



Walpole Fire Department

Emergency Services

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Chief of Department

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To: Board of Appeals
From: Paul C. Barry, Fire Chief *PCB*
Date: July 13, 2023
RE: Cedar Crossing and Cedar Edge, (55 Summer Street Walpole)
2023 Modification Submission

The Fire Department has reviewed the plans and application for the location noted above; we offer the following comments for the proposed 268-unit revised (6/20/23) site plan.

1. A turn analysis showing egress from the proposed new building needs to be submitted. What is submitted only shows access from the north.
2. We would prefer to see the entire proposed roadway D be two way traffic.
3. The Site Plan submittal does not state road widths for all roadways. Roadways shall comply with Massachusetts State Fire Code 527 CMR 1, including, but not limited to:
 - a. 527 CMR 1 18.2.2.1.1 Approval of access roads shall be subject to the AHJ and capable of supporting the imposed loads of fire apparatus and shall be provided with an all-weather driving surface and shall be maintained as provided
 - b. The proposed roadways do not provide sufficient width to allow for on-street parking and compliance with 527 CMR 1. Parking restrictions for all roadways shall be mandated with signs posted and roadway markings.
 - i. 527 CMR 1 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m).
 - ii. 527 CMR 1 18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
 - iii. 527 CMR 1 18.2.4.1.2 Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.
4. We question if there is sufficient visitor parking made available.

5. All landscaping shall take into consideration overgrowth into the roadway to avoid future damage to fire apparatus. If permitted, as shown, multiple locations will require an aggressive and regular tree pruning schedule to prevent overgrowth into the roadway.
6. We recommend all water mains be looped.
7. We request the apartments be required to utilize a master key system. Multiple key lockboxes will be required for each apartment building. Final locations and quantities to be approved by Walpole Fire.
8. Apartment numberings shall be consistent with similar structures in Town and be done in consultation with the Fire Department.
9. Structures with fire sprinklers shall have direct exterior access to the fire sprinkler room and fire alarm control panel. Key lock box(es) shall be provided for each structure, location(s) to be approved by Walpole Fire. Access shall be maintained year-round with a preferably paved or poured sidewalk.
10. We request that it be predetermined and documented who (HOA, COA, Maint. Co, etc.) will be responsible for snow removal and coordinating annual fire alarm and fire sprinkler testing.
11. A minimum of a binder roadway surface will be required on all roadway surfaces before residential construction permits are issued with street name signs installed.
12. All water mains and fire hydrants shall be in service prior to residential construction permits being issued.
13. If phased construction is proposed for this project, we request that the large multi-story apartment buildings be completed in the first phase(s) so that they may be protected with fire alarm and fire sprinkler systems as early as possible.
14. We request documentation be required noting grills are prohibited on balconies.
15. We support the lack of the underground parking garage.

If there are any questions or concerns, please do not hesitate to contact me.