



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: Zoning Commission

FROM: George K. McGregor, AICP, Planning Director

DATE: April 26, 2023

SUBJECT: **ZC 23-03, 446 Hopmeadow St., Fire District Review History**

As requested, please find attached the review history of the above referenced project performed by the Town of Simsbury Fire District.

GKM

Archived: Friday, April 28, 2023 9:12:45 AM
From: [Patrick T. Tourville, CFI I](#)
Sent: Friday, April 21, 2023 11:26:32 AM
To: [McGregor George James Baldis](#)
Subject: RE: 446 Hopmeadow-Vessel Application
Importance: Normal
Sensitivity: None

George, nothing has changed on the site plan from my original comments for this project which the team had addressed and I'm still good with.

Patrick Tourville, CFI-I
Fire Marshal
Simsbury Fire District
871 Hopmeadow Street
Simsbury, CT 06070
(P) 860-658-1973
(C) 860-818-0479

From: McGregor George <gmcgregor@simsbury-ct.gov>
Sent: Thursday, April 20, 2023 9:14 AM
To: James Baldis <JBaldis@simsburyfd.org>; Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>
Subject: 446 Hopmeadow-Vessel Application

Jim and Patrick

The four story multi family building project is still weaving its way through both the Zoning Commission and Inlands Wetlands Commission.

They have reduced the total units from 80 to 64. That Plan is attached.

A Commissioner remains concerned about our ability to fight a fire at this location and specifically how the Department would access the western side of the structure (facing the trail) and well as how to access the roof (I assume by ladder truck).

Is there any way you can just provide a couple of bullet points re fire-fighting approach for this project?—especially the access to the western side?

In addition he asked to clarify the purpose of the trail access request. I have previously explained to the commission that the purpose was to allow a secondary access point to the trail—NOT necessarily to allow access to the site FROM the trail. Please confirm.

Thanks in advance. Call if you want to discuss.

George

George K. McGregor, AICP
Planning & Community Development Director
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

P(860) 658 3252

gmcgregor@simsbury-ct.gov



Archived: Friday, April 28, 2023 9:12:49 AM
From: [James Baldis](#)
Sent: Friday, April 21, 2023 12:43:05 PM
To: [Patrick T. Tourville, CFI I](#) [McGregor George](#)
Subject: RE: 446 Hopmeadow-Vessel Application
Importance: Normal
Sensitivity: None

George,

Patrick and I have been discussing this project all along and I concur with his assessment.

Jim



James Baldis
Director of Administration and Facilities
Simsbury Fire District

Chief of Department
Simsbury Volunteer Fire Company

871 Hopmeadow St
Simsbury, CT 06070
860-658-1971 (office)
860-818-0477 (cell)

From: Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>
Sent: Friday, April 21, 2023 11:26 AM
To: McGregor George <gmcgregor@simsbury-ct.gov>; James Baldis <JBaldis@simsburyfd.org>
Subject: RE: 446 Hopmeadow-Vessel Application

George, nothing has changed on the site plan from my original comments for this project which the team had addressed and I'm still good with.

Patrick Tourville, CFI-I
Fire Marshal
Simsbury Fire District
871 Hopmeadow Street
Simsbury, CT 06070
(P) 860-658-1973
(C) 860-818-0479

From: McGregor George <gmcgregor@simsbury-ct.gov>
Sent: Thursday, April 20, 2023 9:14 AM
To: James Baldis <JBaldis@simsburyfd.org>; Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>
Subject: 446 Hopmeadow-Vessel Application

Jim and Patrick

The four story multi family building project is still weaving its way through both the Zoning Commission and Inlands Wetlands Commission.

They have reduced the total units from 80 to 64. That Plan is attached.

A Commissioner remains concerned about our ability to fight a fire at this location and specifically how the Department would access the western side of the structure (facing the trail) and well as how to access the roof (I assume by ladder truck).

Is there any way you can just provide a couple of bullet points re fire-fighting approach for this project?—especially the access to the western side?

In addition he asked to clarify the purpose of the trail access request. I have previously explained to the commission that the purpose was to allow a secondary access point to the trail—NOT necessarily to allow access to the site FROM the trail. Please confirm.

Thanks in advance. Call if you want to discuss.

George

George K. McGregor, AICP
Planning & Community Development Director
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3252
gmcgregor@simsbury-ct.gov



Archived: Friday, April 28, 2023 9:12:53 AM
From: [Patrick T. Tourville, CFI I](#)
Sent: Monday, March 6, 2023 2:55:41 PM
To: [McGregor George](#)
Subject: RE: 446 Hopmeadow 80 unit multi family
Importance: Normal
Sensitivity: None

They have addressed all concerns, but I believe they will need additional approvals such as the access road off the bike trail, possible permission from Riverview to use access road off their parking lot.

