

WASHINGTON PLANNING BOARD
Site Walk Minutes

March 4, 2024

Time: 3:00PM

Members present: Peter Martin, Don Revane, Mark Florence and Nan Schwartz

Public present: Jon Piatt, David Chevront

The Board members drove to the Piatt property at 135 Old Marlow Road, to hold a site visit in regards to the business permit for Piatt's carpentry business.

The site is a 2.5-acre lot containing a 28'X40' shop building. There are 3 designated spots for parking (and a few others available) but Piatt expects very little traffic on site. He stated that there may be some customer visits but nothing regular. Piatt has future plans to add a house on the lot and has had a perc test done and a 2-bedroom septic system plan in the works. He expects the septic design to be finished and sent to NHDES soon. There is no running water in his shop building, so no septic system is required at this point. Revane was concerned about bathroom facilities and Piatt stated that he uses the bathroom at his mother's house. He is would consider installing an outhouse but not a port-o-potty. Piatt has a storage container on the lot, which as soon as the ground dries up, it will be moved to meet the setbacks. He said he has had help to build his building but to employees for his business.

We toured the outside of the building before moving inside. He showed us where the enclosed 10'X15' lean-to is to be added to the rear of the building. He said that the sawdust he creates with his equipment goes to the transfer station.

We moved to the inside working space and Piatt answered our questions about that space. He has a loft area, with a couch, that he is going to put a railing on. It is only accessible to him by a ladder at this point. Piatt said there will be double swinging doors in the front of the building but right now the opening is closed off and insulated. The doors will be 3" thick with foam between the boards. Piatt shared his updated plan map which he will have copied and send to us. Piatt had an updated permit application which he gave us a copy of. We talked about screening on the abutters sideline and he said he would consider working with them to come up with a plan.

We thanked Jon for his time. The Board will set the public hearing date at our meeting on March 5th.

The site visit was adjourned at 3:45PM.

Respectfully submitted,
Nan Schwartz
Planning Board Secretary