

Bolton Planning & Zoning Commission
222 Bolton Center Road
Bolton, CT 06043

BOLTON PLANNING & ZONING COMMISSION
SPECIAL MEETING AGENDA
7:30 PM, WEDNESDAY, SEPTEMBER 24, 2014
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

1. Call To Order
2. PUBLIC HEARINGS (begin at 7:30pm):
 - a. *CONTINUATION - ReSUBDIVISION APPLICATION*: Bakerfeld Subdivision, 4-Lots, 160 Hebron Road, EOJ Properties LLC
3. Old Business
 - a. *DISCUSSION/POSSIBLE DECISION*: Resubdivision Application for Bakerfeld Subdivision, 4-Lots, 160 Hebron Road, EOJ Properties LLC
 - b. *REVIEW/DISCUSSION*: Summary Report of Fire Protection Regulations Advisory Committee
4. Correspondence
5. Adjournment

SUGGESTIONS FOR AMENDMENTS TO COMMERCIAL/INDUSTRIAL USES:

SECTION 3C WATER SUPPLY FOR FIRE PROTECTION

- 3C1. Section 3C of the Zoning Regulations shall apply to any Multiple Dwelling Complex and to any Special Permit or a Site Plan Review for business or industrial use that cumulatively, with any other approved applications, allows the addition of 2,000 square feet or more of gross floor area on a property after January 1, 2006.
- 3C2. A permanent water supply for fire protection, approved by the Bolton Fire Marshal and Fire Chief, in accordance with these regulations, shall be made available not later than the completion of the first building foundation on the property for the subject application.
- 3C3. The permanent water supply for fire protection shall consist of a cistern made of fiberglass, reinforced concrete, or other material acceptable to the Planning and Zoning Commission, and necessary appurtenances, such as fire department connection riser, vents, etc., as necessary, and shall have a capacity of 30,000 gallons of water, unless the Commission finds that the applicant has established one of the following:
- a. That the construction project is located within a town-approved cistern area. The Commission may accept a letter of approval issued by the Board of Selectmen to establish this exception.
 - b. That an analysis by a qualified fire protection engineer demonstrates that the proposed building(s) requires a lesser quantity of water for fire flows. The information must be reviewed and is subject to the approval by the Fire Marshal and Fire Chief to install a smaller water supply which shall be no less than 15,000 gallons.
 - c. That all plans for the proposed building(s) will be of non-combustible construction as defined in the current state building code showing complete building protection by a UL listed or FM placarded fire alarm system which shall continuously be monitored by a similarly qualified central station. A monitored alarm system may be substituted for a water supply in buildings constructed of non-combustible construction up to 2,500 square feet.
- OR**
- d. That all plans for the proposed building(s) will be of non-combustible construction as defined in the current state building code showing complete building protection per NFPA 72 as currently adopted by the State of Connecticut. A monitored alarm system may be substituted for a water supply in buildings constructed of non-combustible construction up to 2,500 square feet.
 - d. The site plan indicates that any building or addition will be fully sprinklered per NFPA 13 as currently adopted by the State of Connecticut.
- 3C4. The cistern fire department connection riser shall be located within five feet of a paved surface accessible by the fire apparatus. The intervening access way between the paved surface and the riser shall be a paved surface at least six feet in clear width.
- 3C5. For all buildings, additions and operations over 2,000 square feet, no part of the structure shall be more than 1,500 feet, as measured along roads and driveways, from the cistern fire department connection riser and the permanent water supply shall not be located within the collapse zone of any structure, unless within a town-approved cistern area.

OR

For all buildings, additions and operations over 2,000 square feet, no part of the structure shall be more than 1,000 feet, as measured along roads and driveways, from the cistern fire

department connection riser and the permanent water supply shall not be located within the collapse zone of any structure, unless within a town-approved cistern area.

