

**Minor Project Review Committee
Meeting Minutes
5 April 2011**

Present: Vicki Smith, Ryan Borkowski, Jeryl Frankenfield, William Desch, Peter Kulbacki, Jonathan Edwards, Mike Evans, Patrick O'Neil, Patrick O'Hearn, Ken Packard, Michael Cimis, Betsy Derrick, Matt Marshall, Morgan Morano

Minutes March 1, 2011

The minutes of March 1, 2011 were reviewed. Jeryl Frankenfield made a motion to approve the minutes. Ryan Borkowski seconded the motion and the minutes were unanimously approved

11-12 Submission of Application for Site Plan Review of a Minor Project by Dartmouth College to increase a portion of the roof height, replace a condensing tower, add an second condensing tower, and install a free-standing generator at Thompson Arena. The property is located at 4 Summer Court, Tax Map 34, Lot 102, in the "I" zoning district.

This proposal is a minor project because it proposes to add an on the ground generator and new condensor.

Jonathan Edwards was concerned that the project might be too big to qualify as a minor project. The additional footprint is less than 1500 square feet. The increase in volume created by raising the roof is not considered in categorizing projects unless it is a huge project. He was also unsure whether the project conformed with the standards set forth in Article IX. He envisioned the whole site conforming with Article IX which would include all the parking and fields. The Committee agreed in this case that the conformance with Article IX should pertain to the project area and not the whole site.

Ryan had no code comments. He has been meeting with project representatives all along. Peter wanted to be sure that where all the drains flowed. This information will be provided to Peter and is not needed at this stage in the review. He was assured by Patrick O'Hearn that there would be no flow of glycol or ammonia to the sewer.

Jery was asked if the project presented safety concerns to the users, nearby parkers or neighbors. Jery said that he and the Fire Chief have attended a number of meetings with College representatives. He explained that not only will the College have a contained area for leaks and a dilution mechanism to control leaks, but also a scrubber which will keep ammonia releases contained in the room. The dilution chamber is contained in the building. There is a detection system so no one has to come in contact with leaked ammonia. There is also a notification system. Jery said that one must weigh the safety systems against the likelihood of a leak.

Jonathan wanted further assurance that every back up pre-caution has been provided. He found it problematic that the Fire Department does not have the equipment to deal with an ammonia leak. He said that Roger Bradley could not say the project presented an acceptable risk to public safety. It is Jonathan's understanding that ammonia gathers in a cloud which

will slide downhill.

Michael Cimis who works for the health and safety department in the College said that the College had retained a third party consultant to advise the College on the best technology to use for the cooling system. The College's approach is to contain and eliminate hazard. The two technologies, diffusion and scrubbing, will be used.

The program, Cameo, was used to model an unabated release of the full charge of ammonia. Both day and night modelling was undertaken. There is a potential impact on neighbors in the unlikely event of a total release with no abatement.

A health and safety plan will be developed before the start-up of the new system. Consultants will be brought in to test the system. The College was confident that the plan will be in place prior to any ammonia coming on to the site.

Betsy Derrick asked how often ammonia would be hauled to the site. Michael Cimis said that the full charge would be made initially. Refilling or tipping off would happen very infrequently since the system is a sealed closed loop. The system will last for 30 to 40 years. The old system that is being replaced is 35 years old. Matt Marshall, general manager of the Hanover Improvement Society, noted that at Campion Rink there has been no need for topping off in the last 5 years.

Mike Evans suggested that the external pipes be double-walled. Although the College representatives felt it was unnecessary since the pipes were protected by concrete walls, they agreed it was a prudent additional precaution.

The Committee decided the 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, Parking areas, ramps, walkways, driveways, Lighting, signs, Stormwater control devices, Exterior waste receptacles, exterior equipment, utilities, solar panels, wind generators, condensers, transformers, or other similar features.

On a motion by Peter to find the application complete with the waivers listed above, there was a second offered by William Desch, and unanimous approval.

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

On a motion made by Peter to approve the project with the conditions:

- 1) Any exterior pipes shall be double-walled;
- 2) No building permit will be issued until the Fire Department has found that all aspects of the project, including the health and safety plan and assignment of responsibility for emergency response, are acceptable; and

3) The Fire Department approval of the project for occupancy shall be given only if the Department determines that the project and its operational plan present an acceptable risk to the safety of Fire Department personnel, other responders and the general public.

there was a second by Mike Evans and unanimous approval.

11-14 Submission of Application for Minor Project Review by Hanover Improvement Society to reshape a sidewalk to create two parking spaces to accommodate additional seating at 55 South Main Street, Tax Map 34, Lot 2, in the "D-1" zoning district.

This proposal is a minor project because it proposes to change parking areas without changing the number of parking spaces and not encroaching into any required landscaped buffer area.

William Desch will help identify a tree that can thrive in the location proposed on the plan. He also notes that Vinca minor is invasive and should not be planted. William will work with Matt to identify better plants and revise the plant list.

Peter Kulbacki noted that the parking will be difficult. It is employee parking and will be signed as reserved. There are reciprocal easements between Dartmouth College and Hanover Improvement Society for use of the area between the two buildings. Curbing will not disturb the tank.

Ryan was concerned about parking on the oil tank. A concrete pad protects the tank.

Mike Evans suggested a tip down at the western end of the sidewalk. All agreed that was a good idea. Running a new sidewalk along the west end of the building was suggested, but is not in the budget.

Jeff Urstadt, an abutter, wanted to be sure that the emergency fire exit for theater patrons not be used for trash, delivery or storage. Morgan Morano understood his concerns and promised to keep the way open for emergency egress. Mr. Urstadt also complained about the addressing. He was directed to speak with Doug Hackett about street numbers.

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

The following waivers have been requested: Site topography, Hydrologic features, Landscaping, Statement demonstrating conformity with the standards and requirements as set forth in Article IX.

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

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

On a motion made by Ryan to approve the project with the condition that three full size plans be submitted showing the revised planting list and ADA compliant tip down at the western end of the sidewalk, there was a second by Peter and unanimous approval.

Meeting adjourned at 4:03 PM.

Respectfully submitted,

Vicki Smith, Scribe