



Paul C. Barry
Chief of Department

Walpole Fire Department ***Emergency Services***

20 Stone Street
Walpole, Massachusetts 02081

Applicant responses 7/14/23

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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. **The Conservation Commission Order of Conditions prohibits the expansion of the width of this road.**

To address 1&2, applicant will change the direction of the one-way road so that movement is from west to east. Review of the turning radius has shown that this results in the most direct route to each of the multi-family buildings and avoids the need for an emergency vehicle to back up and turn around.

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.

Sections 3.a and 3.b above are the conditions of the current permit and have not been changed. The Applicant has previously agreed to install no parking signs on all roadways throughout the project.

4. We question if there is sufficient visitor parking made available. The plan meets the requirement of the existing decision, and we are not proposing to change the required parking ratio.
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. Agreed to in current permit.
6. We recommend all water mains be looped. All water lines are looped in the current and modified plans.
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. Agreed
8. Apartment numberings shall be consistent with similar structures in Town and be done in consultation with the Fire Department. Agreed
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. The townhomes are all designed with direct exterior access to the sprinkler room as is the newly designed Multifamily building on lot 2 which has no garage under the building. The Multifamily buildings on lot 1 have garages under the buildings and are designed with access to the sprinkler room in the garage as per code and as per the previously approved plans.
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. The project will have a single owner and will not require an HOA. The onsite property manager will be responsible for the above and contact information will be shared with the Fire Department.

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. Section I of the Comprehensive Permit addressed this. We are not requesting a modification on this section.
12. All water mains and fire hydrants shall be in service prior to residential construction permits being issued. Section I of the Comprehensive Permit addressed this. We are not requesting a modification on this section.
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. Section I of the Comprehensive Permit addressed this. We are not requesting a modification on this section. The project will comply with NFPA 241 which is the Standard for Safeguarding Construction, Alteration, and Demolition Operations.
14. We request documentation be required noting grills are prohibited on balconies. Agreed that grills are to be prohibited on balconies. Grills will be allowed on the patios of the Townhomes and the Clubhouse as previously agreed by WPD in an email from Lt. Albert King dated 2-21-23.
15. We support the lack of the underground parking garage.

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