



WALTHAM FIRE DEPARTMENT

FIRE PREVENTION BUREAU

175 Lexington Street, Waltham, MA 02452 -4638

Phone 781-314-3710

Fax 781-647-0892



2/14/2022

Fire Department comments- revised 2/14/2022

Leland House proposal
21 Newton Street
Waltham, MA 02453

To whom it may concern,

After reviewing the initial proposal put forth to the Fire Department, the FD had several concerns regarding site access and water supply (see FD comments dated 1/19/2022). I have been working with Dylan Stevens of Stantec to resolve these issues. Most of the issues have been resolved by widening curb cuts and adding fire hydrants to the front and rear of the property. Another issue was that access to the rear parking lot for the project was land locked from Heard Street. The travel distance from the front of the building to the rear parking lot on Heard Street is .5 miles from the River Street side, and .4 miles from the Main Street side. This involves navigating several one-way streets. This issue has been resolved by adding a 20' wide access road on the left side of the building on Newton Street. It is proposed to be a one-way access road from Newton Street to the rear parking lot, exiting out to Heard Street to the traffic lights at Main Street. This may provide adequate emergency access as well as improve traffic flow around the site during normal daily operations.

One additional life safety feature would be to add a second Fire Department connection near the rear of the building. There is currently one proposed near the front right side of the building nearest the mechanical/sprinkler room. The secondary FDC would allow the fire department to supplement the sprinkler system water supply from the front or back depending on where the fire is, and where other fire apparatus set up their firefighting operation. Also, as part of the NFPA 241 Fire Safety plan, due to the size, type of construction material (Type 5A wood frame), and proximity of neighborhood houses, this project will be required to provide a double interlock pre-action sprinkler system during construction. The sprinkler system will be installed as the FIRST MEP/FP Trade on each floor. The sprinkler system will be connected to a combination standpipe sprinkler riser in the stairwells, including the installation of the floor control valve assembly (Control Valves, Check Valves, Inspector's Test and Drain & Flow Switch). An adequate air supply will be provided to supervise the sprinkler system piping (by floor). The air compressor will be located in the Sprinkler room, and the sprinkler room will be labeled with temporary signage. A "LOW AIR" supervisory alarm will be provided to supervise the integrity of the system. The sprinkler system control valve (tamper switches) and low air alarms will be monitored by a temporary fire alarm system. This system will report to the owner designated, UL Listed, monitoring company. The monitoring company will contact the Waltham Fire Department in the event of an alarm. There will be (1) double



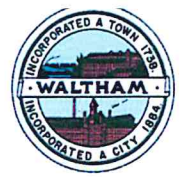
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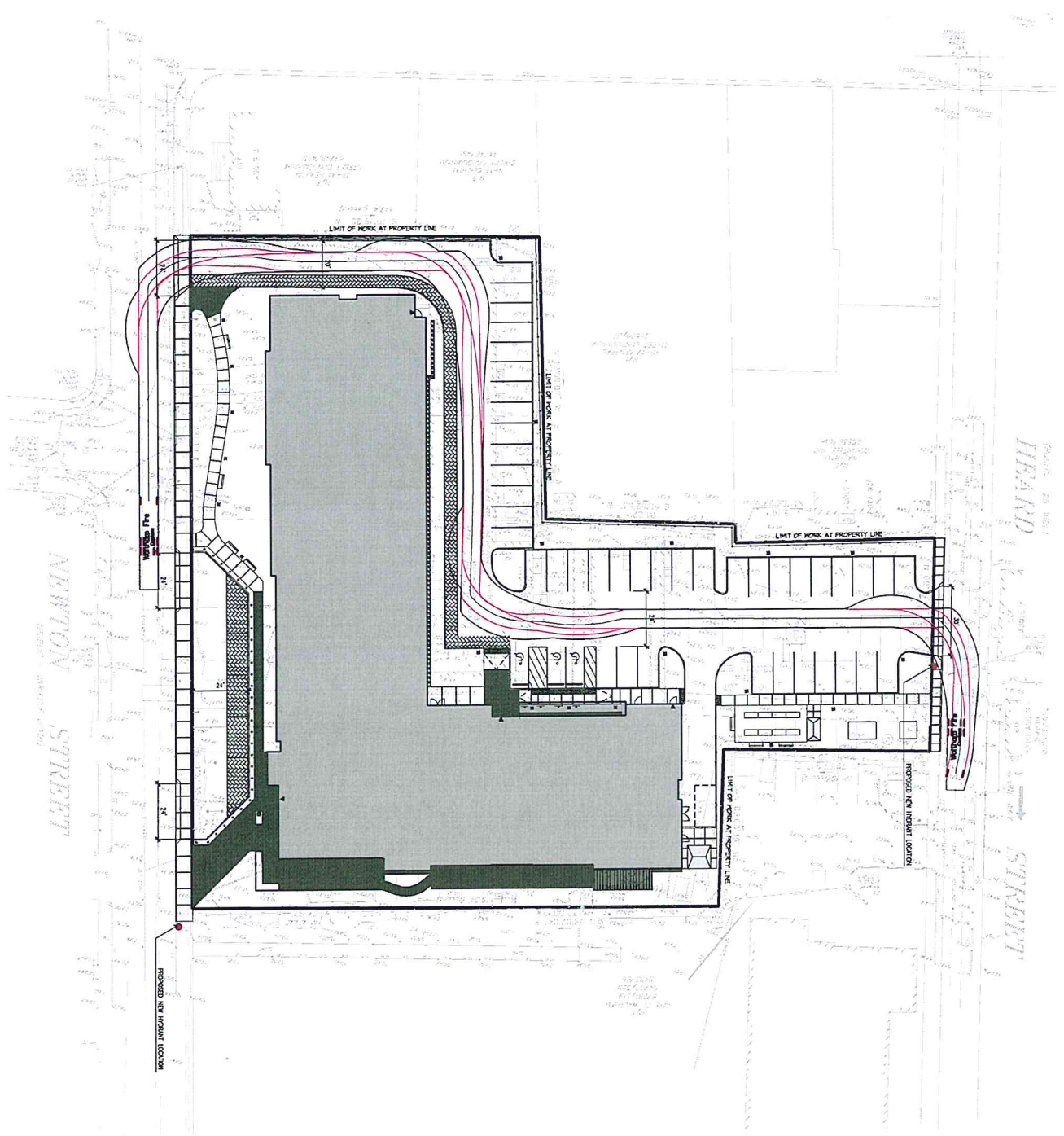
interlocked pre-action valve located in the water/sprinkler room that is directly accessible. The water/sprinkler room will be labeled with temporary signage and will be

