

**From:** [Rob Oliva](#)  
**To:** [Kristen Guichard](#)  
**Subject:** FW: 40B Comprehensive Permit Application - 248 High Street Adeline Way  
**Date:** Wednesday, July 13, 2016 11:20:36 AM

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Hi Kristen,

I should have included you on my email to Chief Hart. Please see below, the Chief has reviewed my responses to his comments and is satisfied. We will include the information on the final plans.

Regards,

Rob

Robert E. Oliva | *David E. Ross Associates, Inc.* | *Civil Engineers/Land Surveyors/Environmental Consultants*

111 Fitchburg Road | P.O. Box 368 | Ayer, MA 01432 | t: (978) 772-6232 |  
[www.davideross.com](http://www.davideross.com) | [roliva@davideross.com](mailto:roliva@davideross.com)

**From:** Robert Hart [mailto:[rhart@acton-ma.gov](mailto:rhart@acton-ma.gov)]  
**Sent:** Wednesday, July 13, 2016 10:52 AM  
**To:** 'roliva@davideross.com' <[roliva@davideross.com](mailto:roliva@davideross.com)>  
**Subject:** RE: 40B Comprehensive Permit Application - 248 High Street Adeline Way

Robert,

I have reviewed your changes and find them acceptable. Please incorporate these changes into the final plan set.

Thank you!

Respectfully,

Robert Hart

Acting Fire Chief

**From:** Rob Oliva [<mailto:roliva@davideross.com>]

**Sent:** Wednesday, July 13, 2016 10:45 AM

**To:** Robert Hart

**Subject:** RE: 40B Comprehensive Permit Application - 248 High Street Adeline Way

Good Morning Chief Hart,

Based on our conversation yesterday I have the following responses (in red) to your comments:

18.2.3.4.3.1 The minimum inside turning radius shall be 25 feet.

We have used the Acton ladder truck turning template to designate a turning area.

18.2.3.4.4 Dead Ends in excess of 150 feet shall be provided with a turnaround. A driveway can be utilized for the turnaround in this case.

I have attached a sketch that shows the Acton ladder truck turning template superimposed on our plan. In order to provide for adequate turning area, I have flared out the radius at the driveway to Lot 5 - house #12 (formerly house #10 on original plan). The area required to make a turn is highlighted. As revised, the driveway provides adequate paved area to turn and leave the site.

18.2.3.4.1.1 The access is less than 20 feet wide for houses #6 & 10.

18.2.3.2.1.1 Where a one or two family dwelling is protected with an approved automatic sprinkler system installed in accordance with NFPA 13D or NFPA 13R the distance in 18.2.3.2.1 shall be permitted to be increased to 150 feet.

The revised plans include new house numbers for #6 and #10, they will now be #8 and #12, respectively. Based on our conversation, the Applicant will install sprinkler systems at these two houses in lieu of widening the driveway pavement to 20'. The proposed access length to these house is 106' and 99', respectively, less than the maximum 150' allowed with sprinkler systems.

I hope that my responses and turnaround area sketch adequately address your comments. Please let me know if you have any questions or concerns.

Respectfully,

Robert E. Oliva | *David E. Ross Associates, Inc.* | *Civil Engineers/Land Surveyors/Environmental Consultants*

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**From:** Kristen Guichard [<mailto:kguichard@acton-ma.gov>]

**Sent:** Tuesday, July 12, 2016 9:09 AM

**To:** Louis Levine <[llevine@dlpnlaw.com](mailto:llevine@dlpnlaw.com)>

**Cc:** Roland Bartl <[rbartl@acton-ma.gov](mailto:rbartl@acton-ma.gov)>; Robert Hummel <[rhummel@acton-ma.gov](mailto:rhummel@acton-ma.gov)>; Victoria Kulwicki <[vkulwicki@acton-ma.gov](mailto:vkulwicki@acton-ma.gov)>; Robert Hart <[rhart@acton-ma.gov](mailto:rhart@acton-ma.gov)>

**Subject:** RE: 40B Comprehensive Permit Application - 248 High Street Adeline Way

Please see below, my additional comments added in red for further explanation.

