



Walpole Fire Department

Emergency Services

Paul C. Barry
Chief of Department

20 Stone Street
Walpole, Massachusetts 02081

Station One
(508) 668-0260

Fax
(508) 660-7351

To: Patrick Deschenes, Director of Community & Economic Development
From: Paul Barry, Fire Chief *PCB*
Date: July 25, 2023
RE: The Residences at Darwin Common, Darwin Lane

The Walpole Fire Department provides the following comments regarding the proposed twenty-eight-townhouse condominium development on Darwin Lane.

- 1) The proposed site must comply with 527CMR1, the Massachusetts State Fire Code.
- 2) If the project is approved, we request street parking restrictions be required.
- 3) The grade of the proposed roadway must comply with 527CMR1 18.2.3.4.6
 - a) 8.2.3.4.6.1 The gradient for a fire department access road shall not exceed 10%, unless approved in writing by the AHJ.
 - b) 18.2.3.4.6.2* The angle of approach and departure for any means of fire department access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.
- 4) The fire department does not find the proposed hammerhead acceptable in this proposed congested development. We prefer and find a typical rounded cul-de-sac as a safer option. We find a cul de sac that does not require our fire apparatus to back up as acceptable.
- 5) We do not support a recommendation for speed bumps.
- 6) We question if there is sufficient visitor parking.
- 7) While this is not a subdivision, it will function as such, and we question if this project should be held to the Town's 750 feet maximum dead-end roadway length, our recent

comments have been consistent not to support an applicant's request for a waiver to this requirement.

- 8) Walpole has seen an unprecedented level of residential growth recently, some large, some smaller; all these projects combine to impact increased requests for service.

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