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## Town of Carlisle

MASSACHUSETTS

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

December 3, 2016

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

I am submitting the following comments for the Board's consideration based on the Carlisle Mosquito's reporting in the December 2, 2016 issue of their newspaper. The article in reference accounts Mr. Brem's appeal of the 45,000 gallon fire protection cistern in the original ZBA permit decision of the development.

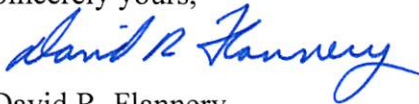
1. The Massachusetts Comprehensive Fire Safety Code, Chapter 18, specifically section 18.1.3.2 requires a developer to submit plans and specifications for fire hydrant systems, and that the plans and specifications be submitted to the fire department for review and approval prior to construction.
2. The Town of Carlisle has required fire protection cisterns for recent residential developments. These locations include:
  - Carriage Way in 2012 with 10 lots - 40,000 gallon cistern (1 cistern)
  - Great Brook Estates in 2000 with 10 lots - 40,000 gallons (2 cisterns)
  - Hart Farm Estates in 2000 with 12 lots - 40,000 gallons (2 cisterns)
  - Greystone Crossing in 2006 with 15 lots - 70,000 gallons (3 cisterns)
  - Chestnut Estates in 2007 with 7 lots - 30,000 gallon (1 cistern)
  - Hanover Hill in 2008 with 35 lots - 100,000 gallons (3 cisterns)
  - Benfield Farms in 2010 with 26 units - 46,000 gallons (2 cisterns)
  - Garrison Place in 2014 with 16 units - 40,000 gallons (1 cistern)
3. The Town of Carlisle has funded and installed three cistern installations:
  - Oak Knoll Road - 30,000 gallons
  - 80 Westford Road (for center of Town) - 40,000 gallons
  - 97 School Street (Carlisle Schools) - 80,000 gallons

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4. In June 2014, during the process of a Common Driveway Special Permit application for 61 Judy Farm Road, the Carlisle Planning Board required the owner of the property to submit a plan for fire protection water supply for the project. This review was done by a Registered Fire Protection Engineer with the firm Engineering Planning and Management, Inc. of 959 Concord Street, Framingham, Massachusetts. The engineer reviewed the requirements for supplying water to the property using NFPA Standard 1142, *Standard on Water Supplies for Suburban and Rural Fire Fighting*, 2007 Edition (NFPA 1142) to determine water supply and flow requirements. NFPA 1142 is the go to standard in the fire service for determining water supply requirements.

In conclusion, it is my opinion that Mr. Brem is required to submit in accordance with the Massachusetts Comprehensive Fire Safety Code, Chapter 18, section 18.1.3.2 plans and specifications for fire hydrant systems (water supply) for the proposed development at 100 Long Ridge Road consisting of 20 single dwellings. As the authority having jurisdiction, I require that said plans and specifications be developed and stamped by a Registered Fire Protection Engineer. These plans and specifications must be submitted to the fire department for review and approval prior to construction.

Sincerely yours,



David R. Flannery  
Chief of the Fire Department

CC: Christopher Heep