



Reference: Newton Street - 21 - Comprehensive Permit Chapter 40B - Zoning Board of Appeals - former Leland Home

January 24, 2022

Waltham Fire Department  
Fire Prevention Bureau  
175 Lexington Street  
Waltham, MA 02452

RE: 21 Newton Street, 40B Comprehensive Permit Application  
Response to Fire Department

Dear Deputy Chief Richard Grant,

Thank you for your comments submitted to Dylan Stevens, Stantec Associate Landscape Engineer, dated January 19, 2022 regarding our Comprehensive Permit application for the proposed Leland House development - 68 all-affordable, 100% handicapped adaptable, senior supportive apartments at 21 Newton Street. This letter serves as a response to the comments and concerns raised by the Board:

1. Front of building on Newton Street side- enlarge curb cuts from 20' to 24' to allow fire apparatus and/or ambulance to pull into driveway and avoid blocking traffic on Newton Street.

*Agreed. The two (2) curb cuts on Newton Street shall be enlarged to 24' on the Revised Plans to be filed with the Zoning Board of Appeals (ZBA) at a later date and as shown on the attached **Exhibit A – Fire Access Plan**.*

2. Front driveway- enlarge width of front driveway from 19' to 24' to allow fire apparatus and/or ambulance to bypass each other and/or civilian parked vehicles.

*Agreed. The width of the front driveway off of Newton Street shall be enlarged to 24' on the Revised Plans to be filed with the ZBA at a later date (see also **Exhibit A – Fire Access Plan**).*

3. Rear entrance off Heard Street- enlarge curb cut from 24' to 30' to allow fire apparatus to enter the rear lot.

*Agreed. The width of the Heard Street curb cut shall be enlarged to 30' on the Revised Plans to be filed with the ZBA at a later date (see also **Exhibit A – Fire Access Plan**). Further, the Petitioner shall modify its list of waivers to include a waiver from § 5.41 of the Zoning Ordinance with regard to a driveway opening exceeding 25'.*

4. Heard Street water supply- Add a fire hydrant near the rear entrance on Heard Street. The closest hydrant is on opposite side of Main Street or at Central Street/Cross Street.

*Agreed. The Revised Plans to be filed with the ZBA at a later date shall include a fire hydrant on Heard St. near the entrance to the rear parking lot.*

5. Rear driveway- enlarge width of parking area from 20' to 24' wide to allow apparatus to bypass each other if necessary.

*Agreed., The Heard Street driveway shall be enlarged to 24' on the Revised Plans to be filed with the ZBA at a later date (see also **Exhibit A – Fire Access Plan**).*

6. Rear driveway- provide turnaround for fire apparatus in rear lot or continue fire access road around to connect with Newton Street on left side of building (B side).

*Agreed. The rear parking lot has been redesigned to allow fire apparatus to reach the southerly wing of the building and then turn around in the rear lot by backing into the loading area, as can be seen on **Exhibit A**. Stantec is in continued discussions with the fire department to review the updated fire access plan and swept path analysis in person. However, it should be noted that creating a connection from the rear lot to Newton Street on the south side of the building would require a significant redesign of the building and site, loss of a number of housing units and parking spaces. The Leland House building was located in the best location on the site from an engineering and architectural perspective and based on an extensive community process with the Ward Councilor, neighbors and abutters that resulted in a significant reduction in size from the initial proposal before the Community Preservation Committee and the City Council. Redesign of the building included reduction of the building size from 79 units to 68 units, lowered height from 4 stories to 3 stories, and an increase in the parking ratio from 40 spaces (0.5 ration) to 51 spaces (0.75). Further redesign of the building at this stage resulting in a loss of units could jeopardize the Petitioner's funding application with the Department of Housing and Community Development as part of its annual funding competition for affordable housing developments.*

7. Submit swept path analysis showing apparatus can safely enter the site and exit the site.

*Agreed. Stantec has completed a swept path analysis and will be making an appointment with the Fire Department to review in person.*

Please contact either me or Zoe Weinrobe (617-912-8406, [zweinrobe@2lifecommunities.org](mailto:zweinrobe@2lifecommunities.org)) with any questions or if you need any additional information that will assist in your review of this important project.

Sincerely,





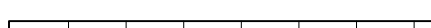

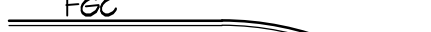







A handwritten signature in black ink, appearing to read 'Dylan Stevens', with a long horizontal flourish extending to the right.

