



Town of Litchfield
Office of the Fire Marshal
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Date: 5/8/2021

To: Dennis Tobin
Land Use Administrator

From: Samuel Kinkade
Fire Marshal

Re: 19 Little Pitch Road, 2 Lot Subdivision
Map Block Lot - 067-041-31A

A review of the site plan submitted 5/7/2021 for a 2 lot subdivision to be located at what is currently referred to as 19 Little Pitch Road for construction of a new single family residential dwelling was conducted by this office. Site plan was reviewed under The Litchfield Subdivision Regulations Effective July 20, 2018, Section 7 - General - Standards For Planning Design And Construction, #7 Fire Protection.

The Planning and Zoning Commission, after consulting the Litchfield Fire Marshal, may, in its sole discretion, require provisions for fire protection in subdivision or resubdivision of land. The cost of maintaining Fire Ponds, Fire Tanks and Dry Hydrants shall be shared equally by the property owners in the subdivision. Options for fire protection include:

- a. Hydrants: Municipal fire hydrants shall be installed every 500' off the public water system. The hydrants will be installed off of a water main that is at least 8" in diameter and according to National Fire Protection Association (NFPA) standards and equal to the standard hydrant currently on the water system.
- b. Fire Ponds: Fire ponds shall be constructed, including dry hydrants, in accordance with the standards and practices of the United States Department of Agriculture Soil Conservation Service and shall have a minimum capacity as determined by the Planning and Zoning Commission. The fire ponds shall be accessible from the street via a right-of-way in favor of the Town and said right-of-way shall have a width of 30 feet to allow emergency vehicles clear and safe entry, free of trees, brush and other objects.
- c. Underground Water Tanks: Underground water tanks for fire protection shall contain a minimum of 20,000 gallons and shall be installed with plumbing to allow the fire department to draft the water in event of a fire. The fire tanks shall be accessible from the street via a right-of-way in favor of the Town and said right-of-way shall have a width of 30 feet to allow emergency vehicles clear and safe entry, free of trees, brush and other objects.
- d. If no water is provided for fire protection, all homes in the subdivision shall have a residential sprinkler system installed. The sprinkler system shall comply with current codes and standards.

The nearest fire hydrant is located at the intersection of South Plains Road and Camp Dutton Road. This fire hydrant is approximately 1800 feet to the intersection of Little Pitch Road and the entrance to the proposed driveway. The driveway extends approximately an additional 350 feet to the proposed house. This would require approximately 2100 feet of supply hose between the fire hydrant on Camp Dutton Road and the proposed new single family dwelling. Typically a responding fire apparatus engine has 1000 feet of supply

hose. Where this could be completed with two fire apparatus engines it does offer some challenges. Due to the length of supply hose relay pumping would have to be set up to maintain the required flow. This would take time to set up.

The highest level of protection would be a complaint NFPA 13D Automatic Fire Sprinkler System but this is not a requirement of the current State Building Codes. As there is a public water line, as shown on page C-3, the installation of a new fire hydrant within 500 feet of the proposed driveway would offer the next best level protection in the event of a fire. As the existing water main on Little Pitch Road may not be 8 inches, as reflected in the Subdivision Regulations, flow calculations can be conducted to determine the available flow vs the required flow. If the required flow is not available, the installation of a new fire hydrant would allow responding fire crews additional time to secure a secondary water supply.

There is a \$75.00 fee to be paid before issuing a Zoning Permit. (Town of Litchfield, Chapter 6. Fire Prevention and Protection, Article IV. Fire Marshal's Office – Fee Schedule, Subdivision Plan Review 1 to 5 lots)
PAID – 5/11/2021

Please let me know if you have any additional questions,

Samuel Kinkade
Fire Marshal
Town of Litchfield