

*Town of Bolton, CT*  
**Fire Protection Regulations  
Advisory Committee Overview**



*Town of Bolton, CT*  
**Fire Protection Regulations Advisory  
Committee Overview**



## Types of Fire Protection Water Supply Options for Urban and Suburban Areas

- **High Capacity / High Pressure Water Supply**
- **Fire Hydrant System**

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## Fire Protection Regulations Advisory Committee Overview



### Types of Fire Protection Water Supply Options for Rural Areas

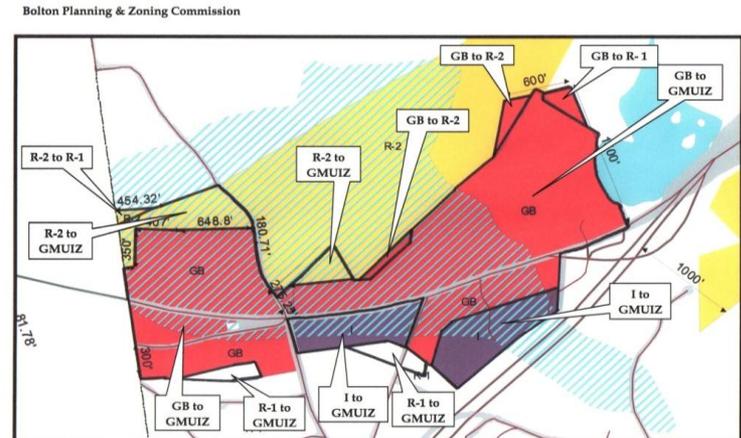
- **Water tanks (larger facilities)**
- **Cisterns**
- **Swimming Pools**
- **Natural or man-made ponds / water bodies**

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# Types of Fire Protection Water Supply Options for Urban and Suburban Areas

**Are Public Water Supply / Hydrants  
an Option for Route 44  
w. Aquifer Protection Area /  
w. Water Supply Watershed?**



Rezonings Associated with the Proposed GMUIZ Zone  
June 13, 2012

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# Types of Fire Protection Water Supply Options for Urban and Suburban Areas

**Are Public Water Supply / Hydrants  
an Option for Route 44  
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## What Types of Structures / Uses in Bolton Have Different Water Supply Needs?

- **Residential (single & multi-family)**
- **Industrial / Commercial / Agricultural**
- **Institutional**
- **Forest / Grassland**

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# What Types of Structures / Uses in Bolton Have Different Water Supply Needs?

- Residential (single & multi-family)



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What Types of Structures / Uses in Bolton Have Different Water Supply Needs?

- **Industrial**
- **Commercial**



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What Types of Structures / Uses in Bolton Have Different Water Supply Needs?

- **Institutional**



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What Types of Structures / Uses in Bolton Have Different Water Supply Needs?

- **Agricultural**



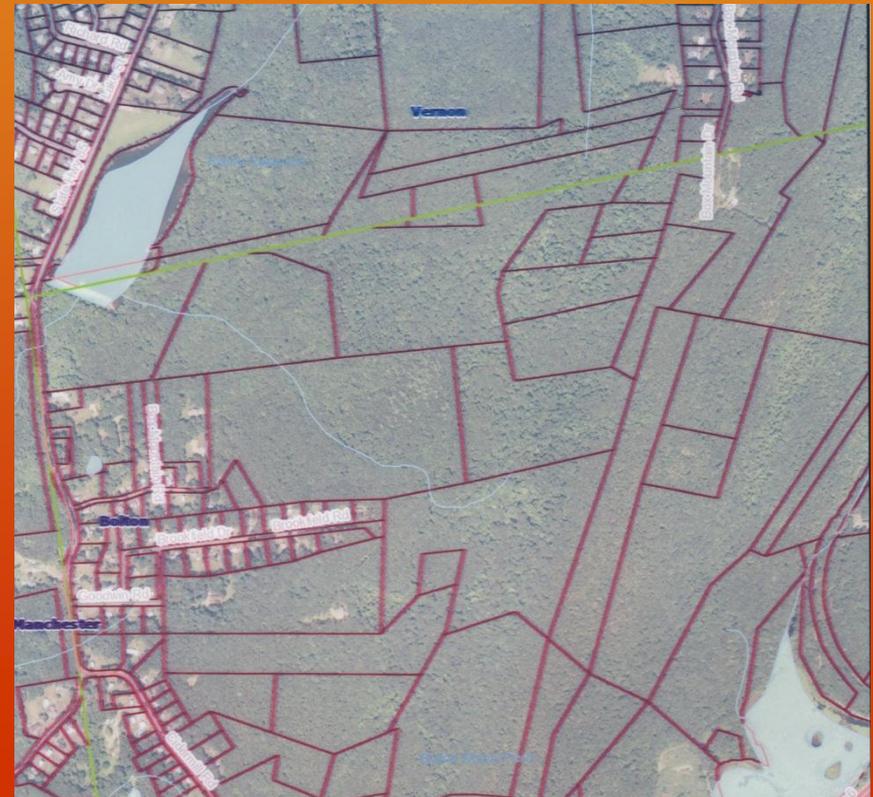
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# What Types of Structures / Uses in Bolton Have Different Water Supply Needs?

- **Forest**
- **Grassland**

(this will not be addressed in this presentation)



# *Town of Bolton, CT* Fire Protection Regulations Advisory Committee Overview



## What is the authority for Bolton's Current Regulatory Approaches to Meeting these Water Supply Needs?

Sec. 8-2. Regulations. (a) The zoning commission of each city, town or borough is authorized to regulate, within the limits of such municipality, the height, number of stories and size of buildings and other structures; the percentage of the area of the lot that may be occupied; the size of yards, courts and other open spaces; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes, including water-dependent uses, as defined in section 22a-93, and the height, size and location of advertising signs and billboards. Such bulk regulations may allow for cluster development, as defined in section 8-18. Such zoning commission may divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of this chapter; and, within such districts, it may regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land. All such regulations shall be uniform for each class or kind of buildings, structures or use of land throughout each district, but the regulations in one district may differ from those in another district, and may provide that certain classes or kinds of buildings, structures or uses of land are permitted only after obtaining a special permit or special exception from a zoning commission, planning commission, combined planning and zoning commission or zoning board of appeals, whichever commission or board the regulations may, notwithstanding any special act to the contrary, designate, subject to standards set forth in the regulations and to conditions necessary to protect the public health, safety, convenience and property values. Such regulations shall be made in accordance with a comprehensive plan and in adopting such regulations the commission shall consider the plan of conservation and development prepared under section 8-23. Such regulations shall be designed to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare;.....

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What is the  
authority for  
Bolton's Current  
Regulatory  
Approaches to  
Meeting these  
Water Supply  
Needs?

**CGS, Section 8-2, in part...**

Such regulations shall be designed to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare;.....

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## What are Bolton's Current Regulatory Approaches to Meeting these Water Supply Needs?

- Section 3C of the Bolton Zoning Regulations : *Water Supply for Fire Protection*
- Section 13.4 of the Bolton Subdivision Regulations : *Water Supply for Fire Protection*

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## What are the Characteristics and Requirements of These Identical Provisions?

- **Applies to any dwelling in a Subdivision of three (3) or more lots approved after 1/1/06**
- **Applies to any business or industrial use with 1,000 cumulative s. f. since January 1, 2006**

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What are the Characteristics and Requirements of Section 3C of the Bolton Zoning Regulations : *Water Supply for Fire Protection? (cont'd)*

- Permanent water supply no later than completion of 1<sup>st</sup> building foundation
- Permanent water supply:
  - Underground fiberglass cistern
  - Reinforced concrete cistern
- Connection riser 5' from pavement; 6' clear width access way

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What are the Characteristics and Requirements  
of Section 3C of the Bolton Zoning Regulations  
: *Water Supply for Fire Protection? (cont'd)*



- **Location of the connection riser,  
measured along roads and driveways:**
  - **No part of single family dwelling >2,000  
linear feet**
  - **No part of other types of dwellings > 1,500  
linear feet**
  - **No part of buildings, additions, and  
operations over 1,000 s. f., other than s. f.  
dwelling & accessory structures > 1,000  
linear feet**

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What are the Characteristics and Requirements of Section 3C of the Bolton Zoning Regulations : *Water Supply for Fire Protection? (cont'd)*

