



NANTUCKET FIRE DEPARTMENT
131 Pleasant Street
Nantucket, Massachusetts 02554

Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA, 02554

May 13, 2019

Re: Surfside Crossing 40B development

The Nantucket Fire Department has reviewed the submitted revised plans. The Nantucket Fire Department submits the following as requirements for this project.

The project must meet all requirements of the Fire Code (i.e. CMR 527) with the following the items needing to be addressed or more information supplied.

1. Access roads must be 20 feet in width not including parking (527 CMR18.2.3.4.1.1),
 - a. No on street parking allowed that would narrow the roadway below 20 feet on two way sections
 - b. No on street parking on one-way sections where width will be reduced below 13 feet.
 - c. Several roadways on the plan show widths less than 20 feet for one-way sections. This will be allowed with posted and enforced no parking in these sections
 - d. A section of roadway that is two-way is 22 feet and must be posted and enforced with no parking.
 - e. Modeling is not given in drawings to assure the fire departments apparatus can access development.
 - f. Two of the roads have no provisions for turning around. (527 CMR 18.2.3.4.4) "Dead-end access roads in excess of 150 feet in length shall be provided with approved provisions for fire apparatus to turn around."

2. Trees and vegetation must be maintained and not allowed to grow to block access for emergency vehicles. This would include vertical growth of tree. (527 CMR 18.2.3.4.1.2)
 - a. All roadways shall have a vertical clearance of not less than 13 feet 6 inches.
 - b. Vegetation must not reduce the road width below required in above section

3. The access to the apartment buildings is again a concern.
 - a. There is no secondary access for the apartment buildings; a single two-way drive limits access.
 - b. The Fire Department would have difficulty positioning multiple emergency vehicles in the event of an emergency.
 - c. The rear of all but one Condo are inaccessible to fire apparatus.
 - d. Parking lot spaces that are perpendicular to the travel lanes must be 22 feet in length to avoid overhanging vehicles into the roadway. In the plans submitted parking lengths are not shown.
 - e. No defined clear access for emergency services to Condos. Emergency personnel would have to work between parked cars to access majority of the Condo units.

4. Final Fire Department access plans will be submitted to the department for review and approval (527 CMR 18.1.3.1)

5. Hydrant lay out needs to be defined and installed before construction begins.

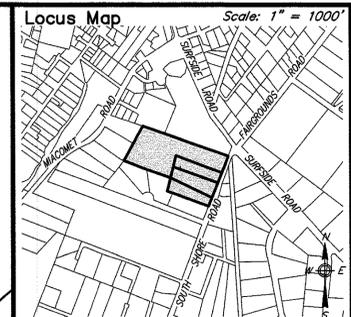
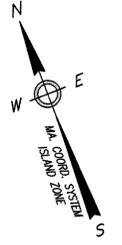
This development places an overwhelming responsibility on the Fire Department if an emergency was to arise. The potential fire load of one empty apartment building would require 5200 gallons of water a minute to extinguish and impossible mark to meet from the start. The potential impact on other facilities must also be determined. Many fire protection systems at critical facilities such as Hospital & schools are in place on the same water main. Any potential effects to these critical infrastructures must be determined by a hydraulic study of the system.

To meet these demanding needs and to address safety of the residents and firefighters, the conditions listed must be meet.

Respectfully,



Stephen A Murphy
Fire Chief



- Notes**
1. LOCUS: #3, #5, #7, & #9 SOUTH SHORE ROAD MAP 67 PARCELS 336, 336.7, 336.8, & 336.9
 2. OWNER: SURFSIDE CROSSING LLC c/o JAMIE FEELEY & JOSH POSNER 37 OLD SOUTH ROAD, UNIT #6 NANTUCKET, MA 02554
 3. DEED REF: Bk: 1612 Pg: 62
 4. PLAN REF: Bk: 25 Pg: 50 (LOTS 1-4)
 5. SEE LANDSCAPE PLAN PREPARED BY WEINMAYR JAY ASSOCIATES, INC., DATED APRIL 10, 2019, FOR FURTHER DETAILS.

PARKING SUMMARY
per §139-18

REQUIRED PARKING:

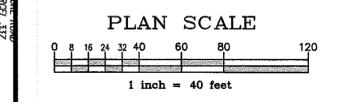
- 1 SPACE PER CONDOMINIUM BEDROOM: (BASED UPON GARAGE APARTMENT PARKING REQ.) 94 BEDROOMS PROPOSED = 94 SPACES REQUIRED
- 2 SPACES PER SINGLE FAMILY DWELLING: 44 DWELLINGS PROPOSED = 88 SPACES REQUIRED
- 4 SPACES PER DUPLEX DWELLING: 4 DWELLINGS PROPOSED = 16 SPACES REQUIRED

TOTAL REQUIRED PARKING: = 198 SPACES

PROVIDED PARKING:

- 69 SPACES (CONDO AREA)
- 49 SPACES (OVERFLOW/ON-STREET)
- 8 SPACES (COMMUNITY BUILDING)
- 8 SPACES (INDIVIDUAL SINGLE FAMILY LOTS)
- 16 SPACES (INDIVIDUAL DUPLEX LOTS)

