



OLD SAYBROOK FIRE DEPARTMENT "The Preserve" PLAN REVIEW

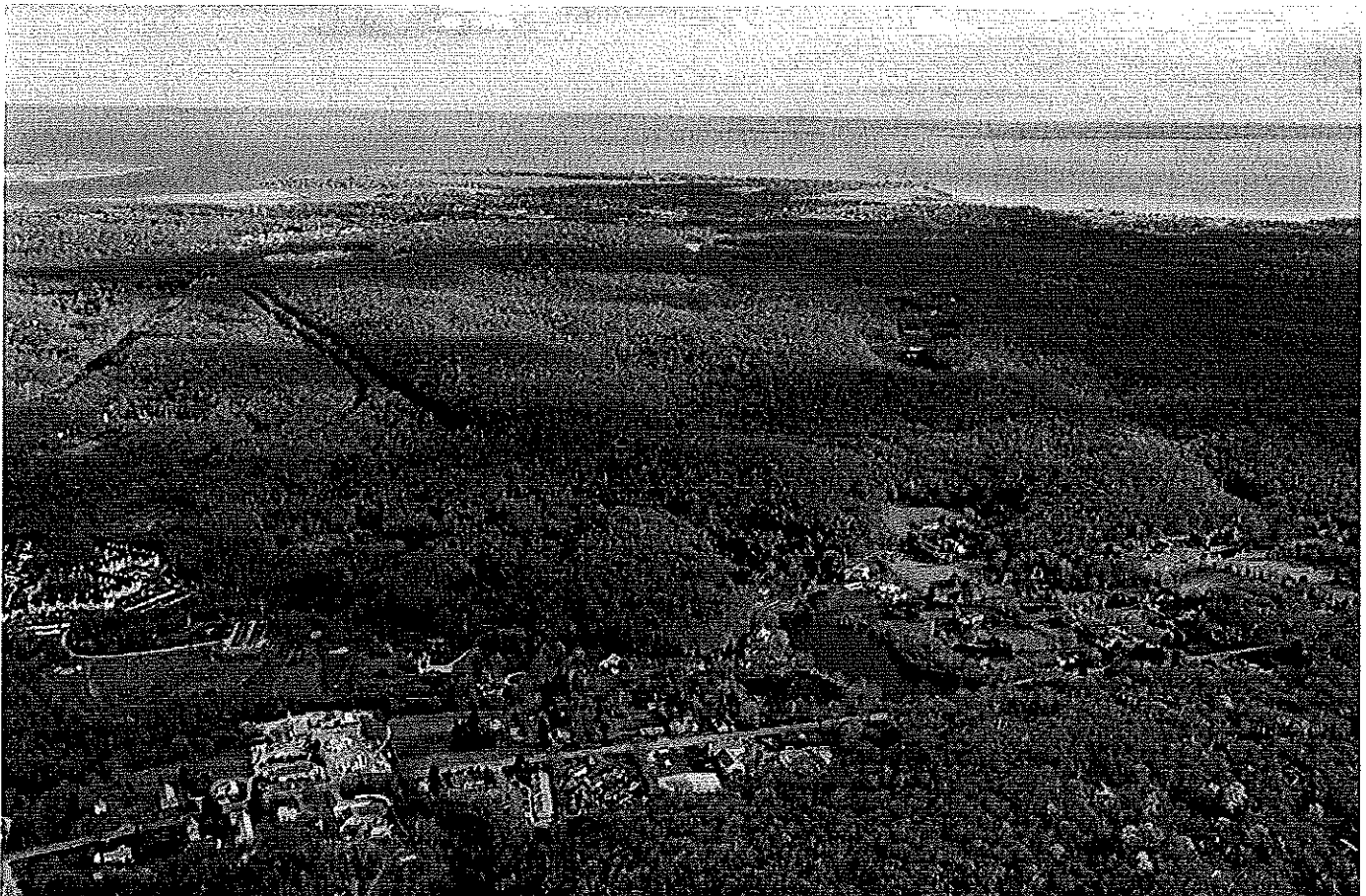


Photo by and used with the permission of Robert Lorenz



Old Saybrook Fire Dept

310 Main Street
Old Saybrook CT 06475
860-395-3149

Town of Old Saybrook
Planning Commission
Salvatore V. Aresco, Secretary
302 Main Street
Old Saybrook CT 06475

November 24, 2010

The Old Saybrook Fire Department has reviewed the plans submitted for the open space modification of "The Preserve". This review focused on how the proposed development would effect Fire Department operation should an emergency occur on the property.

We have compiles a list of comments and concerns which we are available at any-time to discuss with yourselves or the architect, developer, applicant or engineers.