Patrick Tourville, CFI-I
Fire Marshal
Simsbury Fire District
871 Hopmeadow Street
Simsbury, CT 06070
(P) 860-658-1973
(C) 860-818-0479

From: McGregor George <gmcgregor@simsbury-ct.gov>
Sent: Monday, March 6, 2023 2:48 PM
To: Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>
Subject: RE: 446 Hopmeadow 80 unit multi family

Patrick:

I am running through my prep for tonight's zoning meeting.

Reviewing your comments, the applicants responses, and my meeting notes from the zoom call, any and all site plan related fire district issues have been resolved?

Please confirm and I understand these comments are not architectural or building plan related, just site plan.

George K. McGregor, AICP
Planning & Community Development Director
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3252
gmcgregor@simsbury-ct.gov



From: Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>
Sent: Tuesday, February 14, 2023 10:22 AM

To: McGregor George <gmcgregor@simsbury-ct.gov>

Subject: RE: 446 Hopmeadow 80 unit multi family

George please find the comments for site plan issues with the Vessel project. Some other issue may of course arise once the architectural plans are submitted.

Patrick Tourville, CFI-I
Fire Marshal
Simsbury Fire District
871 Hopmeadow Street
Simsbury, CT 06070
(P) 860-658-1973
(C) 860-818-0479

From: McGregor George <gmcgregor@simsbury-ct.gov>

Sent: Monday, February 13, 2023 8:43 AM

To: Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>; Piazza Anthony <apiazza@simsbury-ct.gov>; Kessler Adam <akessler@simsbury-ct.gov>

Subject: 446 Hopmeadow 80 unit multi family

Just a reminder that if you have planned to provide written comments on the above application please forward it to me this week if possible.

Thanks

George

George K. McGregor, AICP
Planning & Community Development Director
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3252
gmcgregor@simsbury-ct.gov



Simsbury Fire District

871 Hopmeadow Street • Simsbury, Connecticut • 06070

Patrick Tourville
Fire Marshal

Phone 658-1973
ptourville@simsburyfd.org

February 14, 2023

George K. McGregor, AICP
Planning & Community Development Director
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Fire Marshal Comments, Vessel Apartment Complex

Access

Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.

Exception: Fences, where provided with an access gate equipped with a sign complying with the legend requirements of this section and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire code official and maintained operational at all times.

Physical Protection

Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312 of the International Fire Code.

- Assuming fire sprinkler connections will be located in first floor mechanical room will one parking space be removed in front of mechanical room for access to FDC on exterior wall? Also if bollards are installed to prevent vehicle impact will they limit the size of parking space provided.

Fire Access Roads

Fire apparatus access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof.

- No fire lanes identified, with limited access to building fire lanes must be established.

Multiple Access Roads

More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access.

- With only a 24 foot wide driveway, one entry way, and limited road access on site plan, fire apparatus will have issues with vehicle congestion throughout the planned parking area and road way. This will be increased in the winter months with snow accumulations narrowing road widths.

Fire Hydrants

No Fire Hydrants identified on site plan. 300 feet spacing, one within 100 feet of FDC.

Access to a Public Way

The exit discharge shall provide a direct and unobstructed access to a public way.

Exception: Where access to a public way cannot be provided, a safe dispersal area shall be provided where all of the following are met:

The area shall be of a size to accommodate not less than 5 square feet (0.46 m²) for each person.

The area shall be located on the same lot not less than 50 feet (15 240 mm) away from the building requiring egress.

The area shall be permanently maintained and identified as a safe dispersal area.

The area shall be provided with a safe and unobstructed path of travel from the building.

- No walks leading to driveway nor area provided in site plan to address public way.

Roof Access for Fire Department

- Fire department access to roof will be hindered due to access for a 100 foot ladder truck. Solar arrays and mechanicals mounted on roof hinder ventilation points and access for fire department personnel.

