

SPECIAL MEETING MINUTES – AMENDED 12 FEB 15
BOATHOUSE/HAINS PARK IMPROVEMENTS COMMITTEE
7:30 p.m., MEETING HALL, OLD LYME TOWN HALL

PRESENT

PG	Paul Gianquinto	Co-Chairman
PF	Paul Fuchs	Co-Chairman
BS	Brian Schuch	Secretary
KB	Ken Biega	
RD	Bob Dunn	
GH	Greg Hack	
JP	John Parker	
JF	John Flower	Ex-Officio
BR	Bonnie A. Reemsnyder	Ex-Officio
JR	John Rhodes	Ex-Officio
SS	Skip Sibley	Ex-Officio

ABSENT

DB	Don Bugbee	
PC	Phil Carney	
RR	Rob Roach	
NP	Nina Peck	Architect
BJR	Brian Ross	Architect

PUBLIC

SD	Steve Dix
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CALL TO ORDER> PG 7:35 p.m.

#1 SET REGULAR MEETING SCHEDULE FOR 2015

PG reported that the Town Clerk had requested the BHPIC meeting schedule for 2015; all meetings in 2014 had been special meetings, scheduled as required to meet the needs of the design process. **GH** suggested the second Thursday of each month and all present concurred. Special meetings can still be scheduled if a need arises.

#2 DEVELOPE REVISED PROJECT SCHEDULE

KB suggested the following milestone dates be established to support a 1 Nov 15 construction start:

Advertise Project	1 Sep 15
Bids Due	22 Sep 15

Complete Scope Reviews 28 Sep 15
Present to P&R Commission 1 Oct 15
Present to BOS 4 Oct 15 & 19 Oct 15

#3 CORRESPONDENCE

PG will draft a reply to the letter received from Nancy Hutchinson based on discussions held during the meeting relative to toilet rooms, and circulate for all to review.

#4 REVIEW EXPENDITURES TO DATE

PG distributed a list of all BHPIC expenditures to date, provided by the Town's Finance Director, attached. The 2 Jul 14 item to Focus Tool & Engineering in the amount of \$29,325.00 was a refundable deposit to secure a manufacturing slot for the proposed boat rack system; this deposit is being returned and the price of the racks will be adjusted to suit the final boathouse configuration.

RD will provide examples of a financial reporting format used for the Town Woods project which tracked STEAP and Town expenditures.

BR will confirm which items have been submitted to the State for reimbursement.

#5 REPORT ON P&R MASTER PLAN PROGRESS –12 Feb 15 Amendments in bold

JF reported that the P&R Commission was willing to relocate the basketball court to a location between the existing toilet building and the expanded boathouse access drive. They felt it could be orientated either perpendicular or parallel to the Post Road, and that could be decided later.

JF reported that if the boathouse were strictly S2 usage, new toilets would not be required because the existing toilet building was within ~~350'~~ 250' of all points within the proposed footprint. He felt the existing toilet building could be modified to extend its operating season to match the LOLHS rowing season. **See Chapter 29 Sections 2902.4 and 2902.4.1 of the 2003 International Building Code Portion of the 2005 State Building Code, attached to these minutes.**

JF reported that the existing building (foundation, slabs and framing) were in good condition and that several options were possible, including but not limited to:

- a. Retaining the existing building and building a stand-alone structure to the south,
- b. Retaining the existing structure and building an S2 addition to the south,
- c. Retaining the existing structure and building an attached addition to the south, with a rated wall to separate usages.

#6 DOCK REPLACEMENT –12 Feb 15 Amendments in bold

GH reviewed the dock pricing received previously for the following systems/types;

- a. Pressure treated wood with HDPE floatation,
- b. High-freeboard HDPE general purpose modules,

c. Low-freeboard HDPE modular rowing docks.

He reported that the **OLRA Town** had received donations sufficient to pay for the low-freeboard rowing docks and the Committee's consensus was that the docks should be ordered for installation in the spring. **GH** to follow up with final pricing and site-specific installation recommendations for the Rogers Lake conditions.