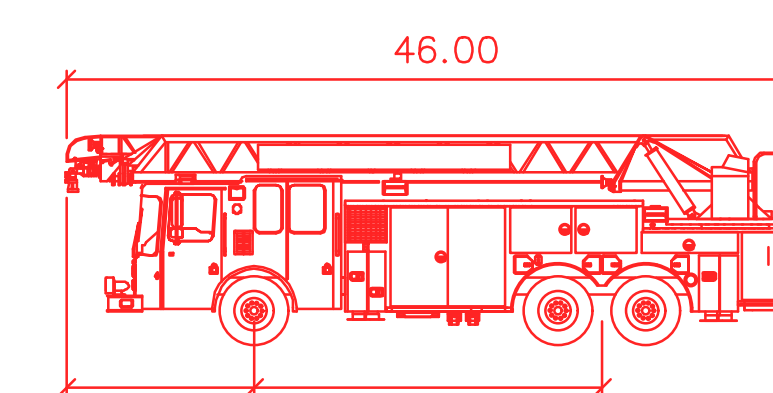
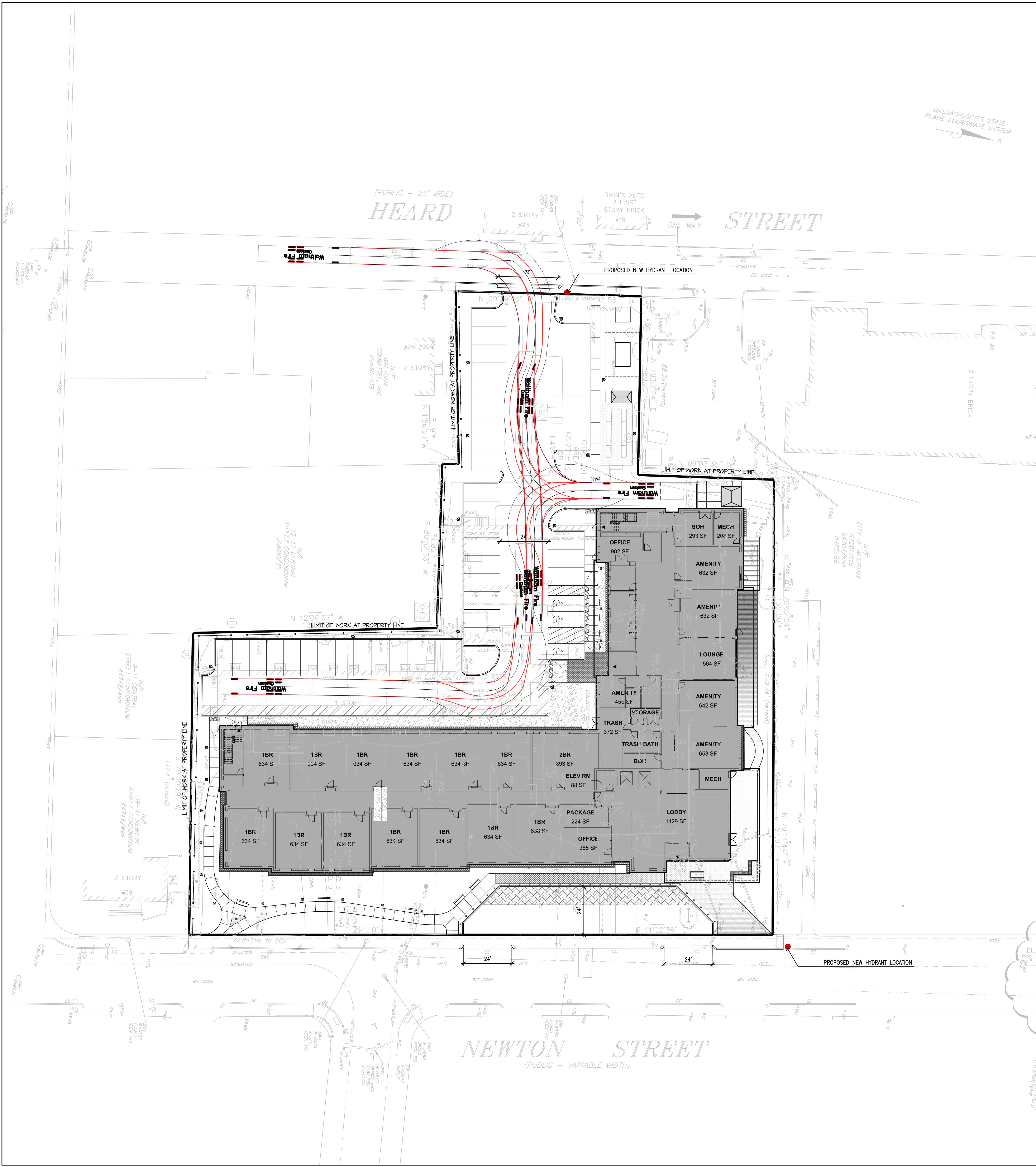
**Dylan Stevens**

Associate | Landscape Architect  
Stantec  
226 Causeway Street 6<sup>th</sup> Floor  
Boston MA 02114  
617 654-6063  
[dylan.stevens@stantec.com](mailto:dylan.stevens@stantec.com)

Cc: Waltham Zoning Board of Appeals

**LEGEND**

-  PROPERTY LINE
-  UNIT PAVER
-  UNIT PAVER - VEHICULAR
-  COMPOSITE DECKING
-  CEMENT CONCRETE PAVEMENT
-  VGC VERTICAL GRANITE CURB
-  FGC FLUSH GRANITE CURB
-  FCC PRECAST CONCRETE CURB
-  ICC INTEGRAL CONCRETE CURB
-  LED POLE LIGHT
-  LED BOLLARD LIGHT
-  CEDAR BOARD FENCE (4' OR 6' HT, REFER TO PLAN)
-  LANDSCAPED AREA
-  BENCH



**Waltham Fire**

- Width : 8.07
- Track : 8.07
- Lock to Lock Time : 4.0
- Steering Angle : 39.9




Issued By Appd: MM.DD.YY

File Name: 210801918\_FIRE\_EXHIBIT.dwg Dwn: Chkd: Dgn: MM.DD.YY

Permit-Seal

Client/Project  
2LIFE

NEWTON STREET  
WALTHAM, MA

Title

DRAFT FIRE EXHIBIT  
1/24/2022

Project No. 210801918 Scale AS SHOWN  
Sheet Drawing No.