



Walpole Fire Department ***Emergency Services***

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To: Board of Appeals
From: Paul C. Barry, Deputy Fire Chief
Date: November 9, 2020
RE: Cedar Crossing and Cedar Edge, (51-53-55 Summer Street Walpole)

The Fire Department has reviewed the plans and application for the location noted above, we offer the following preliminary comments for the proposed 300 unit project;

1. We have concerns with the project names, Cedar Crossing and Cedar Edge, these present a potential for confusion with Cedar Street. We request alternative names be considered.
2. The size of a six story building, and a garage under, containing 120 units and 84 units has the possibility to create an extreme challenge for a fire department staffed as Walpole currently is.
3. Due to the length of the proposed garages and quantity of vehicles, a second entrance/egress should be installed at the opposite end of each garage's structures. The second entrance/egress will significantly enhance accessibility in an emergency, such as a car fire.
4. All proposed streets names are to be submitted per Town of Walpole Regulatory By-Laws sec 505-1.
5. We have been most recently consistent with not supporting waiver requests to Walpole Planning Board's Rules and Regulations section IV-2 Dead-end Streets. While this 300 unit site is not proposed as a subdivision, it will function as one. A second entrance/egress for the 300 unit complex should be sought.
6. The most recent submittal (10-14-20 REV. LAYOUT) does not state road widths.. Roadways shall comply with Massachusetts State Fire Code 527 CMR 1, including, but not limited to:
 - a. We would prefer to see a typical rounded cul-de-sac at the end of the proposed roadways, for safety reasons, we try to minimize having our apparatus backing up. For that reason we do not find the proposed T intersection on "Driveway B" acceptable.

- b. We do not find the proposed cul-de-sacs with center islands acceptable.
 - i. 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
- c. Parking restrictions for all roadways shall be mandated with signs posted and roadway markings.
 - i. sec 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m). Fire department access roads constructed in the boulevard-style shall be allowed where each lane is less than 20' but not less than 10' when they do not provide access to a building or structure.
 - ii. sec 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. sec 18.2.4.1.2 Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.
- d. The most recent submittal (10-14-20 REV. LAYOUT) does not provide a revised turn analysis. This updated analysis shall be submitted to WFD for review and approval.
 - i. 527 CMR 1 18.1.1.4 The fire apparatus access road plans must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software.
 - ii. 527 CMR 1 18.1.1.5 The fire apparatus access plans shall bear the seal and signature of the responsible registered professional engineer.
- e. The proposed bridge(s) shall comply with 527 CMR 1
 - i. 527 CMR 1 18.2.3.4.5.1 When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
 - ii. 527 CMR 1 18.2.3.4.5.2 The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
 - iii. 527 CMR 1 18.2.3.4.5.3 Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.
- 7. We question if there is sufficient visitor parking made available throughout the complex.
- 8. We are not in favor of the proposed center islands in the cul de sac.
- 9. All landscaping shall take into consideration overgrowth into the roadway to avoid future damage to fire apparatus.
- 10. We recommend all water mains be looped.
- 11. Hydrant locations should be approved by Walpole Fire.

12. The apartments should be required to utilize a master key system. Multiple key lockboxes will be required for each apartment building. Final locations and quantity to be approved by Walpole Fire.
13. Apartment numberings shall be consistent with similar structures in Town and be done in consultation with the Fire Department.
14. We recommend all structures be protected with NFPA compliant fire sprinkler systems.
15. Fire sprinklered structures shall have direct exterior access to the fire sprinkler room and fire alarm control panel. A 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.
16. We request that it be predetermined who (HOA, COA, Maint. Co) will be responsible for coordinating annual fire alarm and fire sprinkler testing.

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