- 3C6. The design, siting and installation criteria for this permanent water supply shall be designed by a professional engineer, properly licensed and registered in the State of Connecticut. A set of plans, signed and stamped by the engineer and the engineer's cost estimate for the complete installation, shall be provided as part of the application for the subdivision. This permanent water supply shall be designed as a water supply for firefighting in accordance with nationally recognized criteria such as National Fire Protection Association (NFPA) publication #1142, the edition current as of the date of the application. The design of such a water supply must include, but not be limited to, depth of groundwater and ledge, anticipated loading requirements on top of the structure and protection against freezing.
- 3C7. An alternative permanent water supply may be substituted for the cistern if approved by the Fire Marshal and Fire Chief. This approved alternative permanent water supply is a body of water and dry hydrant assembly that, based upon an engineering analysis conducted in accordance with Section 3C6 above, is shown to comply with the requirements of NFPA Standard #1142, the edition current as of the date of the application. This alternative permanent water supply shall comply with the distance requirements of Section 3C5 above. All requests for approval of a natural or manmade on-site surface water supply must be accompanied by a drainage analysis prepared by a licensed professional engineer. Such an analysis must state the minimum number of gallons available during the dry season of the year and shall indicate the source and amount of water that is supplied to the surface water supply during all weather conditions.
- 3C8. The owner(s) of the land where the cistern or body of water and associated dry hydrant are located, shall grant a permanent easement to the Town of Bolton and the Bolton Fire Department, for purposes of access for firefighting, training, inspection, testing and maintenance.
- 3C9. The owner(s) of land where the water supply is located shall design and install the cistern. The Bolton Fire Department will fill, test and accept the cistern. After 2 years of operation satisfactory to the Bolton Fire Marshal and Fire Chief the Town will take responsibility for inspection and maintenance. The owner(s) of the land where the cistern or body of water and associated dry hydrant are located, shall provide the Town of Bolton performance and maintenance bonds for the satisfactory installation and operation of the permanent water supply as determined by the Bolton Fire Marshal and Fire Chief. The bonds shall comply with the applicable portions of Subdivision Regulations Section 13.4 and 15 or Zoning Regulations Section 16B.6, except as otherwise required by this Section 3C. To account for future cost increases and unforeseen costs, the performance bond amount shall be equal to at least 125% of the engineer's cost estimate to provide the complete installation of the permanent water supply and appurtenances. In no case shall the performance bond amount be less than \$5,000 plus \$1.50 per gallon of the required capacity of the permanent water supply. The time for the satisfactory completion of the installation and operation of the permanent water supply shall be the earliest time of the following applicable requirements: the time stated by the Planning and Zoning Commission in an approval action, or the time required by Sections 3C, 16A.4, 16B.7 of the Zoning Regulations. Failure to satisfactorily install and operate the permanent water supply within the required time shall be a cause for the Town of Bolton to require immediate and full payment of the performance bond funds for use in providing a satisfactory permanent water supply. Upon the satisfactory complete installation and operation of the permanent water

supply, the performance bond may be replaced by a maintenance bond equal to 20% of the performance bond, for the continued satisfactory condition and operation of the permanent water supply. The maintenance bond shall remain in effective for two years after the date that the Planning and Zoning Commission determines that permanent water supply is installed and operating to the satisfaction of the Bolton Fire Marshal and Fire Chief.

3C10. The Bolton Fire Marshal and Fire Chief shall act to approve, modify and approve or disapprove any plans for a permanent water supply for fire protection in accordance with these regulations and shall provide a report to the Commission describing such action within sixty-five days of the receipt of such plans. For any disapproval or modification of plans, the report must include the reason(s) as to why the plans were determined to not comply with these regulations. The failure of the Fire Marshal and Fire Chief to act within this sixty-five day periods shall be considered as an approval of the plans.

3C11. At such time that the Town or other acceptable authority has placed in service cisterns, dry hydrants, or pressurized water systems designed for fire protection that meet the distance requirements of these regulations, then water supplies or approved alternates, such as sprinklers, would not be necessary for any size or class of construction unless required by other state building, fire or life safety codes.

The addition of this Section 3C was approved on December 21, 2005.

The effective date of this Section 3C is January 1, 2006.

SUGGESTIONS FOR AMENDMENTS TO RESIDENTIAL USES:

SECTION 3C WATER SUPPLY FOR FIRE PROTECTION

- 3C1. This Section 3C of the Zoning Regulations shall apply to any dwelling in a subdivision of three or more lots that was approved after January 1, 2006. **This regulation is meant to be cumulative based upon the creation of the third lot of the subdivision of the property.**
- 3C2. A permanent water supply for fire protection, approved by the Bolton Fire Marshal and Fire Chief, in accordance with these regulations, shall be made available not later than the completion of the first building foundation on the property for the subject application.
- 3C3. The permanent water supply for fire protection shall consist of a cistern made of fiberglass, reinforced concrete, or other material acceptable to the **Planning and Zoning Commission**, and necessary appurtenances, such as fire department connection riser, vents, etc., as necessary, and **shall** have a capacity of **15,000 gallons for subdivisions of up to 10 lots and 30,000 gallons of water for 11 lots or more, unless the Commission finds that the applicant has established one of the following:**
- a. **That the construction project is located within a town-approved cistern area. The Commission may accept a letter of approval issued by the Board of Selectmen to establish this exception.**
 - b. **The subdivision plan indicates that any building will be fully sprinklered per NFPA 13D or 13R as currently adopted by the State of Connecticut.**
- 3C4. The cistern fire department connection riser shall be located within five feet of a paved surface accessible by the fire apparatus. The intervening access way between the paved surface and the riser shall be a paved surface at least six feet in clear width.
- 3C5. The location of the cistern fire department connection riser shall be located in accordance with the following requirements:
- a. For single-family detached dwellings, no part of a dwelling shall be more than 2,000 feet, as measured along roads and driveways, from the cistern fire department connection riser.
 - b. For dwellings other than single-family dwellings, no part of the dwelling shall be more than 1,500 feet, as measured along roads and driveways, from the cistern fire department connection riser.
- 3C6. The design, siting and installation criteria for this permanent water supply shall be designed by a professional engineer, properly licensed and registered in the State of Connecticut. A set of plans, signed and stamped by the engineer and the engineer's cost estimate for the complete installation, shall be provided as part of the application for the subdivision. This permanent water supply shall be designed as a water supply for firefighting in accordance with nationally recognized criteria such as National Fire Protection Association (NFPA) publication #1142, the edition

