

TOWN OF
OFFICE OF FIRE MARSHAL



NORFOLK
NORFOLK - CONNECTICUT
06058

December 23, 2024

Town of Norfolk
Planning & Zoning Commission
19 Maple Ave.
Norfolk, CT 06058

I am writing to the Commission regarding the proposed development project application for the Manor House, located at #69 Maple Ave Norfolk, CT, owned by Three Stewards Real Estate LLC.

I have been working with Three Stewards Real Estate LLC over the past couple of years on Fire Code requirements for the Manor House Country Inn. I have reviewed the proposed development project for the property. From a fire safety perspective, this proposal provides for a significant improvement over existing conditions. This development will enhance fire protection for all occupants inside the building.

This project as proposed is in compliance with both the Connecticut State Fire Safety and Fire Prevention Code. This proposal will be acceptable to this Office. I am recommending to the Town of Norfolk P&Z Commission that this project proposal be moved forward.

Respectfully,

Keith Byrne
Fire Marshal
Town of Norfolk

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OFFICE OF FIRE MARSHAL



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December 26, 2024

Town of Norfolk
Planning & Zoning Commission
19 Maple Ave.
Norfolk, CT 06058

I am writing to the Commission regarding the proposed development project application for the Manor House, located at #69 Maple Ave Norfolk, CT, owned by Three Stewards Real Estate LLC. The question asked of the Fire Marshal Office during the last meeting on December 10th, 2024. There was a question asked by a P&Z Board Commissioner which is, "Does the Fire Marshal approve the seating capacity of 44 guests on the first floor as proposed in the development plan?"

I am confirming that I have reviewed the proposed plan submitted for seating capacity layout on the first floor. Under the Fire Code, the max seating capacity of 44 guests, for indoor food services, on the first floor, is in compliance with the Connecticut State Fire Safety and Fire Prevention Code.

Respectfully submitted,

Keith Byrne
Fire Marshal
Town of Norfolk