

# **GRANITE STATE INDOOR RANGE AND GUN SHOP EXPANSION**

MSP# 02-26

## **STAFF REPORT**

April 20, 2026

**SITE:** 2-4 Hampshire Drive, Map 221 / Lot 004

**ZONING:** Industrial (I)

**PURPOSE OF APPLICATION:** to depict the change of use of a portion of the existing building from Manufacturing (E-6) to Indoor Recreation (D-20), thereby allowing the applicant to utilize the entire building for their business.

### **PLAN UNDER REVIEW:**

Change of Use Plan MSP# 02-26, Map 221 / Lot 004, 2-4 Hampshire Drive, Hudson, New Hampshire 03051; Prepared by; KNA Land Consultants, 5 Commerce Park N, Ste 201, Bedford, NH 03110, Prepared for; GSIR Holdings, LLC., 2 Hampshire Drive, Hudson, NH 03051; consisting of 1 sheet, and general notes 1-18 on sheet 1: dated March 31, 2026.

### **ATTACHMENTS:**

- 1) Minor Site Plan Application received April 2, 2026 - Attachment "A".
- 2) Project Narrative – Attachment "B".
- 3) Department Comments – Attachment "C".
- 4) Change of Use Plan, dated March 31, 2026.

### **APPLICATION TRACKING:**

- April 2, 2026 – Application received.
- April 20, 2026 – Special Site Review Committee scheduled.

### **COMMENTS:**

#### **BACKGROUND**

The subject property consists of approximately 2.7 acres and is located within the Industrial Zoning District. The lot is serviced by town water and sewer and has been improved with a 25,400 square-foot industrial building since 1980.

On April 9, 2014, the applicant received approval to occupy 12,960 square-feet of the building for use as an indoor shooting range and gun shop. The applicant now seeks to expand this use into the remaining 12,440 square-feet of the building.

In addition to the proposed interior expansion, the applicant proposes the construction of a 168 square-foot front vestibule. No changes to parking, site access, drainage, impervious surface coverage, or overall site circulation are proposed.

DEPARTMENT COMMENTS

The **Fire** Department has provided the following comment:

*Building renovations and or improvements will require permitting and inspections including a new life safety Inspection and a new Certificate of Occupancy to increase the occupant load.*

Full comments are included in Attachment “C”.

STAFF COMMENTS

Planning staff has no objections to the proposed project or the expansion of the existing gun range use throughout the entire structure. The proposed exterior modification is minor in nature and is not anticipated to have any significant impact on the site or surrounding area.

No additional impervious surface or changes to drainage conditions are proposed.

Staff recommends that the Minor Site Plan Committee accept the application, open the public hearing, and proceed with deliberation and potential approval of the project.

**DRAFT MOTIONS:**

**ACCEPT the Minor Site Plan Application:**

I move to accept the Minor Site Plan Application Change of Use Plan, Granite State Indoor Range and Gun Shop, MSP# 02-26, Map 221 / Lot 004, 2-4 Hampshire Drive, Hudson, New Hampshire 03051.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**APPROVE the Minor Site Plan Application:**

I move to approve the Minor Site Plan Application Change of Use Plan, Granite State Indoor Range and Gun Shop, MSP# 02-26, Map 221 / Lot 004, 2-4 Hampshire Drive, Hudson, New Hampshire 03051; Prepared by; KNA Land Consultants, 5 Commerce Park N, Ste 201, Bedford, NH 03110, Prepared for; GSIR Holdings, LLC., 2 Hampshire Drive, Hudson, NH 03051; consisting of 1 sheet, and general notes 1-18 on sheet 1: dated March 31, 2026, subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Approval, which shall be recorded at the HCRD, together with the Plan.
2. Prior to Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.

3. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall be allowed on Sundays.
4. Building renovations and or improvements will require permitting and inspections including a new life safety Inspection and a new Certificate of Occupancy to increase the occupant load.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_



— KEACH · NORDSTROM ASSOCIATES, INC. —  
**LAND CONSULTANTS**

**Attachment "A"**  
**CIVIL ENGINEERS**  **LAND SURVEYORS**  
**SINCE 1994**

# LETTER OF TRANSMITTAL

DATE: March 31, 2026

PROJECT NO: 14-0203-1A

REFERENCE: Granite State Indoor Range and Gun Shop

TO: Town of Hudson  
12 School Street  
Hudson, NH 03051

ATTENTION: Brooke Dubowik, Town Planner

**WE ARE SENDING YOU  
THE FOLLOWING ITEMS:**

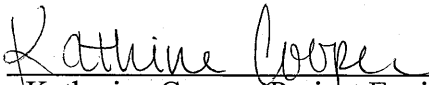
- PLANS
- SPECIFICATIONS
- COPY OF LETTER
- APPLICATION
- CHANGE ORDER
- REPORT
- QUALIFICATIONS
- OTHER

