



**TOWN OF LANCASTER, MASSACHUSETTS  
FIRE-EMS DEPARTMENT**



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May 30, 2019

Lancaster Board of Appeals  
701 Main Street  
Suite 4  
Lancaster, MA 01523

Re: Proposed Goodridge Brooke Estates

Chairwoman Rich:

At the request of the Zoning Board of Appeals, I have reviewed the plan for fire department access. My understanding is that this is for access only. I have also sent this plan to the Massachusetts State Fire Marshal's office for further review. Attached is their response.

The review I have conducted with input from surrounding fire chief's, was done in accordance with Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00.

It is my opinion that the site plan for fire department access meets or exceeds the Massachusetts fire code. In a meeting with Crescent Builders and members from the Fire Protection Division of the Fire Marshal's office on May 3, 2019, I requested and received new auto-turn plans for both projects and proper marking of the fire lanes with signage.

The single lane entrance to the multi-unit building was addressed and what was agreed upon was a boulevard style road instead of one single lane. There will be two lanes, separated by a five foot berm or island that will allow the fire department access in the event of an incident that causes the road to be blocked. One will be an entrance, the other an exit, and there will be a pass through every couple hundred feet to allow the emergency vehicle's to cross over to the other side if need be. This will also serve to allow for faster evacuation if needed.

I will refer to and agree with the letter from the Marshal's Office on the following:

1. The fire department access roads accessing the rear via the west, and east ends must have an unobstructed width of 20'; thus the provided sidewalk cannot be curbed. {527 CMR 1.00: 18.2.3.4.1.1}
2. The final hydrant locations are not shown on the site development plan. At the May 3<sup>rd</sup> meeting we did relocate the hydrants and were waiting for final building design for standpipe location for the last hydrant location. {527 CMR 1.00: 18.1.3.2}
3. All of the fire department access roads must be kept unobstructed at all times (includes parking, snow plowing/removal, deliveries.)
4. I am requesting that the Zoning Board of Appeals that smoke detectors connected to the fire alarm system be installed in all common hallways and public areas.
5. The fire department access road specifications shall comply with 527 CMR 1.00 18.2.3.4.

If the project is approved, Crescent Builders will have to submit a fire protection narrative with complete fire department access plans, as well as sprinkler, standpipe and fire alarm plans to include smoke as well as carbon monoxide locations (if there will be fossil fuel fired equipment).

All of the above mentioned is required in accordance with: 780 CMR Massachusetts State Building Code 9<sup>th</sup> Edition and must fully comply with 527 CMR 1.00.

The Lancaster Zoning Board of Appeals may ask for more than what the Lancaster Fire Department has asked or required under this review.

Respectfully submitted,



Michael J. Hanson

**Fire Chief/EMD**

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