

## Introduction

Plainville Zoning Regulations guide the construction and installation of pools in residential zones. The regulations may impact where and how large the pool may be. This brochure will explain most of the issues that surround the construction and placement of pools for residential applications in the Town of Plainville.

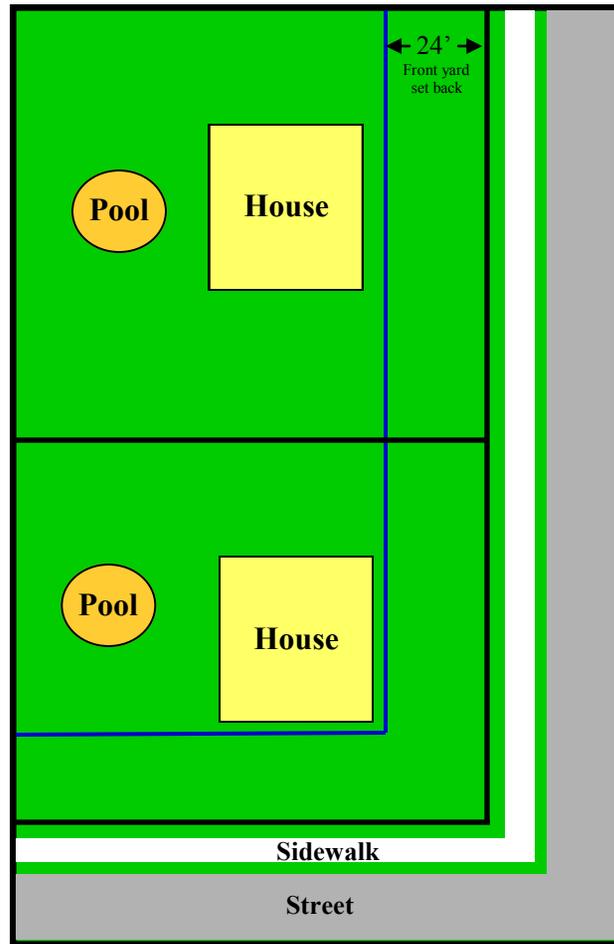
If you have a septic system, you will also need to consult with the Town Sanitarian to insure that required separation distances are maintained.

### What kind of permit do I need for my pool project?

Pools require both a building permit and a zoning certificate of compliance. The Building Permit is required to ensure that the pool is constructed and installed properly. The Zoning Certificate is required to ensure that the pool does not exceed the placement requirements of the zoning regulations.

### What if my proposed pool is in or near a wetland?

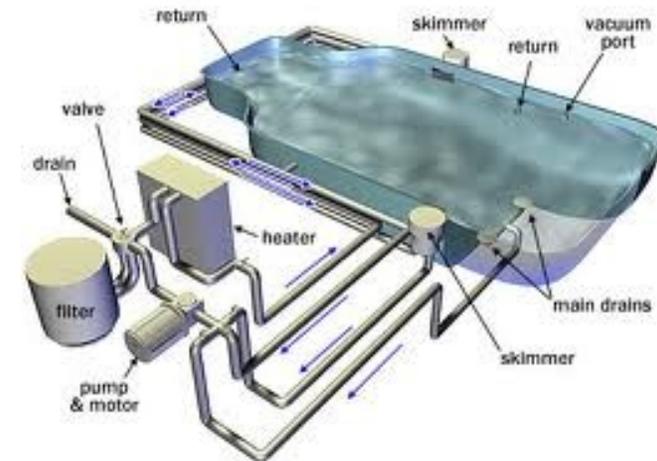
Any construction or placement of a pool in or within 100 feet of a wetland or watercourse may require approval before the Plainville Inland Wetlands Agency. While an application for a declaratory ruling can be made at no cost, it can be time consuming and is worth avoiding if at all possible. If you must apply, staff will assist you filling out the forms.



Town of Plainville  
Planning and Building Department  
860-793-0221

# I want a pool on my residential property!

Town of Plainville  
Building Department  
Planning Department



A common sense guide to help you navigate the requirements for pool installation in the Town of Plainville

# Pool Facts...

## How big can my pool be and what type of material can I build it with?

Plainville Zoning regulations state that a pool is considered an accessory structure. While there is no maximum size limitation on how large your pool can be, there are natural limitations such as lot size and required setback distances from your property lines and septic system, if applicable. Both above ground and in ground pools are permitted.

## Where is the edge of my property?

The best way to pinpoint your property line is by consulting a survey. A property survey can show you where your house is located in proximity to the property lines. Property lines are typically marked by iron corner pins, but they may deteriorate or become overgrown, making them hard to find. A metal detector can sometimes be handy to help find the pins.

Stop into the Planning/Building Department and ask staff if they will look for a survey for your property. The older your home, the less likely there will be a survey on file. If a survey is found, measuring where you want to locate your pool is much easier and more accurate. In addition, the pool and/or your property lines must be protected by a fence. The type of fence required varies depending on the type of pool you choose to install. Consult with the Building Official to determine the type of fence that is correct for your proposed pool.

## I couldn't find a survey, now what?

Well, you may still be able to install your pool, but you must take every precaution to make sure that you don't build it on your neighbor's property or place it closer to the property lines than permitted by the regulations. It is ultimately the property owner's responsibility to ensure that the pool is installed correctly and in accordance with local regulations. Planning and Building Department staff may be able to print an electronic copy of the assessor's map depicting your house. The property lines on the assessor's maps are not "survey" lines and may be inaccurate. The Town of Plainville makes no claims that this information is reliable. Again, it is the property owner's responsibility to ensure that the pool is installed correctly.

## How close to the property line can I install my pool?

Pools and any associated decking, whether wood or concrete, must be located no more than ten (10) feet from your side and rear property lines. Pools can not be installed in a front yard. Pool and deck systems that are integral to one another, and attached to a residence, must meet the minimum property line setbacks for the specific zone. For instance, if you reside in an R-20 zone, and your deck is attached to your house AND permits access to your pool, your side yard setback would be increased to 15 feet; rear yard setbacks would increase to 30 feet. Consult with regulations to determine the required setbacks for your specific property.

## What do I need to submit with my building permit application?

If you have a survey, make a copy of it and trace the proposed location of your pool as close to scale as you can. If no survey is available, you will need to provide a neat sketch depicting the location in proximity to the property lines along with proposed construction methods. If it cannot be determined that you will meet the required zoning setbacks, a survey may be required. Installation of a pool must be done by a licensed contractor. There are a strict set of guidelines that your licensed installer must adhere to. Please ask for the full handout on pool installation and safety and make sure that your contractor/installer is aware of these requirements.

## What if I live on a corner lot?

Corner lots have two front yards, so your situation becomes more complex. There can be certain disadvantages to installing a pool on a corner lot. You may not install a pool that will obstruct the view of vehicular and pedestrian traffic on the corner.

*Please refer to the Plainville Zoning Regulations for more information at: <http://plainvillect.com> Navigate to the Planning and Zoning Commission's page and scroll down for access to the regulations.*

*Any specific building code related questions should be addressed to the Building Official*