

Townshend Planning Commission
Minutes
Minutes March 8, 2023

- Present:** John Evans, Bob DeSiervo, and Andrew Snelling
1. **Call to Order:** Chairman Evans called the meeting to order at 7:08.m.
 2. **Additions and Deletions:** none
 3. **Members of the Public:** none
 4. **Approval of Minutes:** DeSiervo moved, and Evans seconded a motion to approve the minutes of the February 22, 2023, with changes to paragraphs one and four of Old Business. The motion passed unanimously.
 5. **Correspondence:** none
 6. **Old Business:**

Capital Budgeting Town Hall: The Commissioners examined the rear stairs from the second floor to the rear safety exit. It was determined that stair treads are 11” including the 1-1/8” nose and that the rise is 7.5” per step. IBC 1011.5.2 standards for tread depth is 11” but is measured less the nose of adjacent stair, so the tread depth is not sufficient for egress at 9-7/8”. The rise of 7.5” is below the max of 7-3/4” set by IBC 1011.5.2. The total rise of the eighteen steps is 135” or 11.25 feet IBC 1011.8 sets the maximum vertical rise for a single run at 12 feet, so the stairs meet the vertical rise requirement. The space between the handrails meets the 48” minimum requirement.

The stair tread depth appears to be the reason why the architect deemed the stairs unacceptable for egress. However, there may be additional egress requirements to consider.

The Commissioners next looked at the women’s rest room to determine the total useable space. The area does appear to have sufficient space for a single stall handicap accessible restroom.
 7. **New Business:** none
 8. **Other Business:** none
 - Meeting Schedule:** Regular Meeting: March 22, 2023 @ 7:00 p.m.
Regular Meeting: April 12, 2023 @ 7:00 p.m.
 9. **Adjournment:** Chairman, Evans seeing no further business to come before the Commission adjourned the meeting at 8:15 p.m.

Respectfully submitted,
Andrew Snelling