#7 REFINE PROGRAM TO MEET LOLHS & TOWN REQUIREMENTS

A general discussion was held which included the following:

- a. **RD** confirmed that the P&R Commission did not want to replace the existing toilet building with expanded toilet facilities in the boathouse because they would be too far from the beach activities and parental supervision.
- b. **JR** stated that Region 18 did not want to be responsible for any spaces that would be open to the general public, e.g. if a training room is built and opened to the Town for general use.
- c. **SD** suggested maintaining the 16' north bay with boat storage on one wall only, adding overhead storage for less frequently used boats in the exiting south bay and adding another bay along the south wall of the existing boathouse.
- d. **JR** suggested revising/finalizing the program prior to spending time redesigning the floorplan.

#8 NEW BUSINESS

None.

#9 APPROVAL OF MINUTES

MOTION> PG (BS) To approve the 11 Dec 14 meeting minutes as amended. 5-0-2.

#10 PUBLIC COMMENTS

None.

#11 ADJOURNMENT

MOTION> BS (PF) 9:49 p.m. 7-0-0

The next meeting is scheduled for 12 Feb 15.

CHAPTER 29

PLUMBING SYSTEMS

SECTION 2901 GENERAL

2901.1 Scope. The provisions of this chapter and the 2003 *International Plumbing Code* shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the 2003 *International Plumbing Code*. Private sewage disposal systems shall be designed and installed in accordance with the Public Health Code adopted under authority of section 19a-36 of the Connecticut General Statutes. Approval of such systems shall be by the local authority having jurisdiction. When such approval is required by the local authority having jurisdiction, written proof of such approval shall be submitted to the building official prior to issuance of a building permit.

[P] SECTION 2902 MINIMUM PLUMBING FACILITIES

2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the building official. The number of occupants shall be determined by this code. Occupancy classification shall be determined in accordance with Chapter 3.

Exceptions:

1. The following minimum fixtures shall be provided in Group R-1 bed and breakfast establishments: Water closets – one per two guest rooms; lavatories – one per two guest rooms; bathtubs/showers – one per two guest rooms. Plumbing fixtures in Group R-1 bed and breakfast establishments shall be permitted to be accessed from hallways and corridors and to be shared by guests.
2. Child washing and diaper changing facilities shall be permitted in lieu of bathtubs or showers in Group I-4 child care occupancies.

2902.1.1 Unisex toilet and bath fixtures. Fixtures located within unisex toilet and bathing rooms required by Section 1109.2.1 of this code are permitted to be included in determining the minimum required number of fixtures for assembly and mercantile occupancies. Such fixtures shall comply with Section 404 of the 2003 *International Plumbing Code*.

2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for private facilities.

2. Separate employee facilities shall not be required in occupancies in which 15 or fewer people are employed.
3. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less.
4. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 50 or less.

2902.3 Number of occupants of each sex. The required water closets, lavatories and showers or bathtubs shall be distributed equally between the sexes based on the percentage of each sex anticipated in the occupant load. The occupant load shall be composed of 50 percent of each sex, unless statistical data approved by the building official indicate a different distribution of the sexes.

2902.4 Location of employee toilet facilities in occupancies other than assembly or mercantile. Access to toilet facilities in occupancies other than mercantile and assembly shall be from within the employees' working area. Employee facilities shall be either separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, and are located in adjacent structures under the same ownership, lease or control, shall be a maximum travel distance of 500 feet (152 m) from the employees' working area.

2902.4.1 Travel distance. The required toilet facilities in occupancies other than assembly or mercantile shall be located not more than one story above or below the employees' working area and the path or travel to such facilities shall not exceed a distance of 500 feet (152 m).

Exception: The location and maximum travel distances to required employee toilet facilities in factory and industrial occupancies are permitted to exceed that required in Section 2902.4.1, provided the location and maximum travel distance are approved by the building official.

2902.5 Location of employee toilet facilities in mercantile and assembly occupancies. Employees shall be provided with toilet facilities in building and tenant spaces utilized as restaurants, nightclubs, places of public assembly and mercantile occupancies. The employee facilities shall be either separate facilities or combined employee and public facilities. The required toilet facilities shall be located not more than one story above or below the employees' work area and the path of travel to such facilities, in other than covered malls, shall not exceed a distance of 500 feet (152 m). The path of travel to required facilities in covered malls shall not exceed a distance of 300 feet (91 m).

Exception: Employee toilet facilities shall not be required in tenant spaces where the travel distance from the main en-