

# Town of Lee, NH

## Town Center Vision Committee

### Minutes of the Meeting on April 10, 2019

Town Center Vision Committee (TCVC) Members present: Bambi Miller, Ben Genes, Pat Jenkins, Cord Blomquist, John Tappan, and Scott Bugbee

Members Absent: none

Others Present: Ruth Eifert, Cary Brown

1. Chairman Bugbee called the meeting to order at 1:02pm.
2. Mr. Bugbee moved to approve the minutes from the April 3, 2019 meeting. Pat Jenkins seconded the motion. Motion passed.
3. The Committee discussed the options for the Town Center Project and made some changes.
  - a. Town Center Options
    - i. Parish House [Heritage Commission & Tappan & Jenkins]
    - ii. Smaller new office building and PZB remains in annex, commissions in office building basement [Tappan]
    - iii. Two story office building w/ basement, 3 stop elevator [Tappan]
    - iv. Addition to town hall building [Bugbee]
    - v. Smaller addition to library
    - vi. Build new (library? office building?) on Stevens Field *[not a viable option because of low ranking]*
    - vii. Temporary Office Space for Town Hall functions
      1. DMB Plaza [Blomquist]
      2. Rent modular office(s) [Genes]
      3. Move town hall personnel to PSC [Miller]
    - viii. Renovate Town Hall
      1. Open Space
      2. Office Space
    - ix. Site Development
    - x. Library renovation [Blomquist]

#### Information needed:

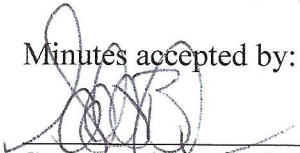
1. PSC building use plan for next 15 to 20 years *[Scott Bugbee]*
2. list of groups using meeting spaces w/ frequencies *[J. Tappan]*
3. Find out if driveway at Wednesday Hill Road can be approved *[J. Tappan]*
4. Meet w/ Fire Chief regarding egress requirements and recommendations from basement meeting spaces *[J. Tappan]* – meeting notes attached to these minutes.

4. The Committee discussed the meeting John Tappan and Pat Jenkins had with the Fire Chief Nemet. See the notes of their meeting attached to these minutes. Mr. Tappan also filled the TCVC in on the meeting he had with the Planning and Zoning Administrator, Caren Rossi, regarding the driveway for the land purchased from the Lee Church Congregational. The Committee will ask the Select Board to instruct Ms. Rossi to assist the Committee in pursuing a driveway permit for this parcel.
5. Meeting adjourned at 2:58pm
6. Our next scheduled meeting is: Wednesday, April 10, 2019.

Minutes written by:


  
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 Scott Bugbee, Chair


Minutes accepted by:


  
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 Scott Bugbee, Chair

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Ben Genes

  
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 Pat Jenkins

  
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 Bambi Miller

  
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 John Tappan

  
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 Cord Blomquist

**Meeting With Scott Nemet, Chief, Lee Fire Department 5 April 2019**

Notes: John Tappan, Patricia Jenkins, Town Center Vision Committee

- 1) New Hampshire uses the 2015 edition of NFPA 101, Life Safety Code. It has not adopted the 2018 code. The code is to protect life, not buildings.
- 2) Building classification is based on the use having the highest requirements. If part of the building is assembly use, the whole building must meet assembly requirements unless the assembly area is separated by fire resistant construction. Mixed occupancy requires compartmentalization.
- 3) Assembly classification is based on the occupancy calculated from room area, not on the planned occupancy.
- 4) If the calculated occupant load is 100 or more, it is an assembly space; at 99 or fewer, it is not.
- 5) Assembly spaces in basements must have sprinkler systems for all construction types, I through V. Only the basement will need sprinklers if the basement and its egress routes are separated from the rest of the building by fire resistant construction.
- 6) An assembly space for 100 (less than 300?) on the first floor or second floor would not require a sprinkler even in Type V (wood frame) construction.
- 7) Sprinkler system will require a tank and fire pump. Both may be in the basement. The pump is the most expensive part at \$50k to \$75k.