attend. The application materials are available at the town office and are posted up on the town's website www.plainfieldnh.org/planning.html.

**The Collectors Armory
1100 Route 12A
Plainfield, NH**

Site Plan Review

Exterior Plan

We want to keep all existing lighting; we plan to line the parking lot with rail road ties to designate parking spots. We also would like to put rail road ties around the base of the existing sign out front. We will recover the existing sign with a new sign for the The Collectors Armory. Underneath the sign will hang 4 wooden linked signs stating, "buy, sell, trade, consign". We would like to use the dimensions from the Old Plainfield General Store sign to make a new sign and place it on the front of the building on the façade of the porch directly above the stairs. All signs would match and would be similar to the sign in front of property. The bottom panels of the glass on the front windows will have gun manufacturing logos, "Colt, Ruger, Winchester, Smith & Wesson, Heary, Remington", etc. We will use vintage logos from the turn of the century. These are designed to hide the bars on the bottom of the window. The bars on the top windows were designed to be decorative with a gold eagle in the middle and a starburst design of wrought iron. These decorative bars are dual purposed to add an element of design and also a necessary safety measure. The new front door bars were taken out of an old bank in Vermont; they were restored to their former glory and also serve as a safety measure. We would also add a sign on our property at the corner of the parking lot. The sign would read, "Parking for the Collectors Armory", with an arrow directing people into the parking lot. We would anchor this sign to an old wagon wheel for design purposes.

Porch

The porch on the building was in good shape, we removed the 2x4 railings and opted to replace the railings with decorative balusters. We studied the existing porches on Route 12A to decide on the most visually aesthetic balusters in keeping with the look of the landscape of the community.

We have painted the porch floor black and all the trim white for a sharp balance in color.

We are hoping to build a two sided storage unit for the shop on the porch located to the right of the building. Due to the lack of surrounding land, we have no place to put a storage shed for the living area upstairs and for the shop. The porch was the most practical location for this project and also by enclosing some of the porch on the right side it will deter customers from using that side of the building since it is adjacent to the Corey Taber Field and also my residential entrance. In the spring we will want to start this project if approved. We plan on matching the enclosed porch to the rest of the building and adding the same decorative balusters and railing near the apartment entrance to give the property a consistent and seamless appearance.

Interior of Shop

The interior of the shop has undergone significant improvements and changes. When you first enter through the door, the coffee bar and stools are on your left. We have procured an antique register which takes you back to earlier times. The back bar will be stocked with ammunition. Throughout the shop you will have different animal mounts to give a feeling of the outdoors. The shop will be lined with

vintage display cases and a newly appointed blueing room which is self contained under the existing hood fan for ventilation. The bluing room has windows so customers can actually watch the process. Walking to rear of the shop we have a gunsmith window for repairs; the gunsmith window is from the teller's window of an old bank, keeping the old world consistency throughout. You can also look through this window and watch the gunsmith working. The back of the shop will be lined with shelves on the walls that will contain hunting, camping and fishing supplies.

Thanks

We have done a great deal of work on our building and it has been a labor of love! We have been so happy and feel extremely welcome in Plainfield. We are grateful to our neighbors and community for welcoming our business and our family. We hope that this business will thrive and plan to do our best for Plainfield and the surrounding communities. Thank you for your consideration on his site plan review.

Respectfully,
Paul Yates
Collectors Armory

**PLAINFIELD ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Paul Yates
53 Keayne St
Revere Ma. 02151

You are hereby notified that the appeals by **Paul Yates** for a variance from the town's lot coverage requirement (section 2.5 schedule A) and special exceptions #30 Approved Combination of Related Uses and #31 Approved Alternative Parking Plan all to convert the former Plainfield General Store building into a sporting goods retail store to include the sale and repair of firearms on the Main Floor with a single family residential use in the top two floors has been **granted** by the affirmative vote of at least three members of the Zoning Board of Adjustment. In reaching this decision the Zoning Board has relied on the representation made in the application and testimony received at the March 11th public hearing. **As part of its review of this application the board made the following findings:**

The general store building has for most of its useful life served as a focal point for the Plainfield Village community. At its peak, it served simultaneously as a store, post office, bank and residence. In recent years the building has been unoccupied and has started to fall into a state of disrepair.

