

**MINOR PROJECT REVIEW COMMITTEE
MEETING MINUTES
1 MARCH 2011 & continued to 8 MARCH 2011**

Present March 1: Vicki Smith, Ryan Borkowski, Jeryl Frankenfield, William Desch, Peter Kulbacki, Jonathan Edwards, Patrick O’Neil, Rod Finley, Tim McNamara, Judith Brotman, Joanna Whitcomb

11-06 Submission of Application for Minor Project Review by Dartmouth College to construct an exterior egress stair to Alumni Hall at the Hopkins Center, 2 East Wheelock Street, Tax Map 34, Lot 17, in the “I” zoning district.

This proposal is a minor project because it proposes to add an additional egress to a structure.

Tim McNamara described a change to the plan. He proposes to replace the propane tank with a 1990 gallon one and locate it by a retaining wall. By reducing parking space width along the retaining wall by 6 inches (to 8.5 feet), he gains the 5 feet needed to site the tank with exposed filler dome and bollards. Patrick O’Neil was brought into the meeting to comment on the reduced width of the parking spaces. He agreed that the 8.5 foot width would be acceptable.

The propane line will be 3 feet underground and located in a sleeve to protect it from heavy truck traffic.

Ryan pointed out that the stairs and door openings were inaccurately shown on the plans. A code variance is needed if window or door openings are proposed at the property line. The 16 foot deep drainage and sewer lines are owned by the College. Work on those lines will be coordinated with the new propane line proposed.

Ryan also pointed out the truck parking that routinely takes place at the primary accessible route to the back door to the Hopkins Center. This route should not be blocked.

Since it is an egress stair only, the exit door will not be lit, nor will it be signed.

Revised plans will be submitted showing the location of the propane tank and line, parking space re-striping and only changes proposed to create the stair, move the propane tank and re-configure the parking. These will be distributed to the Committee on March 3.

Other Business

The Committee discussed the College’s ideas for development of the Connecticut River waterfront as an input to the master plan being developed for the area.

At 2:50 PM, on a motion by Ryan Borkowski to continue the hearing until March 8 at 2:30 PM, there was a second by Jonathan Edwards and unanimous agreement.

Present March 8: Vicki Smith, Ryan Borkowski, Roger Bradley, William Desch, Don Ware, Jonathan Edwards, Patrick O'Neill, Rod Finley, Tim McNamara, Stephanie Greenfield

Tim McNamara summarized the changes to the revised plans. These include: relocated propane tank, egress path and direction of stairs more clearly and accurately shown, revised elevations to show no openings on property line, and plans with only modifications associated with this project.

Ryan Borkowski said that the revised plans are a major improvement showing the concept more clearly. He wanted to be sure that accessible parking space and accessible route would be properly signed.

He had a question about the temporary ramp. It is proposed so as to align the Alumni Hall floor height with new stair height. The result will be that the ramp will be more steep and will exceed 1 in 12. The College's position is that it is not a means of egress as it passes through the kitchen. Ryan had a concern that the ramp will need to be 1 in 12. Roger Bradley thought that the exit through the Kitchen had been inaccurately labeled. This question will be worked out with the code consultant.

The small shaded area indicating new construction will be removed.

Jonathan Edwards asked, "What is this actually being replaced?" The stair in the Inn will be replaced by the proposed function room so these stairs are required. Jonathan would like to see a cross section through new structure to see how Hopkins Center connects. Tim McNamara said that the College intends to overbuild the function room in anticipation of a connection with Alumni Hall. This merger would be the topic of a whole new code appeal and it is a complex issue.

Don Ware reiterated the Public Works concern about the propane tank being located over the existing sewer and drain line. There will be at least 7 feet between the propane tank and lines. Re-stripping the parking spaces may require an over lay. The existing parking space stripes should not show. Patrick O'Neill preferred relocating the existing meters to a pay station in that location.

Roger Bradley wondered what was stored under the stair. Tim McNamara explained that the enclosure is for trash and it has a two hour rating. It is sprinklered and served by Hopkins Center systems.

Jonathan wondered how the planning and design process can be modified to prevent wasting staff time reviewing plans that are not coordinated. Tim will try to be better organized.

The Committee decided the revised plans were sufficient and that they had enough information to make a decision.

The following waivers have been requested: Site topography, Drainage, Hydrologic features, Vegetation, Other natural features, Landscaping, Lighting, Stormwater control

devices, and Exterior waste receptacles, exterior equipment, utilities, solar panels, wind generators, condensers, transformers, or other similar features.

On a motion by Jonathan Edwards to find the application complete with the waivers listed above, there was a second offered by Ryan Borkowski ,and unanimous approval.

The Committee agreed that the proposal conforms to standards in Article 9.

On a motion made by Don Ware to approve the project with the understanding that three copies of the revised plan showing the handicapped sign and sprinklered trash enclosure and deleting the small, shaded improvement area, there was a second by Ryan Borkowski and unanimous approval.

Minutes December 10, 2010

The minutes of December 10, 2010 were reviewed. Jonathan Edwards made a motion to approve the minutes. Don Ware seconded the motion and the minutes were unanimously approved.

Meeting adjourned at 3:20 PM.

Respectfully submitted,

Vicki Smith, Scribe