**THESE ARE TRANSMITTED AS FOLLOWS:**

- FOR APPROVAL
- FOR YOUR USE
- AS REQUESTED
- FOR REVIEW & COMMENT
- RETURNED FOR CORRECTIONS
- APPROVED AS NOTED
- APPROVED AS SUBMITTED

NOTE: One (1) Original Completed Application with Original Signatures, Fee, Abutter List & Two (2) Sets of Labels, Owner/Applicant Affidavit, Zoning Determination, One (1) Project Narrative, Plans (One (1) Full Size & Five (5) Half Size), PDF of all Materials.

COPY TO:  
\_\_\_\_\_

SIGNED:  
  
Katherine Cooper, Project Engineer

**CIVIL ENGINEERS**

**LAND CONSULTANTS**

**LAND SURVEYORS**

**5 COMMERCE PARK NORTH, SUITE 201 BEDFORD, NH 03110  
PHONE (603) 627-2881**



— KEACH-NORDSTROM ASSOCIATES, INC. —  
**LAND CONSULTANTS**

**Attachment "A"**

**CIVIL ENGINEERS**  **LAND SURVEYORS**  
**SINCE 1994**

March 31, 2026

Town of Hudson  
 Planning Department  
 12 School Street  
 Hudson, NH 03051

**RE: Minor Site Plan Application**  
**Granite State Indoor Range and Gun Shop**  
**Tax Map 221; Lot 4**  
**2-4 Hampshire Drive – Hudson, New Hampshire**  
 KNA Project No. 14-0203-1A

Dear Chairman & Board Members:

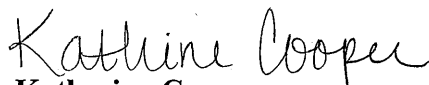
The above referenced project is being submitted for Minor Site Plan approval from the Town of Hudson Planning Board. The project proposes to change the use of a portion of the existing building from “Manufacturing” (E-6) to “Indoor Recreation” (D-20). The attached documents outline the Applicant’s request for approval. All required information has been included within the submittal package. Keach-Nordstrom Associates, Inc. will be present to further discuss the Minor Site Plan Application at the scheduled hearing.

Enclosed is the following material for your review and approval:

1. One (1) Original Completed Minor Site Plan Application with Original Signatures
2. Application Fee: **\$1,935.32**
3. Abutter List & Two (2) Sets of Labels
4. Owner/Applicant Affidavit
5. Zoning Determination
6. One (1) Project Narrative
7. Plans (One (1) Full Size & Five (5) Half Size)
8. PDF of all Materials

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,



**Katherine Cooper**  
**Project Engineer**  
 Keach-Nordstrom Associates, Inc.

**CIVIL ENGINEERS**

**LAND CONSULTANTS**

**LAND SURVEYORS**

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5 COMMERCE PARK NORTH, SUITE 201, BEDFORD, NH 03110  
 PHONE (603) 627-2881



*Town of Hudson  
12 School Street  
Hudson, NH 03501*

## **MINOR SITE PLAN APPLICATION**

Revised September 2025

The following information must be filed with the Planning Department *at the time of filing a site plan application*:

1. One (1) original completed application with original signatures.
2. Five (5) 11" X 17" plan sets *folded*.
3. One (1) copy of the project narrative.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. One (1) 22" X 34" plan set *folded* shall be brought to the Special Site Review Committee Meeting.
6. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
7. ***All plans shall be folded*** and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

*Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner.*

**MINOR SITE PLAN APPLICATION**

Date of Application: March 31, 2026 Tax Map #: 221 Lot #: 4

Site Address: 2-4 Hampshire Drive

Name of Project: Granite State Indoor Range and Gun Shop

Zoning District: Industrial (I) General MSP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: N/A