- **Permanent Water Supply:**
  - Must be designed by professional engineer
  - Plans stamped by engineer
  - Must be designed in accordance with NFPA Standard # 1142

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What are the Characteristics and Requirements of Section 3C of the Bolton Zoning Regulations : *Water Supply for Fire Protection? (cont'd)*

- **Alternative Permanent Water Supply (cistern substitute – body of water, natural or man-made)**
  - **Approved by Fire Marshall**
  - **Complies with NFPA Standard # 1142**
  - **Complies with Distance Requirements**
  - **Drainage Analysis by Professional Engineer**
  - **Must state minimum gallons during dry season**

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What are the Characteristics and Requirements of Section 3C of the Bolton Zoning Regulations : *Water Supply for Fire Protection? (cont'd)*

- **Owner to grant permanent easement to Town**
- **Owner to install, fill, operate to satisfaction of Fire Marshall**
- **Provide Performance and Maintenance Bonds**
- **Failure to have system operation in timely fashion can have bond called to enable town to provide water supply**

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What are the Characteristics and Requirements of Section 3C of the Bolton Zoning Regulations : *Water Supply for Fire Protection? (cont'd)*

- **PZC can waive the requirements of 3C or 13.4 if:**
  - **Automatic sprinklers (NFPA #13D or R) for residential structures if outside of distance requirement**
  - **Automatic sprinklers (NFPA #13 for non-residential structures**
  - **Note on plans that all structures require sprinklers; Fire Marshall approval on plan**

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What are the Characteristics and Requirements of Section 3C of the Bolton Zoning Regulations : *Water Supply for Fire Protection? (cont'd)*

- **PZC can waive the requirements of 3C or 13.4 if: (cont'd)**
  - **Performance bond for residential or commercial structures; released when deemed compliant**
  - **Fire Marshall shall approve, modify and approve, or disapprove plans for permanent water supply and report to Commission within 65 days; must give reasons for denial; failure to act is approval**

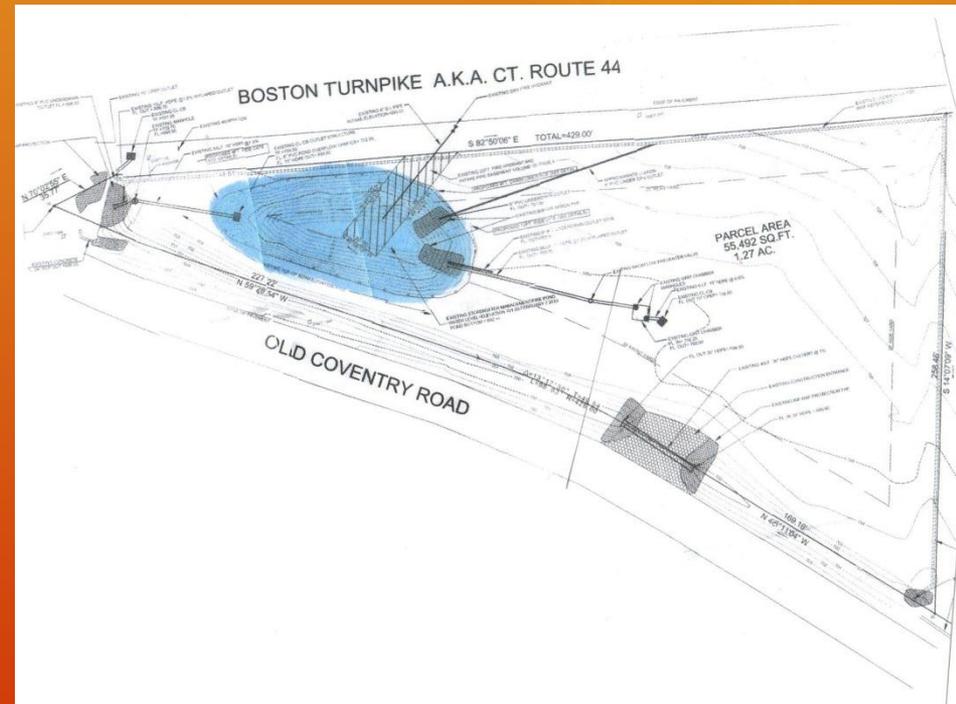
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How have the  
Regulations Been  
Applied?

