



Concord Fire Department

Fire Prevention

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To: Elizabeth Hughes, Town Planner

From: David Nichols, Fire Prevention Inspector

RE: **1651-1657 Main St., Waterside Commons Planned Residential Development Special Permit**

Date: March 24, 2020

As requested, the following are the Fire Department's recommended conditions, in no particular order of importance, for your consideration for inclusion in your report to the Planning Board with respect to the Special Permit application for the construction of the Waterside Commons Planned Residential Development:

1. The Fire Department is not in favor of referring to this location in any way (i.e., common name, street name, etc.) using the word "Damon", as this word is already utilized for locations nearby (i.e., "Damon St.", "Damonmill Sq.") and will undoubtedly invite confusion with respect to emergency reporting and responses (See *Town of Concord Subdivision Rules & Regulations Section 6.7.4*).
2. The Fire Department is not in favor of utilizing Main St. address numbering for this development. As it appears only (2) of the proposed buildings physically and visually abut Main St., and the remainder of the development will be behind and downslope from these (2) buildings, this again invites confusion. The House Numbering Bylaw, as well as MGL Chapter 148, Section 59, require specific numbers of all buildings to be affixed in such a way so as to be seen from the street. This does not appear to be feasible without mounting a large sign with all the building numbers that are not within 50 feet of the street and that would be visible to both eastbound and westbound traffic on Main St. (See *Town of Concord House Numbering Bylaw and MGL Chapter 148, Section 59*). Keeping the duties of both the town and mutual aid emergency responders in mind, a safer and less confusing solution would be to designate a separate and distinct street name and house numbering for this development.
3. The Fire Department is also in favor of re-numbering the current Concord Riverwalk residential project for the same reasons as previously stated. Although there is current signage depicting building numbering on Main St., we feel that it is inadequate and not conforming to either that House Numbering Bylaw or MGL Chapter 148, Section 59. See attached photos. The numbers on the "Concord Riverwalk" sign are only 2" in height, depict a range which may inadvertently include even numbers, and is currently obscured by shrubbery. The numbers on the wooden post at the entrance to the drive cannot be readily seen on approach from either the eastbound or westbound traffic. The "Riverwalk Way" sign can easily be misinterpreted as a street sign depicting this as the street name, when in fact the street name for these addresses is, at present, Main St.

4. The current emergency access road at Riverwalk is currently inadequate for both the current Riverwalk development and the proposed Waterside Commons development in that it is only reinforced with grasspavers down from the paved driveway approximately 45 feet. See attached photos. The passable width is also inadequate, varying from as much as 14 feet at the top of the road, down to as little as 8 feet downslope (See 527 CMR 1.00 18: 18.2.3.4.1.1) The Fire Department is in favor of extending the grasspavers the entire length of the road, well past the furthestmost Riverwalk building, providing for adequate turn around (See 527 CMR 1.00: 18.2.3.4.4), and adding signage identifying this as a Fire Department Access Road (See 527 CMR 1.00: 18.2.3.5). This road also does not appear to be adequately maintained as a Fire Department Access Road (see attached photos) particularly during the winter months (i.e., snowfall). The Fire Department will require submittal of a snow removal/storage plan for both the Riverwalk and Waterside Commons developments. The department is also in favor of a curb cut at the top of said Riverwalk emergency access road to provide adequate vehicular turning (See 527 CMR 1.00: 18.2.3.4.6.3) as well as physical identification of the road to facilitate proper maintenance (clearing of snow).
5. The Fire Department strongly favors an approved emergency vehicular access junction via the Westvale Meadows residential development (See 527 CMR 1.00: 18.2.2.2), and adding signage identifying this as a Fire Department Access Road (See 527 CMR 1.00 18.2.3.5).
6. The Fire Department will require verification of adequate emergency vehicular access through the entire development (i.e., including the proposed junction via the Westvale Meadows residential development) via an approved documented driving simulation analysis utilizing the dimensions, specifications and turning radius calculations of the Concord Fire Department's largest vehicle, Ladder 1 (See 527 CMR 1.00: 18.1.1.4). See attachment for Ladder 1 dimensions and specifications.
7. If any or all of the aforementioned recommended conditions regarding Fire Department Access Roads cannot be met, the Fire Department will consider alternatives to allow additional fire protection features, up to and including the installation of approved fire sprinkler systems in all newly constructed buildings, additional fire hydrants, or similar devices or systems (See 527 CMR 1.00: 18.2.3.1.4).
8. The Fire Department is in favor of the installation of residential sprinkler systems in any buildings housing two or more residential living units (duplexes, triplexes, etc.)
9. The Fire Department is in favor of the installation of approved monitored fire alarm systems in all of the newly constructed residential units.
10. The Fire Department will require submittal of a 241 Construction Fire Safety Plan prior to the approval of any site work.
11. The Fire Department will require submittal of two sets of stamped plans depicting all fire protection systems in the newly constructed buildings, including but not limited to, system narratives, cut sheets, and shop drawings.
12. The Fire Department must be requested to schedule rough inspections of all fire protection systems prior to finish construction.
13. The Fire Department will require submittal of fire protection system affidavits from the licensed installers/contractors, prior to final inspection and testing, attesting that all work was completed to all applicable codes and standards.
14. The Fire Department must be requested to schedule final inspection and testing of all fire protection systems prior to occupancy.