Thank you,

Kristen

Kristen Guichard, AICP

Assistant Town Planner

Town of Acton

472 Main Street

Acton, MA 01720

P: 978-929-6631

**From:** Robert Hart  
**Sent:** Tuesday, July 12, 2016 8:18 AM  
**To:** Kristen Guichard  
**Cc:** Roland Bartl; Robert Hummel; Victoria Kulwicki  
**Subject:** RE: 40B Comprehensive Permit Application - 248 High Street Adeline Way

Kristen,

The plans that were submitted to my office did not meet the requirements of 527 CMR 1.0 Chapter 18. Including but not limited to sections 18.1.1.3 No supporting evidence that the plans include analysis and evaluation of fire apparatus maneuvers throughout the access by swept path analysis and turn simulation software.

18.2.3.4.3.1 The minimum inside turning radius shall be 25 feet.

18.2.3.4.4 Dead Ends in excess of 150 feet shall be provided with a turnaround. A driveway can be utilized for the turnaround in this case. – okay to use driveway but should show swept path analysis

Options to address the above:

18.2.3.4.1.1 The access is less than 20 feet wide for houses #6 & 10.

18.2.3.2.1 Access road shall extend to within 50 of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

18.2.3.2.1.1 Where a one or two family dwelling is protected with an approved automatic sprinkler system installed in accordance with NFPA 13D or NFPA 13R the distance in 18.2.3.2.1 shall be permitted to be increased to 150 feet.

The single hydrant, and its current location depicted on the plan, is sufficient for this development.

Respectfully,

Robert Hart  
Acting Fire Chief

Town of Acton

**From:** Kristen Guichard

**Sent:** Monday, July 11, 2016 3:04 PM

**To:** Robert Hart

**Cc:** Roland Bartl; Robert Hummel; Victoria Kulwicki

**Subject:** FW: 40B Comprehensive Permit Application - 248 High Street Adeline Way

Hi Robert,

Would you mind sending us comments on this application? I believe there was discussion about no turnaround necessary if a second hydrant was provided. We just want to make sure we have something in writing confirming the Fire Dept. is okay with this design.

Thank you so much.

-Kristen

Kristen Guichard, AICP

Assistant Town Planner

Town of Acton

472 Main Street

Acton, MA 01720

P: 978-929-6631

**From:** Kristen Guichard

**Sent:** Friday, June 17, 2016 3:33 PM

**To:** Board of Appeals; Engineering Department; Health Department; Natural

Resources Department; Historical Commission; Fire Department; Police Department;  
Chris Allen; Design Review Board; Board of Selectmen; Acton Community Housing  
Corporation; Board of Health; Conservation Commission; Sidewalk Committee  
**Cc:** Planning Department  
**Subject:** 40B Comprehensive Permit Application - 248 High Street Adeline Way

Good afternoon,

We are in receipt of a Comprehensive Permit (40B) application for 248 High Street –  
Adeline Way.

Please click here to view the application and plans - <http://doc.acton-ma.gov/dsweb/View/Collection-7877>

The Board of Appeals public hearing is scheduled for July 19, 2016 at 7:30PM.

*Please note: The Munis Permit Application number will be sent out next week for those who submit comments electronically on this system.*

For those that do not have access into munis, please submit your comments by email to the Planning Dept. – [planning@acton-ma.gov](mailto:planning@acton-ma.gov) and [kbricker@acton-ma.gov](mailto:kbricker@acton-ma.gov) no later than Tuesday, July 12, 2016.

Thank you,

Kristen

Kristen Guichard, AICP

Assistant Town Planner

Town of Acton

472 Main Street

Acton, MA 01720

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