

TOWN OF STRAFFORD
INCORPORATED 1820

Planning and Zoning Office
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Post Office Box 23
Center Strafford, NH 03815

NOTICE OF DECISION
PLANNING BOARD

Applicant: SCCH Ltd. d/b/a Parker Mountain Machine c/o Bruton & Berube, PLLC

Owners: Jarod Legsding, Amanda Legsding, and Gabrielle Holland

Purpose of Plan: Site Plan Review to Permit a Commercial Use in Strafford's Agricultural-Residential District

Property Location: 19 Fire Rd 13, Strafford, NH (Tax Map 31, Lot 71 & Tax Map 3, Lot 18-1)

The above-named applicant has come before the Planning Board seeking approval of a Non-Residential Site Plan Review for 19 Fire Road 13 in Strafford, NH.

Findings of Fact:

Mr. Jarod Legsding is the founder and owner of Parker Mountain Machine, an engineering firm and machine shop that designs and manufactures custom firearm and automotive components. Mr. Legsding originally came for approval of his part-time home business in 2014. At the time, the business was operating with no other employees other than Mr. Legsding. Also at that time, Mr. Legsding was told that he would need to come back before the Planning and Zoning Boards respectively for Non-Residential Site Plan and Special Exception approvals if the business expanded beyond the home occupation phase. In December 2019, the applicant attended a Planning Board meeting for an informal discussion regarding abutter complaints, where it was reaffirmed that a Site Plan approval and Special Exception were required because the business had indeed expanded. Mr. Legsding obtained the needed special exception from the Zoning Board to operate a commercial use on June 17, 2021. Mr. Legsding also submitted an application for a Non-Residential Site Plan Review that was heard by the Planning Board at the Thursday, September 2nd, 2021 hearing. The Zoning Board's file for Mr. Legsding's special exception application has been incorporated into and made a part of the Planning Board's record for this site plan application.

The property is within roughly 500 feet of Bow Lake and is accessed by a right of way without direct street frontage. To address prior noise complaints, the applicant has constructed a firing cell with "state-of-the-art" noise mitigation, as stated in their application. Abutting lot 3-18-1 is also owned by the Applicants. During the September 2nd Planning Board hearing, the Applicant also submitted a voluntary merger request to merge Tax Map 31, Lot 71 & Tax Map 3, Lot 18-1 which was approved unanimously by the Planning Board.

At the regular Planning Board meeting held on Thursday, September 2, 2021, the

following resolution passed by the unanimous vote of the members of the Planning Board in attendance:

Resolved: To approve a Non-Residential Site Plan Review application as shown on the plans prepared by Christopher Berry, Berry Surveying and Engineering, and submitted to the Board at this hearing with certain conditions of approval specified below. The number of employees on-site at any one time, regardless of whether they are full-time or part-time employees, should not exceed 8 employees. This excludes Mr. Legsdin as the owner of the business. The hours of operation will be Monday through Friday from 9 am to 5 pm. The current noise mitigation systems should be maintained, at a minimum. Said approval is conditional upon the following conditions precedent:

- a. Modification of "Existing Pistol Shooting Area" to "Former Outdoor Commercial Pistol Shooting Area" on Sheet 4, Existing Conditions Plan.
- b. Addition of note indicating that there will be no shooting outdoors as part of the commercial entity or commercial operations conducted on the property.
- c. Addition of driveway grade on plan set.
- d. Revision of notes to indicate that the machine shop hours of operation will be Monday through Friday from 9am to 5pm. Remove Saturday hours wherever necessary on plan set.
- e. Deletion of Note 20 on Sheet 5 indicating that "project proposes a reduction of 779 sq ft of impervious area."
- f. Submission of a list of all hazardous substances and materials used on site for the operation of the machine shop for the Town's application file as part of the record.
- g. Receipt of septic approval from New Hampshire Department of Environmental Services.
- h. Submission of a copy of the applicant's presentation given at the September 2, 2021, hearing to be included in the Town's application file as part of the record.
- i. Submission of an updated Current Use map. The proposed storage container on former lot 3-18-1 needs to be considered in the current use area calculation.
- j. Addition of note to indicate that the maximum number of full-time or part-time employees on-site at one time is 8, excluding Mr. Legsdin as the owner of the business.
- k. Delineation on Sheet 5 that indicates where the snow storage area is and indicate that snow should not be plowed into rain garden.
- l. The following revisions are to be made to the Stormwater Management plan notes:
 1. Correction on Sheet 5 - Maintenance Requirements indicate that "systems should be inspected at least twice annually and following any rainfall exceeding 2.5 inches in a 24-hour period," while the Operations & Maintenance plan states "0.25 inches." During the meeting, applicant indicated that they should both read "2.5 inches." Please make them match.
 2. Dewatering Practices: Operations & Maintenance plan says, "As a general rule, ground water that needs to be removed from an excavation will be pumped to a sediment basin or a storm drain inlet prior to discharge from the site." That won't work for this site. There's no room for a sediment basin and should not be pumped to a storm drain if there is one. Please revise to indicate that, if needed, geotextile filter bags will be used to filter sediment from dewatering water before discharge.
- m. Addition of note indicating that the applicant shall return before the Planning Board requesting the approval of a new or amended Non-Residential Site Plan Review should any of the following occur: an increase in the building gross square footage, or an

increase beyond the currently allowed number of employees on site at any one time excluding the owner, or any changes related to the business use.

As a reminder, the statement of voluntary merger, signed by the Planning Board, should be recorded at the Strafford County Registry of Deeds, and a copy of this recorded document is to be forwarded to the Town of Strafford.

Town of Strafford

A handwritten signature in blue ink, appearing to read 'Charles Moreno', with a stylized flourish at the end.

Charles Moreno
Chairman, Planning Board

Date of Decision: September 2, 2021

Note: Any person aggrieved has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date of the Planning Board's vote on this application.