

**BOARD OF ADJUSTMENT
PLAINFIELD, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold a public hearing on the following application on **Monday March 11th 2013 at 7pm at the Meriden Town Hall 110 Main Street in Meriden Village.**

Case 2013-02 Paul Yates of Revere Massachusetts: An application for an Approved Business Project (special exception #35) to convert the former Plainfield Village Store, 1100 Route 12A, into a retail business on the main floor with a residential unit on the top floor. The retail business to be called "The collector's Armory" and is involved with the sale and restoration of antique firearms and the sale of outdoor supplies.

The full project file is available for public inspection at the town office located in the Meriden Town Hall at 110 Main Street and the Plainfield Library located at 1088 Route 12A in Plainfield Village. An electronic version of the application is available online at www.plainfieldnh.org/zba.html

While not required to attend, abutters and interested parties are encouraged to attend either in person or by counsel and state reasons why the application should or should not be granted.

This is the second of two applications to be heard this evening.

Continuation of case 13-01 WaveComm Inc. 90' Broadband Relay Communication Tower #82 Black Hill Road is also on the agenda for the meeting.

Notice prepared by Stephen Halleran on behalf of the
PLAINFIELD ZONING BOARD OF ADJUSTMENT

Cell # 978-394-2790

PLAINFIELD ZONING BOARD OF ADJUSTMENT APPLICATION FOR APPEAL

PLEASE READ: This form should be completed after discussions with the town's zoning administrator about the proposal. If you have not already done so, please contact the zoning administrator (469-3201).

Applicant's name: Paul Yates ^{proposal} DBA The Collectors Armory

Mailing address: 53 Keayne St. Revere Mass 02151

Property Street address: 1100 Rt 124 Plainfield NH.

Tax Map / Lot Number: 000107

Zoning district: Village Residential

Property owner of record: Oberkottler, Estate of Robert.

Type of appeal (check one):
 variance
 special exception # 35 (Approved Business Project)
 administrative decision
Ratio MR
Residence TR

Applicants signature: Polyston

- Required Attachments:
- a) applicant signed description of the proposal.
 - b) site map(s) exterior/interior.
 - c) abutter list with mailing addresses.

Fee: application \$50
notification \$100 Total \$ 150

Hearing Date: 3/11/13

In order to be on the meeting agenda for the above date, your paid application must be received at the town office no later than Monday 2/25/13 (ZBA rule 9.3).

Office Use

date filed: 2/25
case number: 13-02
attachments: (2) n
fee paid: (2) n cc # 746

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.

Staff



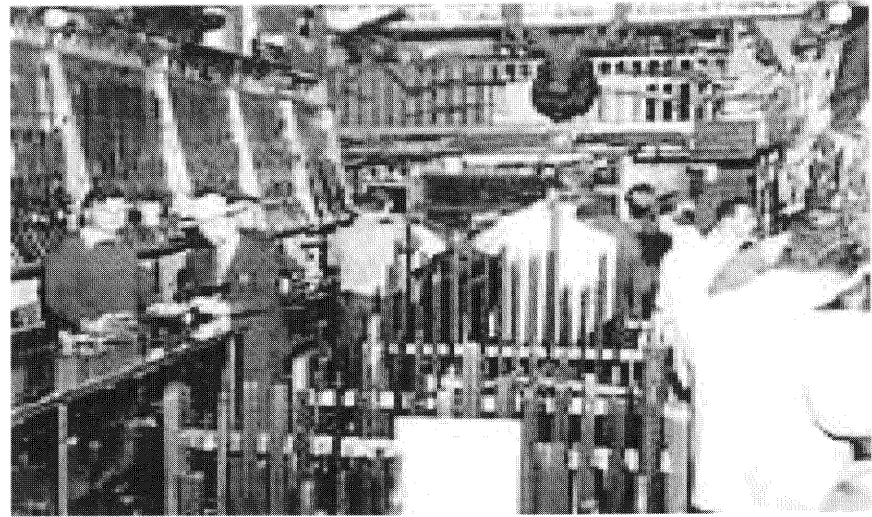
The service and restoration shop will be staffed by Paul Yates, proprietor and Adrian J. Canton, gunsmith.

Yates has been an entrepreneur and business owner for over 20 years. He brings knowledge and experience on how to establish and maintain a business.

Canton is a nationally recognized 26 year master gunsmith specializing in the repair, modification and maintenance of museum-quality historic firearms, as well as having the keen knowledge and experience in the repair and modification of high-end contemporary sporting and recreational firearms.

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

