

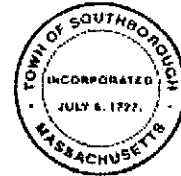


TOWN OF SOUTHBOROUGH
FIRE DEPARTMENT

21 MAIN STREET
SOUTHBOROUGH, MA 01772

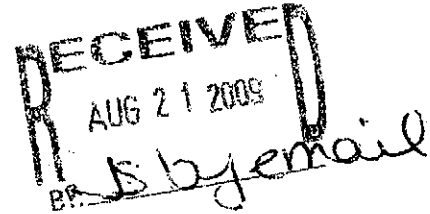
(508) 485-3220 (508) 485-6687 (FAX)

John D. Moore, Jr. Fire Chief, Emergency Management Director
jmoore@southboroughfire.com



August 21, 2009

Mr. Sam R. Stivers, Chair
Zoning Board of Appeals
Town of Southborough
17 Common Street
Southborough, MA 01772



Dear Mr. Stivers,

I am writing to your Board in regards to "Woodland Meadows Amendment To Comprehensive Plan". Please accept the following public safety concerns into your official record:

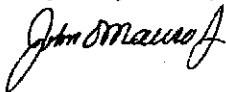
1. I received and reviewed a set of plans consisting of:
 - a. A color site plan from Mark Santora, P.E., Inc. dated Aug. 3, 2009,
 - b. A Property Map, Town of Southborough (Map 38 of 96)
 - c. Four pages from Mark Santora, P.E., Inc. dated 7/31/09,
 - d. A single page Landscape Plan from Cosmos Associates dated 7/24/09,
 - e. A single page lighting plan (Drawing CA) from Mark Santora, P.E., Inc., undated, and
 - f. Two pages of renderings, sheets A1 and A3.

The plans lack coordination as Sheet 2 of 4 of Mark Santora, P.E., Inc. plans show a driveway configuration which differs from the others.

2. The plans submitted do not show driveway width. The plans I reviewed were a small version, and therefore, I could not use a scale to determine width of driveways, etc.
3. Fire hydrant locations were not indicated on the plans.
4. In section c. of a letter from M.A. Kablack & Associates, P.C. to the Z.B.A. dated August 14, 2009, the applicant indicates: "Each townhouse will contain a one car garage and one external parking space." On a single sheet of paper submitted titled "BUILDING TABULATION" (undated), a bullet point states: "Each unit will have two (2) parking spaces, there will be additional guest spaces." These two items are in conflict. I only see seven additional guest spaces indicated on the proposed plans (next to unit #4). My experience with similar projects is that the garage is often used as storage. If two spaces are not provided outside for each unit, then vehicles are often parked in the street when the extra spaces are filled. Additionally, parking becomes a problem during holidays, birthdays and other similar occasions when many people visit one unit. Contained within an untitled five page document are what I believe to be a series of waivers requests seeking relief from the Southborough Zoning Regulations. On the unnumbered second page, fifth item states: "To allow townhouse style building and required

- parking of two(2) spaces per unit ar (sic) allow approval as a Comprehensive permit under M.G.L.Ch.40B Sect. 21." For public safety accessibility reasons I am opposed to granting waivers that will not allow sufficient parking as to not hinder the ingress and egress of emergency vehicles.
5. Contained within an untitled five page document are what I believe to be are a series of waivers requests seeking relief from the Southborough Zoning Regulations. On the unnumbered second page, second item states: "To allow construction of buildings that are three stories high, approximately 38' in height. Limited buildable area on the site requires building upwards. To eliminate the need a separate permit from the Planning Board, allowing ZBA to issue a Comprehensive permit, in conformance with the requirements of M.G.L. 40B sect. 21." The Town of Southborough currently lacks an aerial ladder truck. The current reach, without the use of an aerial ladder from another community, is approximately 24' using ground ladders.
 6. Section 174-9.1 of the Code of the Town of Southborough as amended indicates in section A., subsection (2): "The design of common driveways shall assure adequate access for emergency and public safety vehicles to include *turnaround* provision in all seasons..." (*emphasis added*). The proposed common driveway appears to be approximately 300' in length. The applicant met with the Fire Department Fire Prevention Officer recently, and came up with a potential solution to the absence of a standard cul-de-sac turn around. The proposed solution is indicated in sheet 2 of 4 of the Mark Santora, P.E., Inc., plans. Absent adequate parking for residents and guests, I see the proposed fire lane "turn around" next to unit #6 being used as extra parking. Although not perfect, I can accept the proposed fire lane next to Unit #6 as long as:
 - a. It is a designated fire lane in accordance with the provisions of 527 CMR 10.03 (including 18' width),
 - b. It is posted and no parking is strictly enforced by the owners' association,
 - c. And it be kept free and clear of snow and ice at all times, and not be used for snow storage.
 7. Should this proposal be accepted, the address of 11 Oak Hill Road with the unit numbers are indicated in the Mark Santora, P.E., Inc., plan, sheet 2 of 4 is acceptable. Should this proposal be accepted, and a name be assigned to the common driveway, it should not be in conflict with any other street names in Southborough, and the following street numbers be assigned to be consistent with the current Town numbering scheme: Unit 1 – house #3, Unit 2 – house # 1, Unit 3 – House #5, Unit 4 – House #7, Unit 5 – House #9, Unit 6 – House 11, Unit 7 – House #20, Unit 8 – House #18, Unit 9 – House #16, Unit 10 – House #14, Unit 11 – House #12, Unit 12 – House #10, Unit 13 – House #8, Unit 14 – House #6, Unit 15 – House #2, and Unit 4 – House #16,
 8. Attached are the standard Fire Department site plan review items which address additional concerns.

Very Truly Yours,



John D. Mauro, Jr.,
Fire Chief/Emergency Management Director

Mr. Sam R. Stivers, Chair
August 21, 2009
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cc: Mr. Charles E. Gaffney, Chair, Planning Board

enclosure

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