

Brem - 108 - 11.14.2014

Lifetime

142 Littleton Road
Westford, MA 01886
978.692.1313

NOV 14 2014
TOWN CLERK - CARLISLE
CHARLENE M. HINTON

November 14, 2014

Lisa Davis Lewis
Carlisle Board of Appeals
Town Hall
66 Westford Street
Carlisle, MA 01741

Re: 100 Long Ridge Road
Response to Letter of Chief Flannery

Dear Ms. Lewis and the members of the Board of Appeals:

The following is our response to the letter of Fire Chief Flannery to the Board of Appeals presumably following the public safety meeting held with John Luther, Building Inspector; Chief David Flannery, Fire Chief; John Fisher, Police Chief; and Steven Ventresca and Jennifer Johnson of Nitsch Engineering as peer reviewers. As you know, we were not invited to participate so this response is limited to Chief Flannery's letter only and not to the discussion. The numerical reference of Chief Flannery's letter is utilized for convenience.

As you are aware, the plans are being revised presently to address many of the official comments received to date, some of which will directly address this subject response, as will be outlined below.

1. The applicant is also in support of the Town developing a more formal secondary access over Nowell Farme Road to Prospect Street for emergency vehicles only. It our understanding from testimony provided to the Board of Appeals by a past Planning Board member and resident of Prospect Street that this access way was originally provided as a secondary means of access for the Nowell Farme subdivision, but was purposefully blocked by boulders and trees, which the public safety officials (at that time) indicated that they could and would move in the case of an emergency. Of course, this would require action by the Town of Carlisle to reopen this access way.
2. With the proposed changes to the roadway and separation between the dwellings as proposed below, the requirement for fire alarm systems for each dwelling is unwarranted. Such a requirement goes well beyond what is normally required of housing developments in the Town of Carlisle. With the proposed changes cited below, the buildings will meet the NFPA standard for dwelling separation as requested by Chief Flannery, thus removing one of the bases for the requirement.

Furthermore, the applicant would like clarification and an understanding of the statement that there is "a high probability for a delayed notification in the case of a fire as well as a delayed response." There will be no difference in the notification process - in the event

of a fire - in the proposed development than any other residential development in Town. In fact, given the village neighborhood design of the Project, one might expect a greater awareness of emergencies by neighbors, unlike the situation where homes are significantly separated and isolated from one another. With regard to a delayed response time, the applicant cannot understand why the response time to the proposed project would be any longer than the response time to other dwellings in the surrounding neighborhood. There is nothing inherent in the Project which would delay response.

3. The Site Plan is presently being revised to accommodate this comment by slightly relocating the two units to provide the 30 foot separation, wall to wall.
4. The buildings will conform to the applicable state Building Code, as required.
5. The current location of the cistern was previously reviewed with the fire department. The location of the cistern was sited to maximize its use for the project and for other neighboring residents within 2200 feet, as an adequate water supply. Alternatively, the proposed voluntary cistern could be moved to the end of the project, which would serve the project but not the neighborhood, as was the case with the water cistern installed many years ago on nearby Suffolk Lane. A pull off is not proposed. Other cistern locations have pull offs far less than 50 feet. Especially in this location, at the end of the road, a pull off appears unnecessary and beyond what has been required of other residential projects in Town. If the Board of Appeals concurs with the Fire Chief they can make the pull off a part of the conditions.
6. The plans will be revised to accommodate a pavement width of 24 feet. This is 4 feet wider than the current Planning Board regulations for a subdivision road.
7. See response to 6 above. The circle is adequate for the Carlisle ladder truck as commented and as shown in the MDM traffic study.
8. The island will be eliminated in the next revision.
9. The required vertical clearance will be provided. This condition would be acceptable.
10. The private driveway will be maintained by the Homeowner's Association. An appropriate condition to ensure this would be acceptable.
11. The turning radius is adequate as will be shown by MDM in the template turning graphic to be provided in response to the forthcoming revised plan.
12. Conditions addressing numbering of the dwellings and approval of the street name would be acceptable.
13. After further review, the applicant offers to provide a water filled 30,000 gallon cistern. A separate water supply (well) with associated separate electric service is not intended to be provided. A cistern providing adequate water supply is presently not a requirement within the local zoning or planning regulations and is simply being offered by the

Letter to Lisa Davis Lewis, Chair
Carlisle Board of Appeals
November 14, 2014
Page 3 of 3

applicant to benefit the project and the neighborhood. A waiver of a local regulation from the Board of Appeals is not requested for the cistern. This is a voluntary offer, the cost of which is included in the submitted Proforma. An adequate public water supply for this class of structures and use is no more than 30,000 gallons. In fact, the computation attached (Attachment A) indicates that a 20,000 gallon water supply would be accepted, which includes a 1.5 X safety factor (NFPA 1403). The cited reference in the Fire Chief's letter (NFPA 1141, 8.1.2) simply states that a water supply should conform to NFPA 1142 (See Attachment A). Any variation by the Board of Appeals by Condition to the proposal stated above is not acceptable to the applicant as the offer to supply a fire cistern is a voluntary offer without a waiver request.

Sincerely,
LIFETIME GREEN HOMES, LLC

A handwritten signature in cursive script, appearing to read "Jeffrey A. Brem".

Jeffrey A. Brem, Manager

Enclosures

Cc: Douglas Deschenes, Esq.