



OLD NORTH BRIDGE

TOWN OF CONCORD FIRE DEPARTMENT

209 WALDEN STREET
CONCORD, MASSACHUSETTS 01742
EMERGENCY DIAL 911
TEL: (978) 318-3488 · FAX: (978) 369-6697
www.concordma.gov/fire

THOMAS M. JUDGE
FIRE CHIEF
tjudge@concordma.gov
(978) 318-3450

WALTER LATTA Jr.
ASSISTANT FIRE CHIEF
wlatta@concordma.gov
(978)318-3451

To: Elizabeth Hughes, Town Planner

From: Walter Latta, Assistant Fire Chief

Date: March 20, 2024

Re: 292 & 294 Baker Ave – NOVO Riverside Commons Comprehensive Permit

The Fire Department has reviewed the plans for 292 & 294 Baker Avenue and met with the Applicant and their consultant team. The Department discussed with the Applicant the significant public safety concerns with potential fire hazards from electric vehicles, existing and proposed fire hydrants and adequate emergency vehicles access to both buildings.

Based on those conversations, the Applicant has modified the drawings to locate EV charging stations in the underground garage adjacent to the parking garage door. In addition, the Applicant recognized the potential hazards of electric vehicles in the underground garage and agreed to calculate an increase the fire sprinkler system accordingly, as well as maintain on-site in the underground garage an EV fire blanket. The Department notes that at no time shall EV charging stations be permitted two levels below grade and strongly recommends this be stated as a condition in any decision issued by the Board.

The Applicant is not proposing any energy storage system (ESS), but if in the future an ESS is considered, it is noted that it will not be permitted to be placed below grade or within either building.

The Department noted to the Applicant that there are no records of any maintenance or annual inspections of the existing fire hydrants on the subject property, which are private hydrants and not maintained by the Town. As part of the proposed project, the Applicant is proposing 2 new hydrants. The Department recommends that prior to the construction of any combustible material, the Applicant conduct have a licensed professional conduct an inspection and test of the existing hydrants and provide that report to the Department. If the report indicates any maintenance issues, the Applicant shall correct those issues and have the hydrants re-inspected and tested with a revised report submitted to the Department. Additionally, prior to occupancy of either building, the Applicant shall have any new hydrants inspected and tested by a licensed professional and found in good working order. This report shall be provided to the Department.

The Applicant has provided a plan depicting fire apparatus and delivery vehicle (to approximate an ambulance) swept paths, which the Department finds acceptable. Additionally, at the request of the Department, the Applicant has revised the plans to show a 10-foot-wide public access trail

with 3-foot-wide shoulders behind 292 Baker Ave. which is sufficient to support the Department's smaller equipment. This allows better access to the rear of the building and the adjacent pond.

Due to the scale of this project, the Department requests, at the Applicant's expense, a third-party consultant for plan reviews and inspections per the Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00.

To address other minor concerns, the Fire Department recommends the following additional conditions be incorporated into any decision:

1. **Prior to the issuance of a Building Permit**, the Applicant shall submit to the Fire Department for review a 241 Site Safety Plan, which includes 24/7 camera surveillance of the site during the entire project construction.
2. **Prior to the issuance of a foundation sign-off for each building**, the Applicant shall install in consultation with the Fire Department a temporary address number.
3. **Prior to the construction of any combustible material**, the Applicant shall have a licensed professional conduct an inspection and test of the existing hydrants and provide that report to the Fire Department. If the report indicates any maintenance issues, the Applicant shall correct those issues and have the hydrants re-inspected and tested with a revised report submitted to the Fire Department.
4. **Following the completion of the construction of the second-floor deck for each building**, the Applicant shall install and have inspected by the Fire Department a monitored fire alarm system and battery carbon monoxide detectors.
5. **Prior to the issuance of a Certificate of Occupancy of either building**, the Applicant shall have any new hydrants inspected and tested by a licensed professional and found in good working order. This report shall be provided to the Fire Department.
6. **Prior to the issuance of a Certificate of Occupancy of either building**, the Applicant shall install and maintain an NFPA compliant fire alarm and protection system, along with a radio box that reports directly to the fire department.