current as of the date of the application. The design of such a water supply must include, but not be limited to, depth of groundwater and ledge, anticipated loading requirements on top of the structure and protection against freezing.

- 3C7. An alternative permanent water supply may be substituted for the cistern if approved by the Fire Marshal and Fire Chief. This approved alternative permanent water supply is a body of water and dry hydrant assembly that, based upon an engineering analysis conducted in accordance with Section 3C6 above, is shown to comply with the requirements of NFPA Standard #1142, the edition current as of the date of the application. This alternative permanent water supply shall comply with the distance requirements of Section 3C5 above. All requests for approval of a natural or manmade on-site surface water supply must be accompanied by a drainage analysis prepared by a licensed professional engineer. Such an analysis must state the minimum number of gallons available during the dry season of the year and shall indicate the source and amount of water that is supplied to the surface water supply during all weather conditions.
- 3C8. The owner(s) of the land where the cistern or body of water and associated dry hydrant are located, shall grant a permanent easement to the Town of Bolton and the Bolton Fire Department, for purposes of access for firefighting, training, inspection, testing and maintenance.
- 3C9. The owner(s) of land where the water supply is located shall design and install the cistern. The Bolton Fire Department will fill, test and accept the cistern. After 2 years of operation satisfactory to the Bolton Fire Marshal and Fire Chief the Town will take responsibility for inspection and maintenance. The owner(s) of the land where the cistern or body of water and associated dry hydrant are located, shall provide the Town of Bolton performance and maintenance bonds for the satisfactory installation and operation of the permanent water supply as determined by the Bolton Fire Marshal and Fire Chief. The bonds shall comply with the applicable portions of Subdivision Regulations Section 13.4 and 15 or Zoning Regulations Section 16B.6, except as otherwise required by this Section 3C. To account for future cost increases and unforeseen costs, the performance bond amount shall be equal to at least 125% of the engineer's cost estimate to provide the complete installation of the permanent water supply and appurtenances. In no case shall the performance bond amount be less than \$5,000 plus \$1.50 per gallon of the required capacity of the permanent water supply. The time for the satisfactory completion of the installation and operation of the permanent water supply shall be the earliest time of the following applicable requirements: the time stated by the Planning and Zoning Commission in an approval action, or the time required by Sections 3C, 16A.4, 16B.7 of the Zoning Regulations. Failure to satisfactorily install and operate the permanent water supply within the required time shall be a cause for the Town of Bolton to require immediate and full payment of the performance bond funds for use in providing a satisfactory permanent water supply. Upon the satisfactory complete installation and operation of the permanent water supply, the performance bond may be replaced by a maintenance bond equal to 20% of the performance bond, for the continued satisfactory condition and operation of the permanent water supply.

The maintenance bond shall remain in effective for two years after the date that the Planning and Zoning Commission determines that permanent water supply is installed and operating to the satisfaction of the Bolton Fire Marshal and Fire Chief.

3C10. The Bolton Fire Marshal and Fire Chief shall act to approve, modify and approve or disapprove any plans for a permanent water supply for fire protection in accordance with these regulations and shall provide a report to the Commission describing such action within sixty-five days of the receipt of such plans. For any disapproval or modification of plans, the report must include the reason(s) as to why the plans were determined to not comply with these regulations. The failure of the Fire Marshal and Fire Chief to act within this sixty-five day periods shall be considered as an approval of the plans.

3C11. At such time that the Town or other acceptable authority has placed in service cisterns, dry hydrants, or pressurized water systems designed for fire protection that meet the distance requirements of these regulations, then water supplies or approved alternates, such as sprinklers, would not be necessary for any size or class of construction unless required by other state building, fire or life safety codes.

The addition of this Section 3C was approved on December 21, 2005.

The effective date of this Section 3C is January 1, 2006.