accompanied with a plan set and Knox Box/Lock for access. Heat Detectors will be installed by the fire alarm contractor as a secondary source to release the pre-action valve. Once heat from a fire activates a sprinkler head, the alarm condition will be annunciated on the temporary fire alarm control panel and the signal will be sent to central station. Water will not be introduced into the system until the secondary releasing mechanism trips (via heat detection signal). This will release the pre-action valve and activate the sprinkler system. In this event, Central Station will immediately notify the City of Waltham Fire Department. The Waltham Fire Department shall supplement the water supply by pumping the Fire Department connections at locations approved by Waltham FD. The system outlined above will remain in service until it is deemed safe to remove and the system will be converted to a wet system as designed. If temporary or permanent fire protection systems are impaired, for any reason, during construction, the contractor shall notify the Waltham Fire Department and an effort will be made to have the systems back in operation as soon as possible. Be advised, the piping installed for the construction sprinkler system may be designed to stay in place, it is only the type of valve that changes once converted to a fully wet sprinkler system. This has been a condition on all large wood frame projects in the city since the historic Cooper Street fire in 2017.

I am pleased by the progress made so far and I look forward to working on this project to bring more safe and affordable housing to the City of Waltham.

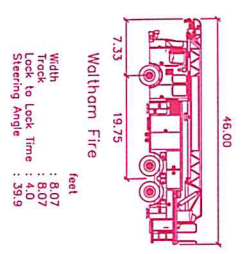
A handwritten signature in blue ink that reads "Deputy Richard Grant".

Deputy Chief Richard Grant
Waltham Fire Prevention Bureau



LEGEND

- PROPERTY LINE
- UNIT PAVEMENT
- UNIT PAVEMENT - VEHICULAR
- COMPOSITE DECKING
- CERAMIC CONCRETE PAVEMENT
- VERTICAL GRANITE CURB
- FLUSH GRANITE CURB
- PRECAST CONCRETE CURB
- METEAL CONCRETE CURB
- LED POLE LIGHT
- LED BOLLARD LIGHT
- GEAR BOX AND TRUCK (1' OR 6" MIN. REFER TO PLAN)
- LANDSCAPED AREA
- BENCH



PCA

PROJECT: L-701
 201 Cambridge Street
 Cambridge, MA 02142
 617.552.1111

LELAND HOUSE COMP. PERMIT (M.G.L.c 40B)

21 NEWTON STREET, WALTHAM, MA 0 PCA PROJECT #: 21008.00

DATE: 07/14/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 201 Cambridge Street
 Cambridge, MA 02142
 617.552.1111

REVISIONS

NO.	DESCRIPTION

OWNER: FIRE DEPARTMENT

SCALE: 1" = 10'

PROJECT: L-701

DATE: 07/14/14



WALTHAM FIRE DEPARTMENT

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1/19/2022

Fire Department comments

Leland House Proposal

21 Newton St.

Waltham, MA 02453

To Whom It May Concern,

After reviewing the proposed project at 21 Newton Street, FD comments are below.

- 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.
- 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.
- Rear entrance off Heard Street- enlarge curb cut from 24' to 30' to allow fire apparatus to enter the rear lot.
- 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.
- Rear driveway- enlarge width of parking area from 20' to 24' wide to allow apparatus to bypass each other if necessary.
- 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).
- Submit swept path analysis showing apparatus can safely enter the site and exit the site.

Deputy Chief Richard Grant
Waltham Fire Prevention Bureau



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) 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 6th Floor
Boston MA 02114
617 654-6063
dylan.stevens@stantec.com

Cc: Waltham Zoning Board of Appeals