

**TOWN OF STOCKBRIDGE**  
**HEARING FOR CONDITIONAL USE PERMIT**  
**APRIL 20, 2021 VIA ZOOM**

**RAY & CAROL BURKE - HOME INDUSTRY/GUN SHOP**

Present: Lou Chap, Tom Weymouth, Jim Burns, Zach Cavacas. Lee Ann Isaacson ZA, Ray & Carol Burke

A quorum was present.

Lee Ann Isaacson ZA called the meeting to order at 6:36. Lee Ann stated that the Burkes are applying to create a home industry location which is a permissible use requiring ZBA review. The review involves discussion about road access, lighting, parking, signage and any other concerns that the ZBA or abutting neighbors might have.

The Burkes notified all of the abutting property owners by certified return receipt as per CUP requirements.

Q&A followed.

Lou Chap verified that they want to move their business to their home location on Ranney Rd, the Burkes answered affirmatively. He asked whether the business could be sold once it was moved to their home. Carol Burke responded that it would not be feasible based on all the licensing required to run that type of business. She stated that if they decided to sell their home, they would close their business at that juncture.

Lee Ann requested that the Burkes explain a little bit about the licensing for this type of business. She asked what kind of guidelines they needed to follow when they moved the business to their home. The Burkes explained that you have to go through a background check before you can buy a gun, and it has to be submitted for approval so that no felons can purchase a gun.

Lee Ann asked about safety precautions prior to moving the business to their home. Carol responded that they have to submit a change of address and have a site review for safety. FFL monitors them closely. The bulk of their customers are hunters and they find businesses like the Burkes' via google and the web. The Burkes confirmed that they carry munitions as well.

Lou Chap – how do they test the guns? There is no shooting range options at the site. They will not be a weigh in station. Lou asked about signage – the Burkes said that they may put a banner on the building, but most likely there will be a small shingle out by this road indicating their business. Lou asked about signage space and Lee Ann confirmed that there's a fair amount allowed for commercial businesses. However, she commented that if they are using Google it's more about following a pin on a map to find them. The Burkes agreed. One of the reasons for bringing it to their home location is to downsize a little and reduce so much of the drive by traffic that they get in Randolph. Lou asked how they proposed to secure the building should they decide to go away for a period of time. Ray Burke responded that they have a security system on their current business that he can monitor right from his telephone, and they have bars on the windows and a scissor security gate that is kind of like a second door outside the door.

They will be bringing all of these security features to their home. The Security system is monitored by the state police.

They still have another year on their current lease so they expect to move the business to their home over the next year. The move will take some time as they have to build out their current shed into the building that they need and then bring the security systems to their home.

Lee Ann inquired about their lighting as it is a consideration for neighbors. She stated that lighting needs to be hooded and focused down so as not to disturb other property owners. Lou Chap commented that according to the bylaws there are guidelines as to when lights should be off. Carol commented that they use motion detector lighting. Carol also commented that they are fairly secluded in their location. They have spoken to all the neighbors as well and they are all fine with the proposed plan.

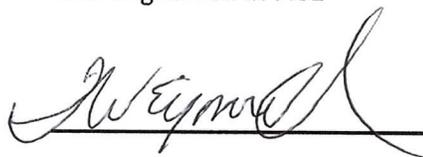
Lee Ann reviewed the goal again and the guidelines that need to be followed for Home Industry.

At this point Tom Weymouth signed on. Lee Ann reviewed with Tom the Burkes plan and what the ZBA needs to address to agree to a CUP. She asked if he had any questions, and he responded in the negative.

Tom stated that he is on board with approving the CUP. Zach Cavacas, Lou Chap and Jon Benson all answered in the affirmative.

Lee Ann stated that she would put together the affirmative notice. Tom Weymouth jumped in to take on signing and submitting the CUP notice.

Meeting closed at 7:01



Tom Weymouth

4/30/21

Date