

Brem\_156\_01.22.2015



David R. Flannery  
Chief

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# Town of Carlisle

MASSACHUSETTS

Office of

## FIRE DEPARTMENT

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RECEIVED  
JAN 22 2015

80 Westford Road  
P.O. Box 575  
Carlisle, MA 01741-0575

TOWN CLERK-CARLISLE  
CHARLENE M. HINTON

January 17, 2015

Board of Appeals  
Town of Carlisle  
66 Westford Road  
Carlisle, Massachusetts 01741

**RE:** Brem Property-Site Plan Review -20 Dwelling Units  
Residential Site Plan under MGL CH 40B  
100 Long Ridge Road- Comprehensive Permit Application  
Plans dated: November 14, 2014 & December 8, 2014

I have reviewed the Nitsch Engineering letter dated December 22, 2014 regarding the Affordable Housing Development, The Birches, 100 Long Ridge Road, Carlisle, MA. In this letter Nitsch provides a review of new plans and documents submitted by Meisner Brem Corporation. Nitsch has identified areas of concern and questions for the fire department. I am submitting the following comments in response to the Nitsch letter:

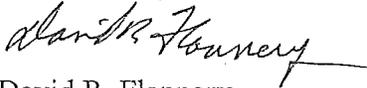
1. A 30,000 gallon cistern for fire protection is not acceptable for this development. In accordance with the National Fire Protection Association's Standards 1141 & 1142 the fire protection cistern needs to have a minimum of 45,000 gallons available for draft. If a fiberglass tank is used we note that the Benfield Farms 30,000 gallon fiberglass tank only allows drafting of 28,000 gallons.  
The requirement for the larger cistern is primarily due to at least one structure shown as being within 30 feet of another. This exposure increases the minimum volume of the cistern by a factor of .5. In addition consideration has been given to a delayed notification to the fire department in the case of an alarm or fire, as well as a delayed response due to on-call staffing, limited fire department resources, and the life safety hazards in the development.
2. The porches shown with a distance within 30 feet of the nearest building are acceptable if a 45,000 gallon cistern is installed.
3. With the roadway at 24 feet in width the cul-de-sac turning circle as shown is acceptable with a minimum of the 80 foot inside turning radius.

Additional comments:

- A. In considering the proximity of the dwellings to one another as well as the high probability for a delayed notification in the case of fire as well as a delayed response the fire alarm systems for each of the dwellings should include an additional smoke and heat detector that would be connected to a central station monitoring service. This would allow for immediate fire department notification in case of fire.
- B. We require a minimum of a 50 foot inside turning radius at the entrance for the ladder truck.
- C. Addresses for the structures need to be assigned in a logical, consistent manner based on our local addressing system. Approval of the street name is required. (NFPA 1141, 5.2.16) Per Mass General Laws house numbers must be posted and visible from the street for each dwelling. Numbers must be 4 inches in height and a contrasting color from the background.
- D. The cistern "pull off" needs to be 10 feet wide and 50 feet long and the developer must provide an easement to the Town for the cistern site.
- E. In accordance with fire department specifications the cistern must have its own supply well.

These comments apply to the information currently available as of November 14, 2014. Additional matters may develop concerning fire protection and public safety, which will require further review.

Sincerely,



David R. Flannery  
Chief of the Fire Department

C: Board of Selectmen  
Building Commissioner  
Carlisle Planning Board