**PROPERTY OWNER:** **DEVELOPER:**

Name: GSIR Holdings, LLC \_\_\_\_\_

Address: 2 Hampshire Drive \_\_\_\_\_

Address: Hudson, NH 03051 \_\_\_\_\_

Telephone # 603-718-8813 \_\_\_\_\_

Email: info@granitestaterange.com \_\_\_\_\_

**PROJECT ENGINEER:** **SURVEYOR:**

Name: Paul Chisholm, PE - Keach-Nordstrom Assoc., Inc. \_\_\_\_\_

Address: 5 Commerce Park North, Suite 201 \_\_\_\_\_

Address: Bedford, NH 03110 \_\_\_\_\_

Telephone # 603-627-2881 \_\_\_\_\_

Email: pchisholm@keachnordstrom.com \_\_\_\_\_

**PURPOSE OF PLAN:**

The purpose of the plan is to depict the change of use of a portion of the existing building from "Manufacturing" (E-6) to "Indoor Recreation" (D-20) to allow Granite State Indoor Range and Gun Shop to utilize the entire building for their business.

(For Town Use Only)

Routing Date: \_\_\_\_\_ Deadline Date: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

\_\_\_\_\_ I have no comments \_\_\_\_\_ I have comments (attach to form)

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

(Initials)

Department:

Zoning: \_\_\_ Engineering: \_\_\_ Assessor: \_\_\_ Police: \_\_\_ Fire: \_\_\_ DPW: \_\_\_ Consultant: \_\_\_

MINOR SITE PLAN DATA SHEETPLAN NAME: Granite State Indoor Range and Gun ShopPLAN TYPE: SITE PLANLEGAL DESCRIPTION: MAP 221 LOT 4DATE: March 31, 2026

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Location by Street: 2-4 Hampshire Drive

Zoning: Industrial (I)

Proposed Land Use: Indoor Recreation (D-20)

Existing Use: Indoor Recreation (D-20) & Manufacturing (E-6)

Surrounding Land Use(s): Industrial

Number of Lots Occupied: One (1)

Existing Area Covered by Building: 25,400 SF

Existing Buildings to be removed: None

Proposed Area Covered by Building: 25,400 SF (Existing)

Open Space Proposed: 38% (Existing)

Open Space Required: 35%

Total Area: S.F.: 117,379 Acres: 2.694

Area in Wetland: 0 Area Steep Slopes: 0

Required Lot Size: 30,000 SF

Existing Frontage: 320 FT (Hampshire Dr) & 206.53 FT (Flagstone Dr)

Required Frontage: 150 FT

Building Setbacks:

	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT</u>	<u>60.35 FT</u>
Side:	<u>15 FT</u>	<u>77.75 FT (Existing)</u>
Rear:	<u>15 FT</u>	<u>112.85 FT (Existing)</u>

**MINOR SITE PLAN DATA SHEET**

(Continued)

Flood Zone Reference: 330092656D Not in Flood Zone

Width of Driveways: 24+/- FT & 28+/- FT

Number of Curb Cuts: Two (2) Existing

Proposed Parking Spaces: Sixty-Six (66) Existing Spaces

Required Parking Spaces: 55 Spaces

Basis of Required Parking (Use): Range: 1 Space/Lane    Storage: 1 Space/1,000 SF  
Retail: 1 Space/200 SF    Assembly: 1 Space/4 Seats

Dates/Case #/Description/Stipulations  
of ZBA, Conservation Commission,  
NH Wetlands Board Actions: N/A  
(Attach stipulations on separate sheet)  
\_\_\_\_\_  
\_\_\_\_\_

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
<u>N/A</u>	
_____	_____
_____	_____
_____	_____
_____	_____

(For Town Use Only)

Data Sheets Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

**MINOR SITE PLAN APPLICATION AUTHORIZATION**


I hereby apply for *Minor Site Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Minor Site Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/hers (their) property in connection with this applications.

Signature of Owner:  Date: 3/31/26

Print Name of Owner: Rick Bishop - GSR Holdings, LLC

❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer:  Date: 3/30/26

Print Name of Developer: GARY THOMAS

❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

**WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: \_\_\_\_\_

Street Address: \_\_\_\_\_

I \_\_\_\_\_ hereby request that the Planning Board waive the requirements of item \_\_\_\_\_ of the Hudson Land Use Regulations in reference to a plan presented by \_\_\_\_\_ (name of surveyor and engineer) dated \_\_\_\_\_ for property tax map(s) \_\_\_\_\_ and lot(s) \_\_\_\_\_ in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed:

\_\_\_\_\_  
Applicant or Authorized Agent

**SCHEDULE OF FEES****A. REVIEW FEES:**

<b>1. <u>Minor Site Plan Use</u></b>	<b><u>Project Size/Fee</u></b>	
Multi-Family	\$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50	\$ <u>          -</u>
Commercial/Semi Public/Civic or Recreational	\$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	\$ <u>          -</u>
<u>Industrial</u> 12,608 SF	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ <u>1,891.20</u>
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ <u>          -</u>

