



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Naomi L. Bolton
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Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MEETING
JANUARY 25, 2007
(Approved as written 2/22/07)**

PRESENT: Paul Morin, Chairman; Frank Bolton, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Craig Francisco, Alternate; Neal Kurk, Alternate; Naomi L. Bolton, Land Use Coordinator

GUESTS: Chip Meany, CEO; Brad Macauley; Russ Freeman; George Beaudette; Bill Tiffany; Bob DeStefano; Bob Richards, Fire Chief; Chris Wyman, State Fire Marshall's Office; Scott Dinsmore; Mark Kendrick; Julie Bickford; Mark Bluteau; Harry Lamb; Norma Richards; Tina Richards; Dave Hewey; Ray Eaton; Ann Dinsmore.

I. CALL TO ORDER:

Chip Meany, Code Enforcement Officer welcomed everyone and explained that the purpose of this meeting was to get the fire department, building department and planning board together to discuss fire suppression regulations.

II. WORK SESSION AT THE SAFETY COMPLEX:

Mr. Meany explained that when a subdivision is presented there needs to be an approximate square footage of the house sizes times the number of lots to be able to figure the appropriate number of gallons needed for that subdivision

Chris Wyman, from the State Fire Marshall's office was present. Mr. Wyman stated that the whole reason for tonight was is the Town regulation in line with the state fire code? In reviewing the Subdivision Regulations, it he had a few questions. Both side needs to understand where each side is coming from. Section 8.8, Section 8.13 and Section 4.1 E are the three sections in the subdivision regulations that pertain to fire suppression systems.

Mr. Wyman asked, with Section 4.1E aside how does the Planning Board come up with and determine to come up with an adequate water supply. Chairman Morin responded, with our subdivision regulations. Chairman Morin explained that previously it said 15,000 gallons and now it says 30,000 and the option of requesting sprinklers as well. The Planning Board was unaware there was any way to calculate the appropriate number of gallons.

Mr. Wyman used the Brook Shire subdivision as an example and asked how the fire suppression amount would be figured. Chairman Morin responded that under the current regulations, it would be a 30,000 gallon because of the 24 lots, but at the time it was subdivided the regulations stated 15,000.

Mr. Wyman then asked Chief Richards the same question on what would be required for a 24 lot subdivision. Chief Richards responded that being there is no building permits they are also looking at 30,000 gallons.

Mr. Wyman stated that he's been asked to compare the current regulations to the State Fire Code NFPA 1142, which is what they look at.

Mr. Wyman informed the board that according to RSA 153:5, which is the statutory authority to adopt administrative rules like the fire code, that makes it the rule. The community has the ability to adopt a regulation that may be stricter.

State Fire Code NFPA 1 is the catch all for fire control. State Fire Code NFPA 101 is the life safety code. The difference is by adopting these you adopt other codes automatically by reference only.

Mr. Wyman stated that the Fire Chief has the authority to enforce NFPA 1142 without having to adopt any further regulations.

The scope of NFPA 1142 is to identify the minimum for adequate fire protection. The reason for asking for calculations, asked how much water is needed for a certain size subdivision is because they are broken down in a couple of ways. Minimum cannot be less than 2,000 gallons. The AHJ (authority having jurisdiction – Fire Chief) can waive off the regulation if a sprinkler system is adequately installed. If you went with a residential sprinkler ordinance you wouldn't have to have cisterns. The cost to construct a cistern is about \$2/per gallons. The same price is roughly the same for a residential sprinkler in a house is about \$2/per SF.

Frank Bolton stated that it sounds good for sprinklers, but over time, they could become unusable because the homeowner doesn't keep up with the operability and what has that done. Mr. Wyman responded that he has spoken with the Home Builders Association to see if they could get a reduction off your insurance. That is something that can be looked at. Neal Kurk asked about the similarity of the smoke detector and getting about \$2 off your insurance, but they never require an inspection.

Mr. Kurk asked if there was a way to view what communities have residential sprinkler ordinances. Mr. Wyman stated that he could generate a list just not off the top of his head. He can try to find out and share that information. Chairman Morin stated that the Town of Dunbarton has one.

Mr. Wyman again stated that one option is that if the structure has sprinklers the cistern can be waived.

He then went through the calculations for water as follows:

Minimum water supply = Total volume of structure divided by the Occupancy Class # (is 7 – apartments, dwellings, museums, offices) times construction class # (is 1)

Using the Brookshire development the calculation was as follows: 25,000 cubic feet divided by 7 times 1 = 3,571 gallons per house. Then you must multiply that by the number of lots (in this case 29) to give you the total gallons of water needed for that subdivision. Chairman Morin disagreed that you need to multiply by the number of houses, because they are not all going to be on fire at once.

Mr. Wyman asked Chief Richards what the fire department has for available water on the trucks. Chief Richards responded that they have about 7,000 gallons on the trucks. The whole idea of NFPA 1142 is not to put the hardship on anyone it is to ensure the proper fire protection is in place.

Mr. Wyman then took the time to compare NFPA 1142 appendix B to the Town Subdivision Regulations section 8.13 and pointed out the differences.

The board asked about sprinkler tanks. When a sprinkler a separate tank is usually installed it is with a 300-gallon tank. Typically the tank size is dictated by response time. Mr. Wyman asked Chief Richards if that is how he does it. Chief Richards responded, no, it is flow.

Mr. Wyman then briefly touched upon the access road standards regarding water supplies.

Tom Clow asked about any accidental discharge from the sprinklers, similar to a smoke detector that might go off if you burn toast. Mr. Wyman stated that they were heat censored and only the ones that are needed will go off not the whole house.

III. ADJOURNMENT:

As there was no further business to come before the group, the meeting adjourned at 9:00 PM.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator