

Recreation and Parks meeting minutes August 14, 2024 3pm

Called to order 3:01

In attendance: Recreation and Parks Commissioners Matt Martin, Chair; Rossana Ferrante, Vice Chair; Linda Rice Collins; Karin Ernst; Shelly Bedrossian (arrived at 3:07sh). Peter James, Superintendent. Also in attendance: Stephen Cummings, Building Commissioner; Peter Rice (Project Manager), Gregg McLaughlin, Fire Inspector from the Fire Department.

The meeting started outside at the ramp located in front of the house. ADA compliance was discussed. That part of the project is ongoing with two options: Ramp starting from outside the gate to the first platform (switchback). Or taking down three trees to create a shorter ramp with a slight incline to the existing ramp. Stairs to be added to take us to the existing stairs.

The meeting moved Inside main floor. The Commission asked what can be done to enclose the main floor so we can offer that space and deck for use to the public. Permits were discussed: Once a permit is pulled under a plumber, electrician etc., then that is the only permit that can be pulled for the project. You cannot have multiple permits for the same work. However, Projects can be specific to the main floor, second floor etc. If a new permit is pulled, the Building Commissioner explained it would not fall under 2024 guideline as the project is underway, but the previous guidelines when the project started.

Both Building Commissioner and Fire Inspector agreed that we can apply for a variance to close off second floor as “storage” or empty space. A temporary wall can be placed on the opening leading to the second floor. Significant cost savings on making the 2nd floor storage because that also avoids the cost of having to redo the staircase to make them compliant. This can be done down the road as a 2nd phase if needed.

No insulation needs to be on the ceiling or walls/roof of floor two if we are not using it for people. Suggestion that Stramski is a seasonal location to start.

A Fire Alarm Panel with heat detectors will need to be put on all three floors. The design should include the addition of smoke alarms (swap out) when needed on the second floor.

The Fire Inspector strongly suggests, as does the building commissioner, that we have a heating system in place to keep the temp above freezing all year round to keep the integrity of the work already completed. The temp should be around 40-50 degrees during the winter months.

Discussion around bathrooms on the main floor. Currently there are two. The guidelines is one bathroom for every 30/40 people. The bathrooms can be unisex for all to enjoy.

Doors leading outside: there are three. One to the deck, and two out to the front of the building. Per Building Commissioner, Guidelines are 0-49 occupancy, two doors are fine, both swinging in and both in the front of the building. If Occupancy is higher, then the doors need to be equipped with panic hardware and swing out. Both front doors have clearance for that option. The Fire Inspector confirmed that we don't need deck egress so the expense for the back stairs off the deck can be avoided

Correspondence: Pickleball tournament for Walker on Sept 28 and Sept 29 at Vet courts. Motion made by Linda Rice Collins, seconded by Matt Martin and all commissioners were in favor providing that the group have the appropriate insurance.

Meeting ended: 4:15pm

Respectfully submitted,

Karin Ernst