The Plainfield Zoning Ordinance encourages the preservations and continued use of existing historical buildings. To this end, the zoning ordinance provides relief from certain sections of the zoning ordinance in cases where projects aim to repurpose an existing building built before 1975.

The facility has on old existing septic system that little current information is known about.

The 100 year old plus multi story building located on .2 of an acres with 1900 sq ft. footprint and associated gravel parking areas has nearly 100% lot coverage.

The proposed business use of the sale of firearms will be situated directly adjacent to a community church and to an established recreation area for children. Customers entering and exiting The Collector's Armory will be in close proximity to those using and coming and going from the playing fields. Children on foot and riding bicycles, young families walking with children are a common occurrence on Peterson Road which provides access to the park.

By its very nature, the storage for firearms, gun powder and related accessories necessitated by a commercial scale use has the potential to be problematic for a residential use in the same building. Establishing well defined areas of separation from the residential use will be important. The Zoning Board notes that the residential unit may or may not be occupied by the business owner or an employee of the business.

Variance Appeal:

- 1) Under the Plainfield Zoning Ordinance, maximum lot coverage with impervious materials is set at 20%. The literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because this structure existed long before the zoning

ordinance was adopted and in conjunction with its historical use as a store existing development on the lot approaches 100%.

- 2) The variance is not contrary to the spirit of the ordinance because: The ordinance specifically includes provisions that encourage the use of existing older buildings within the town's village centers.
- 3) Substantial justice is done because the use as proposed can, based on the application materials can, with some modifications, be reasonably done in the building as it currently exists.
- 4) The variance will not be contrary to the public interest because rejection of this variance would deprive the owner of a reasonable use of the property and the surrounding neighbors the opportunity to have the building rehabilitated and brought materially into compliance with current building codes.
- 5) The use will not damage surrounding property values. The board has heard testimony from the immediate neighborhood that the current dilapidated condition of the building is adversely impacting the surrounding neighborhood.

The approval of this variance is not intended to materially increase the level of nonconformity for the property; rather the board is merely granting the minimum relief necessary to allow the building to once again be used for a business use.

Special Exception Appeal #30 Approved Combination of Related Uses

In granting this appeal, the Board determined that the application satisfied the general performance standards for all special exceptions as outlined in section 5.6 II and Section 4.3 B Approved Combination of Related Uses March 2010 edition.

Approval conditions:

- 1) All materials submitted with the application become part of this approval.
- 2) That application has included assurances that an agreement exists with the Plainfield Community Church to allow, when necessary, the immediate replacement of the existing septic system serving the building.
- 3) Any material change in the use as represented in the application, including the building's retail space allotment, product offerings, hours of operation, or impact on the neighborhood will be deemed to be a substantive change requiring ZBA review.
- 4) The building shall not be opened to the public or used for a residence without review and approval by the town's building code officials. The business may not open without appropriate federal, state, and local firearm sale permits. In particular the Zoning Board requests that code officials look at insuring adequate separation between the residential use and the business use. As presented both uses are to occupy well defined spaces within the structure and each can function within the building without access to the other, excepting common utilities located in the basement.

Special Exception Appeal #31 Approved Alternative Parking Plan

In granting this appeal, the Board determined that the application satisfied the general performance standards for all special exceptions as outlined in section 5.6 II and Section 3.6 Approved Alternative Parking Plan March 2010 edition.

Further in granting this appeal, the Board determined that based on the application and expected level of customer volume (amount of retail space versus workshop space allotted) that a reasonable number of off street parking places would be six for the business use and two for the residential use. The applicant has demonstrated that meeting the minimum number of spaces is possible on the site. In addition, two parking spaces for employee use only are being leased from the adjacent Community Church.

