

PLANNING BOARD

FEBRUARY 19, 2015

MEMORIAL BUILDING

7:00 P.M.

These minutes are to be considered draft minutes only, until approved by the board at their next meeting.

Members Present: Peter Keene, Kevin Lee, Darrin Patten, Ken Jacques, Mike Howard, and Don Hill

Others Present: Barry Schuster, Ashely Romeo-Bolles, Scott Sanborn, Gary Gardner, Matt Ferris, Jim Kirby, and Mike McCrory

Approval of Jan minutes: Ken makes a motion to accept minutes as written, second by Darrin, all in favor and unanimously approved

Continued Wonderwell hearing: Barry Schuster addresses the board regarding the fire protection plan and shared the outline that they have in place. (please see attached letter) Barry tells the board that he has been dealing with Alison Bracket regarding occupancy load and that there is a formula for determining that, and they are within the guidelines.

Jim Kirby states that there is a target date for the lighting and that two people are coming in to change all the ductwork all the way to the roof. Jim Kirby states that there is a target date for the lighting. Mike Howard asked Jim to describe the construction of the stairway. Jim Kirby states there will be two walls and two fire doors however it's still in the design process. He states that the middle stairway is to be done this year, and the other stairway next year.

Jim Kirby also explains that they are working on a kitchen design to bring it up to commercial standards.

Ken states that he would feel more comfortable if all this information came from the fire chief vs. a consultant who is privately hired. Ken feels the fire chief should sign off on all designs and plans before construction is started.

Don feels the same way as Ken. He feels that a letter/approval/ or some sort of endorsement from fire chief would be a good idea. The board agreed.

Ken feels like proposals should have deadlines and to send updates to the town or board.

Ken addresses rooms and meals tax and felt that the board would get something in writing on state letterhead. Barry explained why the state would not do that, however he would get the food service license to the town.

The board goes through the checklist for the site plan review application.

Ken makes a motion that application is complete, second by Mike, all in favor. Darrin abstained.

The board deliberates and goes over all the plans and makes the decision to approve the site plan with the following conditions.

- 1. Fire alarm system plan must be approved by the Fire Chief and installed. Applicant will submit date for completion after Fire Chief approves the plan. Date not to exceed June 1, 2015**
- 2. Middle stairway enclosure, and design approval by Fire Chief. Applicant will submit date for completion. Not to exceed October 1, 2015. Other stairwell (s) to be completed by June 30, 2016 and signed off by the fire chief.**
- 3. The installation of the illuminated signs will be completed by May 15, 2015.**
- 4. The installation of the illuminated emergency exit signs will be completed following site plan approval by the Planning Board and signed off by the fire chief.**
- 5. Approved single-station smoke alarms in every sleeping room to be installed by May 15, 2015 and to be signed off by the fire chief.**
- 6. A commercial fire extinguishing stove with exhaust hood will be installed in the kitchen to replace the current hood and exhaust duct work. A new stainless hood and new seamless exhaust duct to the roof will be installed prior to the installation of the "Ansul" or other designated fire protection system. The installation is to be completed no later than June 30, 2015 and to be signed off by the fire chief.**
- 7. Floor diagrams showing two exit pathways have been drafted and will be installed by March 10, 2015. Additional exit signs and lighting at select locations will be determined by fire safety consultant, Alison Brackett. Exterior site lighting for egress will occur by May 30, 2015 and to be signed off by fire chief.**
- 8. Copy of food service license and all other necessary permits required by the state.**
- 9. Follow conditions required by the Zoning Board of Adjustment on the Special Exception granted on 02.03.15**

Don pointed out that at any time the fire chief and/or fire marshal can mandate a cease of operation as they see fit.

Ken wants to point out the fact that someone needs to make sure that this isn't open ended and that things do get finished in a timely manner.

Mike Howard makes a motion to accept the site plan review with conditions as written, second by Ken, all in favor....Darrin abstained.

Jim Kirby addresses the board to express his gratitude to both Planning and Zoning for all of their work and patience.

Literature and Correspondence: Upper Valley Lake Sunapee Regional Planning Commission wrote a letter regarding the transportation improvement plan. There was discussion around Route 114 and how to get it added to the federal highway list. There is a project submission form that can be filled out.

Meeting adjourned @8:30

Minutes submitted by,

Susan Abair