

Washington Planning Board

Meeting Minutes

March 5, 2024

- 0.0 Assembly: 6:30PM, on 2nd floor of Town Hall
 - 0.1 Members present: Crandall and Douglas (both on FaceTime), Martin, Revane and Schwartz
 - 0.2 Alternates present: Florence and Kluk (on FaceTime)
 - 0.3 Visitors: Jon Piatt, Rachel Richardson, Rich Caughey, Peter Mellen and Nick Cashorali

Crandall determined that a quorum was present and called the meeting to order at 6:28PM.

- 1.0 **Minutes: February 6th Meeting** – Crandall asked if any changes were needed in the minutes. None were noted. Martin made a motion to approve the minutes as written, Crandall seconded the motion and all voted in favor.

February 27th working meeting - Crandall asked if any changes were needed in the working meeting minutes. None were noted. Crandall made a motion to approve the minutes as written, Martin seconded the motion and all voted in favor.

- 2.0 **New Business:**

- 2.1 **Peter Mellen** – Mellen said he was attending to get clarification from the Board. He presented us with a survey plan and wanted a question answered. He said that the Brighton Trust is hoping to deed some parcels to the children of the Trust members and he needed clarification on a certain parcel. Mellen said that in 1910 the Farnsworth family deeded a section of their land to the town to layout Millen Pond Road. He shared the deeds for this conveyance. He said that most roads in town are not owned by the town but are owned to the center line by the abutting properties. In 2007, the Brighton's merged three lots (105, 106 and 85) into one lot. They now feel that the merger was illegal because lot 85, which is separated from the two other lots by this section of Millen Pond Road (owned by the Town). Mellen claimed that this meant that lot 85 was not contiguous to the other two lots because it was separated by the town owned road. Lot 85 is about ½ acre in size. There is a lot abutting Lot 85 that this lot could be annexed to but it would require a further survey. Mellen wanted our opinion as to whether we agreed with this theory that the lot 85 was improperly merged. Several members want a legal opinion from the Town Attorney before we render an opinion. Douglas stated we will take it under advisement and get back to Mellen with a decision after conferring with the Town Attorney.

- 2.2 **Derek Ferland – “Welcome to Sullivan County sign” Permit** - Schwartz said that Ferland wasn't attending tonight because it was determined that he needed to obtain a sign permit from NHDOT because the sign will be at the county line on Route 31 (South Main Street). He is working with DOT and will keep us in the loop as things progress.

- 2.3 **Colleen Whitney** – Schwartz said that Whitney had planned to come tonight to speak with us about locating a real estate office in the basement of the General Store. She is speaking with Ryan Curran about the possibility and wanted to know from us what would be involved. Unfortunately, she is not in attendance but the

Board will be happy to speak with her when she has a plan. Kluk said that parking will be an issue to discuss with her.

3.0 Old Business:

3.1 Jon Piatt – Business Permit application – Crandall said that a site walk was done yesterday by several Board members and what was on the application and plan was verified. Revane still had a question about bathroom facilities. Piatt stated he uses his mother's bathroom and but would consider installing an outhouse until his house is built on the same property. He said he uses the property for recreation and has a fire pit and trails on it. Schwartz said his application is complete and he is sending the updated plan map soon. Douglas made a motion to accept his application as complete and Crandall seconded the motion, all members voted in favor. The Public Hearing was scheduled for April 2nd at 6:30PM. Schwartz will notice for the hearing. Abutter Rich Caughey was asked if he wanted to comment and he did. He stated that he met Piatt 2 years ago when he dumped some stones on the adjacent property on a pathway leading into the lot. Caughey felt that Piatt's plans for the property changed over time. Caughey thought that the permit that Piatt got from the Town didn't allow a business but now a business is being done. Crandall reminded him that we don't have zoning in Washington and businesses can be anywhere if they meet the requirements. Piatt has met the requirements of the LUO. Caughey is concerned about noise and lighting. Piatt stated that he wants to have a relationship with Caughey but Caughey stopped talking to him. He wants to work with him to make it work for both parties. Caughey asked for a copy of the application and Schwartz will send it to him.

3.2 Phil Byers – Business Permit application – Schwartz said that she texted with Byers about whether he has any equipment stored on site that would make it necessary to go through the site plan review for home businesses. Byers said he doesn't own any equipment and he rents what he needs for a job. Schwartz said that because of this he meets the exemption criteria. Martin motioned to approve his landscaping business as a home business, exempt from the Site Plan Review process, Crandall seconded the motion and all voted in favor.

3.3 LUO Driveway Section 307 – Crandall said he will speak briefly on this at Town Meeting

3.4 Town Center Vision – Crandall has some posters printed and they are in the Select Board's office. Revane said they will take them to Camp Morgan on Monday when they set up for Town Meeting. Revane said that there is a warrant article for the shed replacement but not for the parking area expansion.

3.5 Camp Morgan Protection Committee – No news.

3.6 Master Plan – Douglas said he doesn't have any new news on this at this point.

3.7 ZBA Report – Florence said that as of Town Meeting he will no longer be on the ZBA as long as he is elected to the Select Board.

3.8 UVLSRPC – No report.

4.0 Unresolved Business:

4.1 Halverson – subdivision or alternative access to property for building.

4.2 Solar Energy Systems – Schwartz said that when members are back in town we will schedule a working meeting on this issue.

5.0 Driveway Permits: None

6.0 Mergers:

6.1 Bowen/Carlson merger – Schwartz said the deeds were provided and the merger was signed and returned to Mellen. The merger was registered at the Registry of Deeds by their lawyer. Schwartz asked if the Board needs to pursue Nazarian to do his merger now? She will send Nazarian a letter to ask him to complete his merger or the Town can tax him for two separate lots.

7.0 Communications:

7.1 Intent-to-cut – Mata, Smith Pond Road/Kingsbury Hill Road, TM 17-2.

8.0 Date for next Planning Board meeting – Tuesday, April 2, 2024, at 6:30PM, in the upper hall at Town Hall. Public Hearing followed by the regular monthly meeting.

9.0 Adjournment: Time: 7:22 PM
Motioned by Crandall, seconded by Martin, all voted in favor.

Respectfully Submitted,
Nan Schwartz