All off street customer parking will be located on the south side of the building with direct access to Route 12A away from Peterson Road. The board intends that this will help to minimize traffic interactions between those using the Corey Taber Park and those visiting The Collector's Armory.

As required by the Plainfield Zoning Ordinance the project, prior to opening, must complete the Site Plan Review process with the Planning Board.

Richard Colburn, Chair
Plainfield Board of Adjustment
Date

Richard M. Colburn
20 April 2013

Note: Pursuant to RSA 676, any person affected has a right to appeal this decision. See RSA 676 for appeal time limits and procedures.

Paul Yates
13-02

APPROVED BUSINESS PROJECT PROPOSAL



The Collector's Armory

**Collectible Firearms & Outdoor Supplies
Restoration and Repair
Rt. 12 Plainfield, New Hampshire**

Shop Mission Statement



The Collector's Armory has been planned as an upscale retail establishment catering to the historic, collectible antique firearms collector and camping and outdoor enthusiast.

The shop has been designed in four (4) sections:

1. Collectible and pre-1898 firearms
2. Camping and outdoor supplies
3. A full service museum quality repair and restoration facility.
4. General outdoor and firearm accessories

Primary Goal



The primary goal of the *Collector's Armory* is to offer the knowledgeable responsible enthusiast, a selection of collectible, unusual and historic flintlock and percussion firearms; both original and contemporary copies for recreational and decorative use.

Included within the *Collector's Armory* will be a tasteful and pristine selection of period-authentic accessories, maintenance materials and printed reference guides for identification purposes. For post-1898 collectible firearms, we will be linked to the National Crime Information Computer (NCIC) to comply with all State and Federal firearms sales regulations.

Section 1: Collectible and Pre 1898 Firearms



Included within the *Collector's Armory* will be a tasteful and pristine selection of period-authentic accessories, maintenance materials and printed reference guides for identification purposes. For post-1898 collectible firearms, we will be linked to the National Crime Information Computer (NCIC) to comply with all State and Federal firearms sales regulations.

Section 2: Camping & Outdoor Supplies



The outdoor supply area will stock a full variety of contemporary camping accessories and equipment to the outdoor enthusiast including but not limited to:

- sleeping bags
- clothing
- utensils
- shelf-stable food items
- tents
- cooking items
- portable seating
- lanterns/flashlights
- quality camping goods
- first-aid supplies

Section 3: Repair and Restoration



The Collector's Armory will be a full service gunsmith facility catering to the recreational shooter and law enforcement clientele.

Mr. Canton has extensive experience in museum arms and armor, the mainstream sport shooter's community and local, State and Federal agencies. He brings with him a widespread knowledge and artistic talent that will quickly develop a dedicated following not only to *The Collector's Armory*, but also to the Plainfield mainstream retail community.