**CONSULTANT REVIEW FEE: (If Applicable - Separate Check)**

Total \_\_\_\_\_ acres @ \$600.00 per acre, or \$1,250.00,  
whichever is greater. \$           -

*This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.*

**LEGAL FEE:**

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

**B. POSTAGE:**

<u>7</u> Direct Abutters, Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$6.08 (or Current Certified Mail Rate)	\$ <u>42.56</u>
<u>2</u> Indirect Abutters (property owners within 200 feet) @\$0.78 (or Current First Class Rate)	\$ <u>1.56</u>

**C. TAX MAP UPDATING FEE: (FLAT FEE if Applicable)** \$ ~~275.00~~

**TOTAL** \$ 1,935.32

**SCHEDULE OF FEES**

(Continued)

(For Town Use)

AMOUNT RECEIVED: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____

*NOTE: fees below apply only upon plan approval, not collected at time of application.*

**F. RECORDING FEES:**

**\*\*\*The applicant shall be responsible for the recording of the approved plan, and all documents as required by an approval, at the Hillsborough County Registry of Deeds (HCRD), located at 19 Temple Street, Nashua, NH 03061. Additional fees associated with recording can be found at HCRD.\*\*\***

**G. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:**

To be determined by the Planning Board at time of plan approval and shall be paid by the applicant at the time of submittal of the Certificate of Occupancy Permit requests.

**\*\*\*The applicant shall be responsible for all fees incurred by the town for processing and review of the applicant's application, plan and related materials.\*\*\***

**Abutters List**  
**Granite State Indoor Range and Gun Shop**  
**Hudson, NH**  
**KNA#14-0203-1A**

<b>Tax Map</b>	<b>Lot</b>	<b>Owner/Applicant</b>
221	4	GSIR Holdings, LLC 2 Hampshire Drive Hudson, NH 03051
<b>Tax Map</b>	<b>Lot</b>	<b>Direct Abutter(s)</b>
221	3	21 Flagstone Drive, LLC 21 Flagstone Drive Hudson, NH 03051
221	5	Prestigious Investment Properties, LLC 8 Hampshire Drive Hudson, NH 03051
221	6	Parker-Hannifin Corporation Chomerics 6035 Parkland Boulevard Cleveland, OH 44124
222	9	14 Flagstone, LLC 9 Forest Edge Plymouth, MA 02360
222	11	13 Flaghud, LLC 13 Flagstone Drive Hudson, NH 03051
<b>Tax Map</b>	<b>Lot</b>	<b>Indirect Abutter(s)</b>
221	2	Danville Realty, LLC 25 Flagstone Drive Hudson, NH 03051
222	10	Southern NH Industrial Owner 1, LLC 55 Cambridge Street Burlington, MA 01803

Professionals to be notified:

Engineer  
Keach-Nordstrom Associates, Inc.  
5 Commerce Park North, Suite 201  
Bedford, NH 03110



— KEACH - NORDSTROM ASSOCIATES, INC. —  
**LAND CONSULTANTS**

**CIVIL ENGINEERS**  **LAND SURVEYORS**  
**SINCE 1994**

KNA Project No. 14-0203-1A

**OWNER/APPLICANT AFFIDAVIT**

GSIR Holdings, LLC, applicant of the project, and owner of the parcel referenced on Tax Map 221 as Lot 4, located at 2-4 Hampshire Drive in Hudson, New Hampshire, hereby verifies that Keach-Nordstrom Associates, Inc. is authorized to submit on our behalf, any and all applicable State and local permit applications as they pertain to the project.

Additionally, GSIR Holdings, LLC, authorizes Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner/Applicant:



Printed Name of Owner/Applicant:

Rich Bishop

Address of Owner/Applicant:

2 Hampshire Drive

Hudson, New Hampshire 03051

Date:

3/31/26

**CIVIL ENGINEERS**

**LAND CONSULTANTS**

**LAND SURVEYORS**

**5 COMMERCE PARK NORTH, SUITE 201, BEDFORD, NH 03110**  
**PHONE (603) 627-2881**



## TOWN OF HUDSON

Zoning/Code Enforcement  
12 School Street  
Hudson, New Hampshire 03051

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Chris Sullivan, Zoning Administrator/Code Enforcement Officer  
csullivan@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

### Zoning Determination # 26-028

March 19, 2026

North Point Construction Management  
C/O Kristine Walker and Doug Turchi  
22 Hampshire Drive  
Hudson, NH 03051

Re: 2 - 4 Hampshire Drive  
Map 221/Lot 004 - 000  
**District: Industrial (I)**

Dear Ms. Walker,

**Request:**

to expand the existing Granite State Gun Range into the adjacent attached space at 2-4 Hampshire Drive.

