

Brem-010-07.26.2014



David R. Flannery
Chief

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Town of Carlisle

MASSACHUSETTS

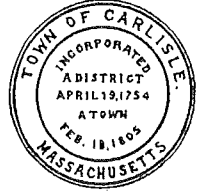
Office of

FIRE DEPARTMENT

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

BREM 010 07-26-2014
July 26, 2014

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: July 1, 2014

I have reviewed the plans by Meisner Brem Corporation in preparation for the project located at 100 Long Ridge Road in Carlisle. I am submitting the following comments:

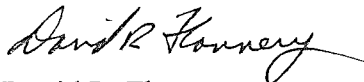
1. The entrance to the development from Long Ridge Road is shown at 12 feet in width. This entrance width must be a minimum of 18 feet in accordance with 527 CMR 10.03 (Fire Lanes) and NFPA Standard 1141, section 5.3.6 The island at the entrance is not acceptable.
2. The cul-de-sac roadway width shown on the plan is 20 feet. Two way traffic for a fire lane in this development calls for 12 feet of width per lane or 24 feet in width total (NFPA Standard 1141, section 5.4.2)
3. It is not clear from the plan what provisions have been made for wintertime maintenance of access (NFPA 1141, 5.3.18).
4. The distance between the structures in the development need to be separated from one another by 30 feet. This is not clearly delineated on the plan. The set back from the property lines needs to be at least 30 feet. (NFPA 1141 6.2.1). If any of the structures exceed two stories or 30 feet height above average adjacent ground elevation and are not protected by an automatic sprinkler system they shall be separated from any other structure by at least 50 feet. (NFPA 1141, 6.2.2)
5. We are not able to determine if there is 13 feet 6 inches of vertical clearance for fire apparatus on the roadway/fire lane (NFPA 1141, 5.2.7 & 5.4.11).

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6. We are not able to determine if there is an acceptable plan for winter time maintenance of the road (fire lane) including the turning circle (NFPA 1141, 5.3.18).
7. We are not able to determine if there is an adequate turning radius at the entrance for the ladder truck. (NFPA 1141 5.3.8)
8. 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)
9. A 45,000 gallon cistern shall be required and installed in conformance with the most recent Carlisle Fire Department's specifications. (NFPA 1141, 8.1.2)
10. An assessment is recommended to determine the impact of the land use change on the fire protection services offered by the Town of Carlisle. (NFPA 1141, 11.1)

These comments apply to the information currently available as of July 1, 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