Section 4: General Outdoor and Firearm Accessories

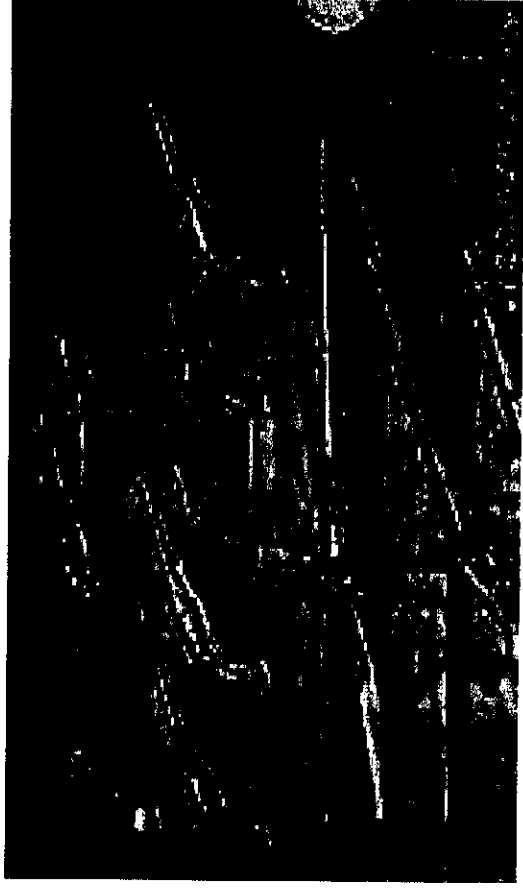
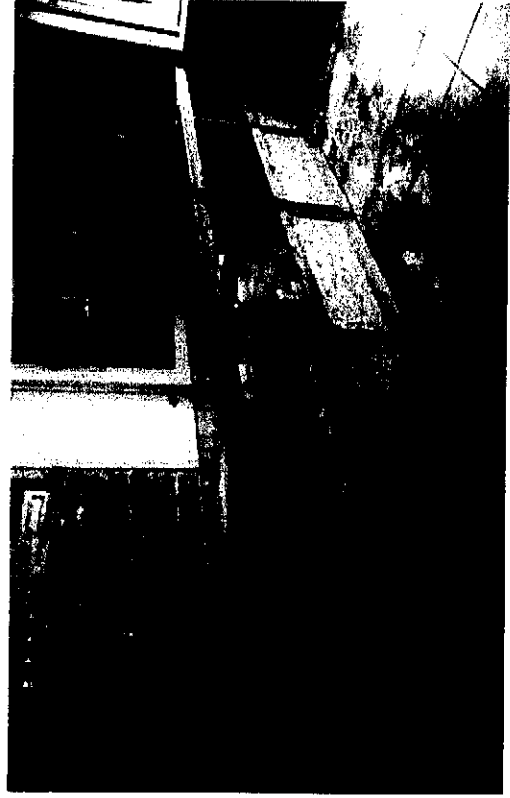
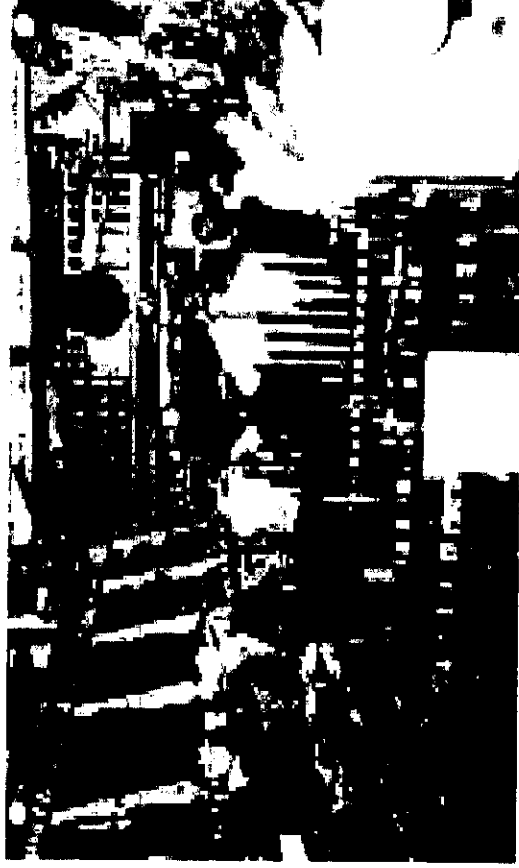
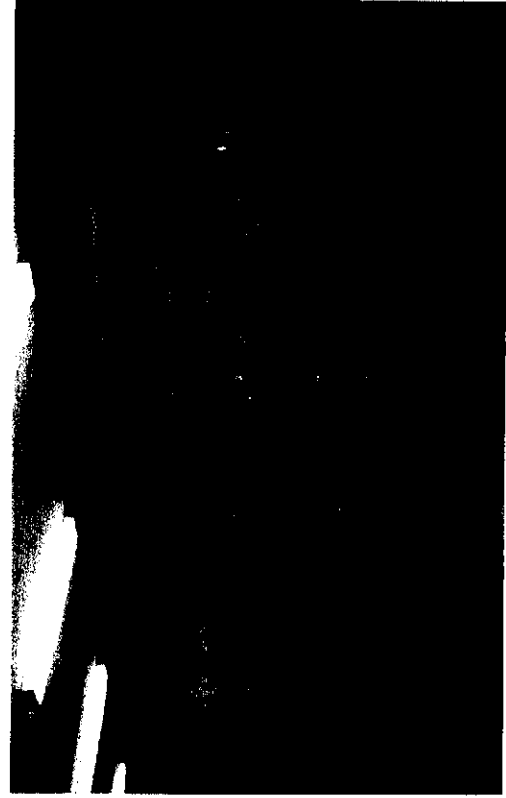
A section of the main sales floor will be dedicated to wide variety of outdoor sports and firearms accessories, maintenance and storage materials. Stock will consist of:

antique and new repair parts	safes	tools
maintenance chemicals	sporting ammunition	grips
cleaning kits	antique ammunition	printed materials
cases	replacement parts	spare flints & percussion caps
holsters	sights	lubricants
variety of gun care items	telescopic sights	range targets
safe storage items	wood replacement items	Mr. Canton's hand-tied trout
trigger locks	scope mounts	flies.

Safety apparel will be available such as visual and hearing protection, shooter's accouterments and clothing, muzzle loading ball moulds, replacement ramrods, recoil pads, pyrodex & black powder.

Design Concept

These are just basic photos ideas of how to transform the general store into a period outdoors shop.



PERSONAL INTRODUCTION

Dear Neighbors,

Hello, my name is Paul Yates and I am writing this letter to introduce myself and my family as we are hopefully moving to Plainfield, NH in the near future. I currently reside in Massachusetts and have been in the restaurant business for the past 20 years. I owned a small Italian restaurant for seven successful years and a landmark nightclub on Cape Cod called the Improper Bostonian. I just recently sold the Cape Cod nightclub because of a family emergency.

Now that our emergency has subsided and we are free to move where we want, my wife and I are looking for a better place to raise our children (out of a big city). My three boys Aidan (10), Sebastian (8), and Paul (6) are getting older and we truly want to establish roots in a community we will cherish. My father has a place in Newbury where my three brothers and I would come every summer and would have the time of our lives with a lot of great memories for me. Last year, I began to fix it up as a cottage for my family and my wife and I began thinking of making a better life, with less stress and more time with each other. The more we looked in the area, the more we were drawn to the Upper Valley, with the amazing school systems and the proximity to lakes and mountains this would be a welcome change to our lifestyle.