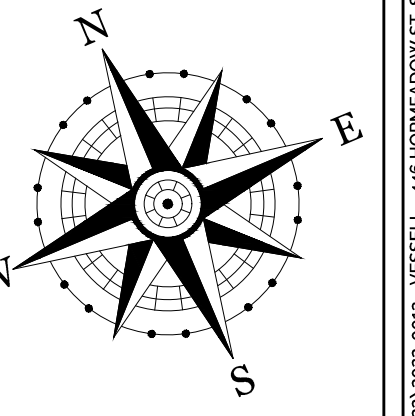
Yours in Safety,



Patrick Tourville, Fire Marshal
Simsbury Fire District

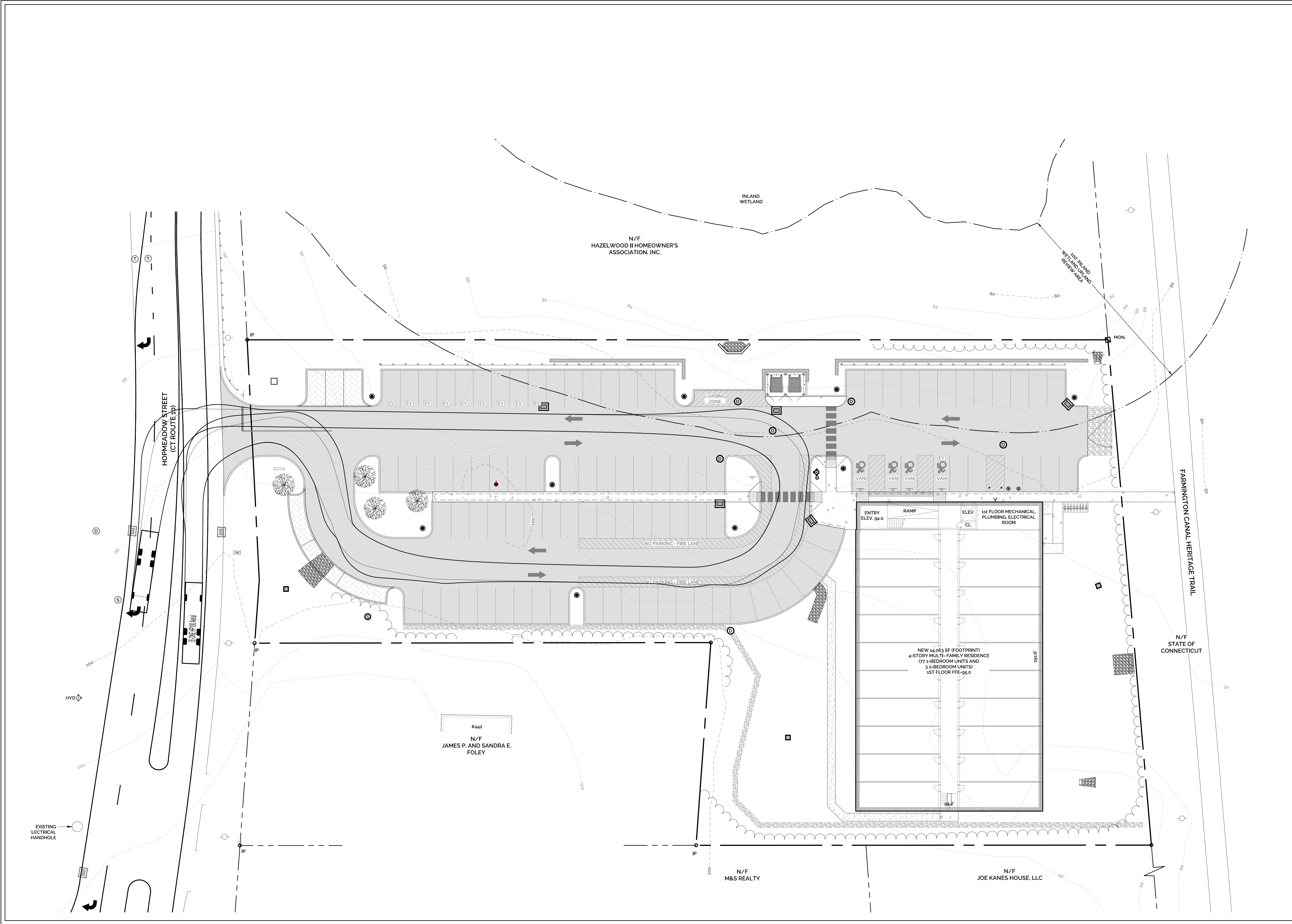
REV.	DATE	DESCRIPTION OF REVISION	APPR.
1	2/24/2023		

**VEHICLE TURNING DEMONSTRATION
E-ONE 100-FT AERIAL TRUCK**
VESSEL MULTI-FAMILY HOUSING
PROPERTY ADDRESS
446 HOPMEADOW STREET, SIMSBURY, CT 06089
PREPARED FOR
VESSEL TECHNOLOGIES, INC.
46 WEST 55TH STREET, NEW YORK, NY 10019



PROJECT NO. 2022-0013	SCALE 1" = 20'
DRAWN BY: SMM	DATE 2/24/2023
CHECKED BY: SMM	DATE 2/24/2023

DRAWING
TD-1
SHEET NUMBER: 1 OF 1



Z:\SIMSBURY\ENGINEERING ASSOCIATES\PROJECTS\2022\2022-0013 - VESSEL - 446 HOPMEADOW ST SIMSBURY\DWGS\VEHICLE TURNING\LANDING TAB - TURNING ROAD E-ONE FIRE SERVICE 2/24/2023 12:11 PM Plotter: 2/24/2023 12:18 PM