**Zoning Review:**

**Plans Attached:** Change of Use Plan – 10-10-2014  
Reflected Ceiling Plan - 3-18-2026

**Zoning History:**

The subject parcel contains 117,176 square feet with approximately 206.52 linear feet of frontage. The property is served by municipal water and sewer. The existing structure on the lot is an industrial building constructed in 1980.

On April 9, 2014, a change-of-use approval was granted for the Granite State Rifle Range. Unit 2 is an industrial space currently occupied in part by the Granite State Gun Range. The prior use of Unit 4—formerly occupied by Wikoff Color Corp.—MG—involved the manufacturing of printing and ink-related products.

**Pertinent Ordinances:**

- Article V: Permitted Uses; §334-21 – Table of Permitted Principle Uses
- Article III §334-16.1 *Site plan approval.*

**Determination:**

Changing the use from Manufacturing” (E-6) to “Indoor Recreation (D-20) is an allowed use in the Industrial Zone per §334-21, **Table of Permitted Principal Uses**—constitutes a modification and alteration to the site plan previously approved in 2014. Therefore, the proposed change in use for Unit 4 requires site plan review by the Planning Board, in accordance with §334-16.1 **Site Plan Approval.**

**Final Determination:** This is considered a use change, and based on the size of the addition, it would qualify as a Minor Site Plan.

Sincerely



*Chris Sullivan*

Zoning Administrator/Code Enforcement Officer  
(603) 816-1275  
[csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov)

cc: Brooke Dubowik, Town Planner  
Elvis Dhima, Development Services, Director  
Jim Michaud, Chief Assessor  
Inspectional Services  
Owner: 22 Brady Drive, LLC  
File

*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.*



— KEACH · NORDSTROM ASSOCIATES, INC. —  
**LAND CONSULTANTS**

**Attachment "B"**

**CIVIL ENGINEERS**  **LAND SURVEYORS**  
**SINCE 1994**

March 31, 2026

Town of Hudson  
 Planning Department  
 12 School Street  
 Hudson, NH 03051

**RE: Minor Site Plan Application**  
**Granite State Indoor Range and Gun Shop**  
**Tax Map 221; Lot 4**  
**2-4 Hampshire Drive – Hudson, New Hampshire**  
 KNA Project No. 14-0203-1A

PROJECT NARRATIVE

The subject property, located at 2-4 Hampshire Drive, is referenced on Hudson Tax Map 221 as Lot 4. The parcel, approximately 2.694-acres (117,379-SF) in total area, is located entirely within Hudson’s Industrial (I) Zoning District. The site is fully developed with an existing 25,400-SF building and all associated site appurtenances. Approximately 12,960-SF of the existing building is currently utilized by the Granite State Indoor Range and Gun Shop which was permitted via change of use approval on April 9, 2014. The remaining building area (approximately 12,440-SF) was previously utilized for manufacturing. The lot is serviced by municipal water and sewer. Surrounding land uses are industrial.

The project proposes expanding the Granite State Indoor Range and Gun Shop into the remaining building area. In order to utilize the entire building for their business, the Applicant is required to obtain minor site plan approval to change the use of a portion of the existing building from “Manufacturing” (E-6) to “Indoor Recreation” (D-20). The project also proposes to construct a new, 168- SF, main entry vestibule. No other exterior site modifications are proposed.

**CIVIL ENGINEERS**

**LAND CONSULTANTS**

**LAND SURVEYORS**

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5 COMMERCE PARK NORTH, SUITE 201, BEDFORD, NH 03110  
 PHONE (603) 627-2881

Planning Board Sign-off

Project Name		Map/Lot:	
Site Address:		Zone:	
		Due by:	

Project Status		Ready for Approval	Awaiting Revisions	Approval with Stipulations
DEPARTMENT	INITIAL			
FUSS & O'NEILL:				
ZONING:				
ASSESSING:				
ENGINEERING:				
PUBLIC WORKS:				
FIRE:				
POLICE:				

*Comments:*

**Planning Board Sign-off**

Project Name		Map/Lot:	
Site Address:		Zone:	
		Due by:	

***Extended Comments:***