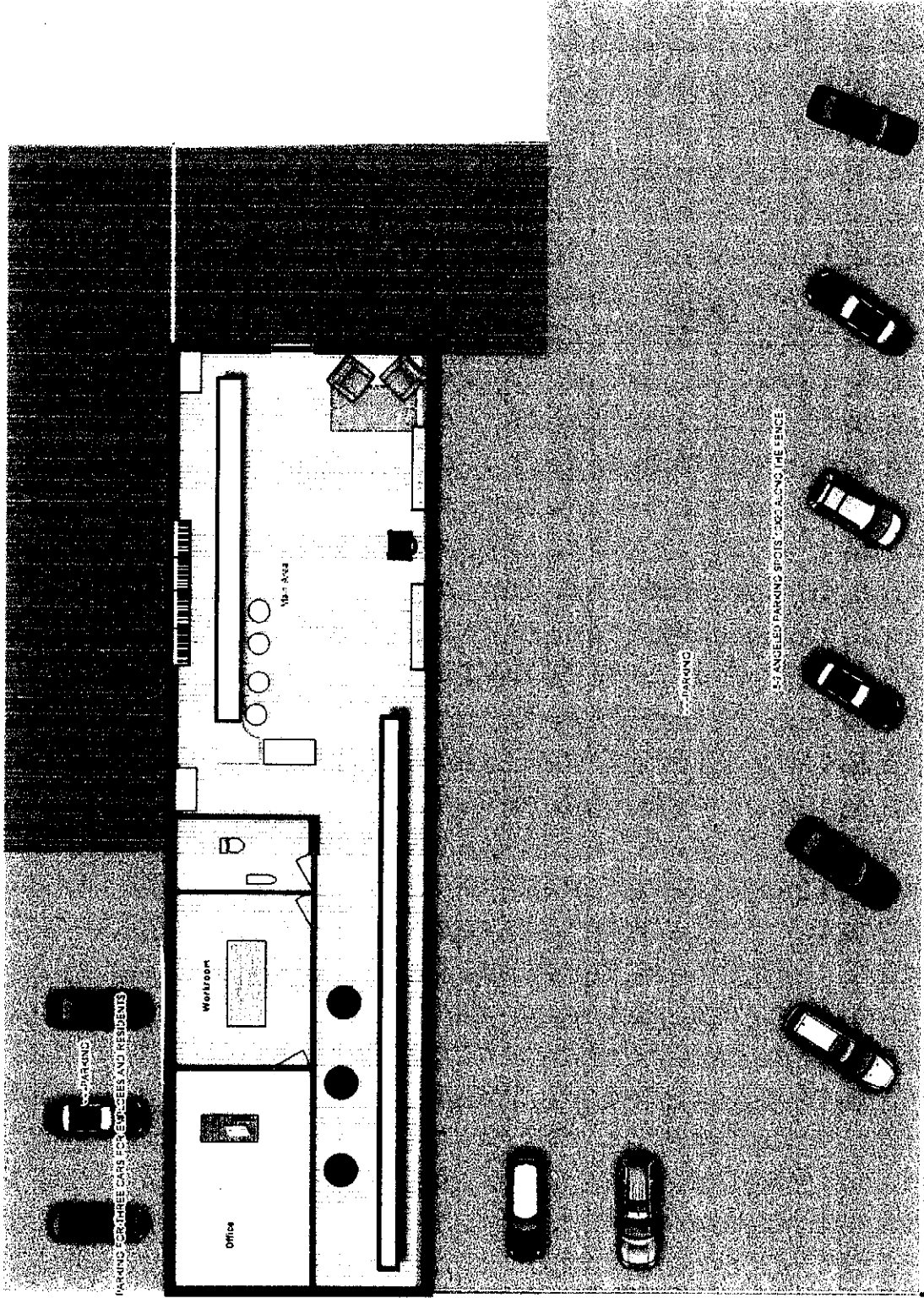
I currently own a bar/restaurant in Lowell, MA called Ward Eight which is a prohibition era pizza pub; it also has a 17 room rooming house above. Our building is a national historic landmark that took us six years to renovate and rehabilitate. I am currently selling the restaurant portion of my building to further the current project I am working on. I would keep the building as a rental property for added income.

Since I worked in the restaurant business for the past 20 years I have decided it is time for a change of occupation. I have been an avid gun collector and outdoor enthusiast my whole life and would love for my passion and my employment to be the same business. I plan on bringing in a lifelong gunsmith that I know to mentor me and help with the day to day operation of the business to get my skills accredited. I would love to open my new shop in the town of Plainfield and move my family up and out of the city. We love the property for the residential space offered on the second and third floor and the amazing character the building holds for a period outdoors shop. Timing for me is important to start this project sooner rather than later so that I can have the shop open for summer and my family moved in for the upcoming school year. This property needs TLC and a good family to rehabilitate and bring life into this historic home and business.

This is a great opportunity for us. Thank you for your consideration!

Respectfully,
Paul Yates





0ft

24ft

48ft