**An Example:  
*American Arborists  
(Now Arbors, Turf  
and Gardens)***

***1239 Boston Tpk. (at  
Old Coventry Rd.)***





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How have the Regulations Been Applied?

An Example: *American Arborists (Now Arbors, Turf and Gardens)*

Non-  
Residential  
Standards



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How have the Regulations Been Applied?

An Example: *High Ridge Farm of Bolton, LLC*

Residential  
Standards



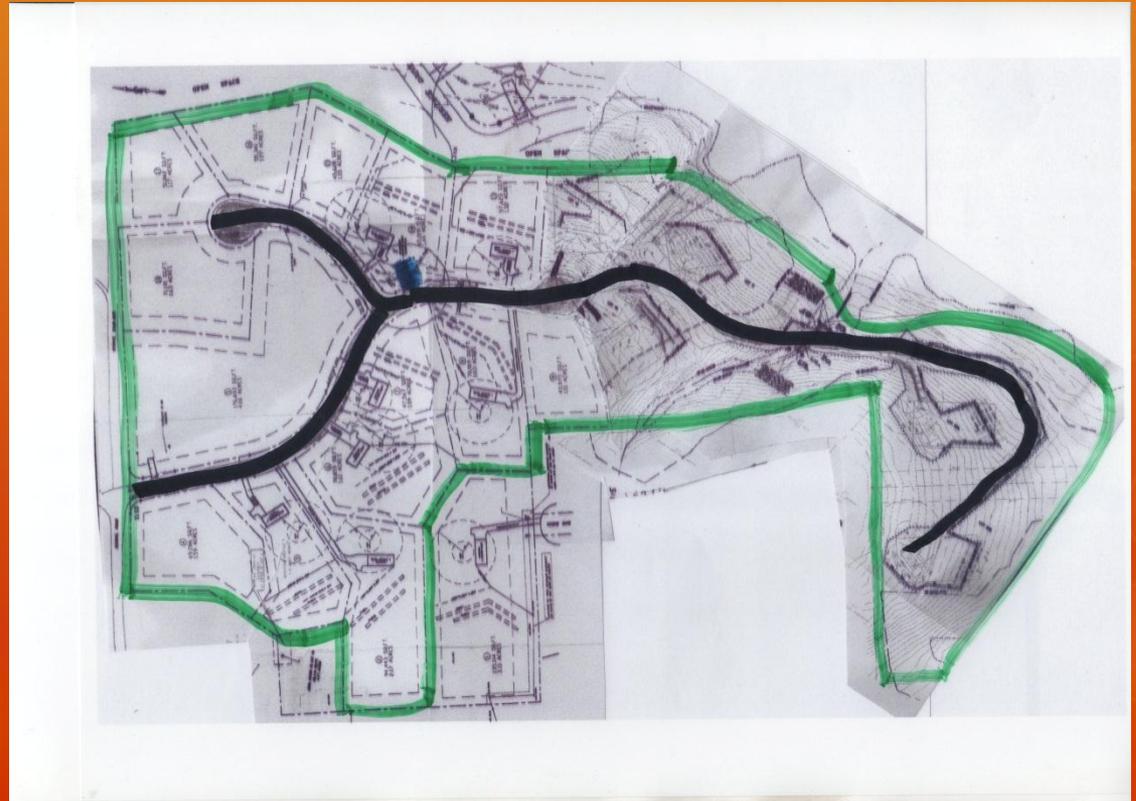
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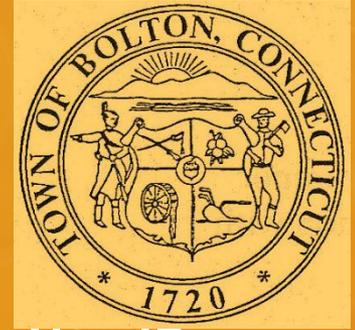
How have the Regulations Been Applied?

An Example: *High Ridge Farm of Bolton, LLC*

Residential  
Standards



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How have the Regulations Been Applied?

An Example: *High Ridge Farm of Bolton, LLC*

Off-site  
Residential  
Benefits

