

September 6, 2023

John Lee, Chairman  
Walpole Zoning Board of Appeals  
135 School Street  
Walpole, MA 02081

**Re: Proposed 142- unit residence at 1015 East Street**

Dear : Mr. Lee:

Bohler Engineering is responding to the July 25<sup>th</sup> 2023 comment letter issued by The Walpole Fire Chief. For clarity, the original comments are in **italics**, while our responses are directly below in **bold** type.

*Comment #1 The proposed site must comply with 527 CMR 1, the Massachusetts State Fire Code.*

**Response: The project will comply with 527 CMR 1.**

*Comment #2 The site will need to be one-way traffic, clockwise, to comply with 527 CMR 1.*

**Response: Bohler had a follow-up phone conversation with Chief Barry during which he clarified his original comment. Chief Barry indicated his primary concern was to ensure that fire truck routing would not encroach into oncoming lanes of traffic. Chief Barry also indicated that one-way, clockwise circulation was not a requirement should the aforementioned fire truck encroachment be avoided. Based on the Chief's comments, the Applicant has updated the fire truck circulation exhibit to minimize the fire truck crossing lanes of traffic as part of the normal circulation pattern. This was done by refining the turning movements around the rear of the building and by having the fire truck exit west when leaving the property. We now believe the design meets the general intent of 527 CMR 1.**

*Comment #3 We support the applicant in removing the vehicular charging stations from the garage. We request they be prohibited within the garage.*

**Response: At this juncture, the Applicant is not proposing to remove EV charging stations from the garage. EV charging stations are allowed in garages by applicable fire and building codes. It is also our belief that the Zoning Board of Appeals wants to maximize the potential use of EV charging stations. As such, the plan is unchanged in this regard.**

# BOHLER //

*Comment #4 We request a master key system be utilized for all doors.*

**Response: The Applicant has not chosen a specific manufacturer at this time but anticipates using a master key system for all doors.**

*Comment #5 We support the rooftop access incorporated into the stairwells.*

**Response: Embarc has confirmed rooftop stairway access.**

*Comment #6 Fire lane markings and signs will be required throughout the site per 527 CMR 1.*

**Response: Fire Lane markings and signs will be incorporated into future site plan revisions.**

*Comment #7 We question if there are sufficient parking spaces available for occupants and guests.*

**Response: The Applicant has submitted a separate and thorough parking analysis which demonstrates the current plan provides adequate parking spaces.**

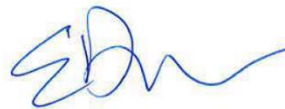
*Comment #8 Walpole has seen unprecedented residential growth recently; all these projects combined to impact increased service requests.*

**Response: No response required.**

We are hopeful we have thorough responded to the Fire Chief's previously stated concerns. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900.

Sincerely,

**Bohler**



Eric G. Dubrule, P.E.



John A. Kucich, P.E.

cc.  
Patrick Deschenes, Community & Economic Development Director  
Chief Barry