Thank you for taking the time to review the information that we are providing you and please do not hesitate to contact me at anytime should you wish to discuss this. My cell phone number is 860-662-0414 and my e-mail address is chief@oldsaybrookfire.com

Sincerely

John T Dunn

John T Dunn
Chief of Department

- 1) The Old Saybrook Fire Department requests that an AutoTURN vehicle travel analysis be performed on this development for our primary Engine, Ladder, and Rescue apparatus. The AutoTURN analysis should include all roadways and alleyways. Including but not limited to the narrow accesses in and around the buildings in the villages. Specifics for the vehicles can be obtained from the Fire Chief.

- 2) The Town of Old Saybrook recently constructed a 2.7 Million Dollar multi-channel UHF Public Safety Municipal Communications System. This new system requires that personnel transmitting on their hand held radios must be received by one of the three fixed antenna receivers in order to be re-transmitted at a higher wattage back to anyone else monitoring the same channel. “The Preserve” land has not been formally tested by Motorola or the Fire Department for coverage of the radio system. The current system and infrastructure was designed with the goal of firefighters operating in a basement of a building could transmit into the system in order to be received. “The Preserve” is such a large area of town and there isn’t any town communications infrastructure built on the land. The Fire Department requests that the River Sound LLC be required to install a transmitter and receiver within the development which is compatible with our current system. The transmit and receive site will need to be microwave linked back to the main communications hub at 225 Main Street. The Towns Communications Committee will need to work with River Sound LLC to determine site and system specifics and if a tower will need to be built or if the water tank will be sufficient to provide coverage. A major concern of the Fire Dept is that the smaller subdivisions will be built by River Sound LLC prior to the main sections of “The Preserve” development and that the communications infrastructure we’ve requested may be delayed or never built depending on the time line of the main section. If this is the case local neighborhood receive sites may be necessary with either a microwave link to the communications hub or a phone circuit link which the developer should have responsibility to pay for monthly through AT&T until the main section is developed and the proper communications infrastructure installed.

- 3) The subdivisions listed on the plans which do not have access to the public water supply will need to have cisterns installed in accordance to the Old Saybrook Fire Dept cistern standard which is attached to this plan review.

- 4) The current plans submitted show that the location of the proposed fire station is no longer adjacent to the water tank but now next to the waste water treatment plant and the maintenance facility for the golf course. This presents a significant risk by placing the fire station next to facilities which store chemicals and present a potential for a hazardous material incident. The location of the fire station should be moved to another location free of potential blocked access due to known hazardous chemical storage. In prior plans the location was adjacent to the water tank. This may be a superior location since the water tank may present an excellent height for the communications infrastructure. Having the fire station adjacent may allow for the generator for the fire station to supply the communications site when the power is out.
- 5) The Old Saybrook Fire Department has worked with the First Selectman's Office as well as the prior developer in preliminary specifications of the fire station to include two vehicles width, two vehicles deep, drive through, four individual apartments, a conference room, radio room, kitchen, handicapped accessible men's and women's bathrooms with shower, bunk room, and storage for equipment. The developer will need to work with the Fire Department's Preserve Station Building Committee to continue the process of designing the appropriate facility for the Old Saybrook Fire Department mission.
- 6) The Fire Department requests that all buildings are built with NFPA compliant sprinklers. This would include but not be limited to recreation, residential, commercial, and utility structures.
- 7) Landscaping of the development in and around any buildings regardless of type need to take into account the Fire Dept's needs for access to the building and around the building for the use of ground ladders and ladder apparatus. The Fire Dept will need to work with the developer and or the landscapers and landscape architects to ensure safe access for firefighters around the landscaping.
- 8) The Fire Chief will place the location of the Fire Hydrants in the development
- 9) Strong consideration should be given to connecting the water supply from Route 153 to system on the north end of Bokum Rd south of the Railroad Track.

“The Preserve”

Page 5 of 5

- 10) The Fire Department wishes to have a meeting with River Sound LLC to discuss the construction priorities and specifics to better understand the impact and our needs for emergency planning for the development and subdivisions.
- 11) The Fire Department requests a set of detailed plans for the project and also requests that they include the village areas. The plans dated 10/7/10 are inadequate for a detailed review. We need to review plans with better detail to ensure that our review is complete
- 12) Trails throughout the development need to be clearly marked and maps should be provided to the Fire Dept of them.
- 13) Emergency access throughout the golf course should be provided and mapped out for the Fire Dept.
- 14) When the project is completed copies of plans and drawings as well as the as built plans should be provided to the Fire Dept in electronic format for emergency use on our fire apparatus Mobile Data Terminals.
- 15) All homes and buildings both on individual lots and in the villages must be clearly marked with the address number. Many developed areas in town have cluster mailboxes and the village area shows village post offices. When this type of a situation occurs residents do not mark their driveways with the home numbers and many that do, do so in an inadequate manner. Each address needs to be clearly marked and identified at the road.