

CORNISH PLANNING BOARD
SITE VISIT RE: 603 AUTO SITE PLAN REVIEW
SEPTEMBER 16, 2023

On Saturday, September 16, 2023, at 9:00 am, the Cornish Planning Board made a site visit in conjunction with the submitted and duly warned site plan review application for 603 Auto at the property owned by Ian and Elana Ochman, Tax Map 7, Lot 45, 622 Center Road in Cornish, NH.

In attendance were: Michael Ochman, Kellie Patterson Parry, Bill Lipfert, Dillon Gallagher, Jonathan Glass

Discussion: The site visit began at 9:00 on Saturday. Mr. Ochman pointed out the road frontage of the property. The property has excellent sight lines in both directions. Mr. Ochman pointed out the side and rear frontage; the rear frontage ends at the small stream.

There is parking accessed from Center Road. The apron between shop and road is paved, with a gravel parking area closer to the house. There is overflow parking to the south/west. Parking for business use can accommodate 5 vehicles, which is greater than the maximum number of vehicles on premises.

There is lighting in front of the shop and also on the side, illuminating the space between shop and house.

The business premises consist of a large two-bay garage. There is no bathroom in the garage. Mr. Ochman indicated that customers rarely wait for vehicles and he strongly discourages anyone from waiting. There is therefore no need for a customer bathroom.

The septic system, which serves the house and a sink in the shop was redone in 2017.

There are two floor drains in the shop. Mr. Ochman indicated that these are "capped off" on the exterior. He indicated that all drain water is held within the drain piping, then pumped to the septic system. Washing is performed outdoors, weather permitting, in which case water/cleaner runoff percolates directly the ground.

Mr. Ochman indicated that all products used in the business are fully biodegradable. This includes car shampoos and specialized citrus-based cleaner for tar and adhesives. Mr. Ochman indicated that undersides are never washed or otherwise treated. Mr. Ochman indicated that only one vehicle at a time undergoes work, with the work generally performed by himself but occasionally by himself and an assistant.

Mr. Ochman indicated that spray paint products in the shop are for personal use and are not used for the business.

The business has a small sign attached to the front of the shop which appears to be about 2' x 3'.

The site tour was completed at 9:30 a.m.

Respectfully submitted,
Bill Lipfert