TOTAL PROVIDED PARKING: = 230 SPACES

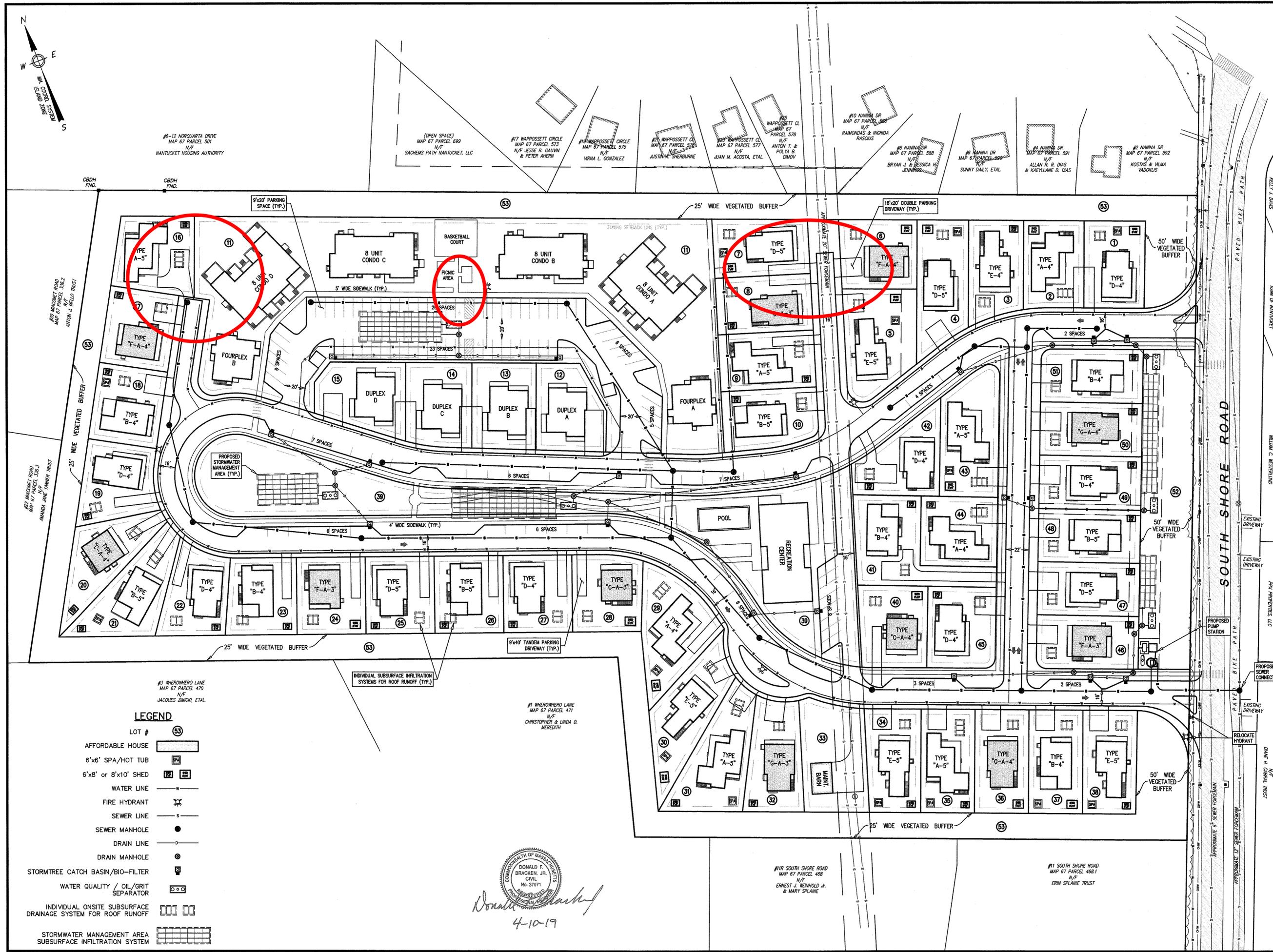


Prepared By:
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Sheet Title:
OVERALL SITE DEVELOPMENT PLAN
"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By

Date: APRIL 10, 2019 Drawn: RMM/ERC/BEI Checked: DFB/AMG Sheet: 2 of 2



LEGEND

- LOT # 53
- AFFORDABLE HOUSE
 - 6'x6' SPA/HOT TUB
 - 6'x8' or 8'x10' SHED
 - WATER LINE
 - FIRE HYDRANT
 - SEWER LINE
 - SEWER MANHOLE
 - DRAIN LINE
 - DRAIN MANHOLE
 - STORMTREE CATCH BASIN/BIO-FILTER
 - WATER QUALITY / OIL/GRIT SEPARATOR
 - INDIVIDUAL ONSITE SUBSURFACE DRAINAGE SYSTEM FOR ROOF RUNOFF
 - STORMWATER MANAGEMENT AREA SUBSURFACE INFILTRATION SYSTEM

Seal of Donald F. Bracken, Jr., Civil Engineer, No. 37071, State of Massachusetts.
Signature: Donald F. Bracken, Jr.
Date: 4-10-19

S:\Vordoc Drawings\Nantucket\South Shore RR\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev4).dwg