

From: Sean Coffey <scoffey@littletonfire.org>

Sent: Tuesday, April 23, 2024 8:51 AM

To: Maren Toohill <MTtoohill@littletonma.org>

Subject: Re: 95 Taylor Street "Strawberry Farms" Definitive Subdivision - new plans

Good Morning,

I spoke with Mark Gallagher Junior regarding this project, prior to his most recent planning board review. The main topic of discussion was the idea of a “shared driveway” and water supply. The idea of a “shared driveway” is no longer acceptable in Massachusetts and they must comply with the Fire Code, Chapter 18.2.3, Fire Apparatus Access Roads. Originally, Mark was purposing a fire access road of less than 20 feet in width, this provision is acceptable if approved by the AHJ; Mark and I agreed that the Fire Department would be acceptable to a roadway of less than 20 feet in width if a fire hydrant was installed as part of the project. At current, the project includes the required fire apparatus turn around, as cited in 18.2.3.5.4, and currently passes swept turn analysis of Engine 2 and Tower 1.

The most recent submitted plans, presented to the planning board, show an increase of the fire access road to the code required 20 feet of width and the removal of the fire hydrant. Although this revision in the purposed plans meets the requirements of the fire code, 18.2.3.5.1.1, my review of the revised plans still fails to meet compliance with the fire code. On the property, two of the three structures fail to meet, 18.2.3.2.1, which states that a fire access road shall extend to within 50 feet of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

Given this fact, I would still not sign off on this project, unless they were to address this issue; this issue could be resolved by them extending the fire access road to comply with 18.2.3.2.1 or by the installation of additional fire protection features, such as the previously discussed fire hydrant, installation of a cistern, or installation of automatic sprinkler systems in the two non-complying properties. These are initial, preliminary findings based on currently submitted plans and are not meant to be binding in any way, we would still reserve the right to review any future revisions.

Thanks,

Shawn Carlin
Fire Prevention Officer
Littleton Fire Department
(978) 540 2373

Good morning Maren,

Please see fire preventions concerns above regarding 95 Taylor Street.

Thank you.

Best Regards,

Sean Coffey
Deputy Chief
Littleton Fire Department
Office - 978 540-2361
SCoffey@littletonfire.org

Sent: Monday, April 22, 2024 2:27 PM

To: Matthew Pinard <MPinard@LittletonPD.com>; Sean Coffey <scoffey@littletonfire.org>; Nick Lawler <nlawler@lelwd.com>; Stephen Jahnle <sjahnle@littletonma.org>; Tim Pearson <tpearson@littletonma.org>; Francis Dagle <fdagle@littletonma.org>; Jim Garreffi <jgarreffi@nashoba.org> <jgarreffi@nashoba.org>

Cc: Steven Whitten <swhitten@littletonma.org>; Cooper Mathews <cmathews@littletonma.org>

Subject: 95 Taylor Street "Strawberry Farms" Definitive Subdivision - new plans

Hi All –

The applicant for the 3-lot subdivision “Strawberry Farms” at 95 Taylor Street has submitted updated information; uploaded to the “project page” – look for the “New Application Materials: April 17, 2024: <https://littletonma.org/1023/95-Taylor-St>

Changes include moving all drainage appurtenances outside of the wetland resource and buffer areas, responses to initial peer review comments, a lot line change (increase size of Lot 3 to accommodate a larger house/septic system). The new roadway is proposed at 20-feet wide with a T-type turnaround, super-elevated, no curbs – to remain a private roadway; individual water services are proposed rather than a new water main; no new sidewalk.

Please provide your Department comments to me at your earliest convenience – by Thursday 4/25 if possible, or by the continued Public Hearing on May 2, 2024 to allow the Planning Board to consider your comments.

Any questions, please ask.

Thank you,

Maren

Maren A. Toohill, AICP
Town Planner
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