

Town of Needham
Fire Department Headquarters

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Needham, Massachusetts 02492

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2013 MAY 14 P 4: 36

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TO: Lee Newman, Town Planner
Needham Zoning Board of Appeals

FROM: Paul F. Buckley 
Chief of Department

DATE: May 13, 2013

RE: **Needham Mews 692 & 744 Greendale Avenue**

The Fire Department has reviewed the proposed plans for the complex to be located at 692 and 744 Greendale Ave. and offer the following regarding some of the concerns we have with the proposed plans:

1. The roadway/driveway around the sides and rear of the complex is only 14' wide. We would require a minimum of 18' clear space between curbs or any other obstructions. This requirement should also consider snow conditions (snow banks and piles). *NOTE* 18' would be an absolute minimum, and we reserve the right to require additional width if the topography and proximity to buildings and other obstructions of the roadway/driveway become an access issue.
2. The current layout of the roadway/driveway at the rear of Building D would not allow for the placement of an aerial or ladder truck. The width is too narrow, and too close to the building. This would be an issue even if the width was the required 18' due to the height of the building.
3. The turning radiuses to access the area between the buildings from the main entrances would not accommodate access for fire apparatus (left rear of Building A, and right rear of Building C).
4. The turning radius in the roadway/driveway (one way) at the front left corner of Building E would not accommodate our larger apparatus. Again, this would be an issue even if the width was the required 18'.
5. The turning radius entering the roadway/driveway between Buildings D and E at both ends, on all sides, is too sharp for fire apparatus.

6. We have a concern regarding pedestrian access at the rear of the complex. In an emergency situation or evacuation of buildings D and E there does not appear to be any area of refuge or a safe means of pedestrian egress.
7. The hydrant location at the left rear corner of Building D (across the roadway/driveway) would not work for apparatus placement. The same is true for the Fire Department Connection on Building D. On the current plan this area, as well as the roadway/driveway at the rear of Building E, does not have sufficient space to place fire apparatus for operational purposes, and at the same time allow a travel lane for additional emergency vehicles. *NOTE* the plans do not show a water service connection for fire suppression supply on Building E.
8. There does not appear to be any reserved "Fire Lanes" anywhere on the complex. The most appropriate location for practical purposes would be adjacent to the buildings on the roadway/driveway which runs between all of the buildings (center of plan). Currently, the plan shows parallel parking in this area. Additionally, this is where hydrants and Fire Department Connections should be located.

Based on the issues outlined above, we have some serious concerns regarding access for emergency vehicles, a lack of space for placement of fire apparatus to conduct firefighting and/or rescue operations and a proper sufficient water supply located for effective use.

These comments are the result of a plan review of the site and utility plans only. A more detailed review would need to be done when more complete construction drawings are available.

If you have any questions, or require additional information, please feel free to contact me directly.