



Walpole Fire Department

Emergency Services

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To: Patrick Deschenes, Director of Community & Economic Development
From: Paul Barry, Deputy Fire Chief *PCB*
Date: October 7, 2021
RE: The Residences at Darwin Common, Darwin Lane

The following comments are provided by the Walpole Fire Department in regards to the proposed twenty-eight townhouse condominium development on Darwin Lane.

- 1) The proposed site must comply with 527CMR1, the Massachusetts State Fire Code.
- 2) The proposed road width is listed as 24 feet.
 - a) 527CMR1 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).
 - b) 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.
- 3) If the project is approved, on street parking restrictions will be required.
 - a) 18.2.3.5.1 Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.
- 4) The applicant will be required to provide turn analysis per 527 CMR1 sec 18.1.1.4 The fire road access road plan must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software.

- 5) The applicant's IMPACT STATEMENT ON MUNICIPAL FACILITIES/SERVICES has conflicting statements:
- a) 4. Public and Community Facilities
 - (d) Maintenance and Other Services: "Upon completion, Darwin Lane will be dedicated as public way to be maintained by the town of Walpole."
 - II. Fiscal Impact:
The proposed development of The Residences at Darwin Commons will be managed by a homeowner association that will be responsible for the future maintenance of the roadway and infrastructure. In addition, snow plowing and trash pick-up will be provided privately. As such, there will be little or none fiscal impact on the Town.
- 6) 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.
- 7) The fire department does not find the proposed hammerhead acceptable. We prefer and find a typical rounded cul-de-sac as a safer option. When possible, we try to avoid requiring having fire apparatus backup. We find a "cul de sac" that does not require our fire apparatus to back up as acceptable.
- 8) We do not support the recommendation of speed bumps.
- 9) We question if there is sufficient visitor parking.
- 10) 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 to not support an applicant's request for a waiver to this requirement.
- 11) Walpole has seen an unprecedented level of residential growth recently, some large, some smaller, all these projects combine to have an impact on increased requests for service.

If there are any questions or concerns please do hesitate to contact me.