



September 9, 2016

Mr. Jonathan F.X. O'Brien, Chairman
Zoning Board of Appeals
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

RE: Response to Fire Department Comment Memo – Coolidge at Sudbury Phase 2

Dear Mr. O'Brien:

On behalf of Covenant Commonwealth Corporation¹, "CCC", we write to respond to the memorandum dated 8/23/2016 from the Sudbury Fire Department Assistant Fire Chief, John Whalen. Below are our responses, numbered to align with those in John Whalen's memo.

We appreciate the input and intend to work collaboratively with the Fire Department to ensure that The Coolidge Phase 2 is successful. Please note that The Coolidge at Sudbury is comprised of independent senior living apartments. Many residents who moved to The Coolidge came from single family homes and had an adjustment period to living in a shared environment. Unfortunately, some residents have also had health issues arise in the past two years. Our team is proactively working to eliminate nuisance calls to emergency services, to identify issues with tenant health, and to establish a clear communication pathway and liaison system between building management and the fire and police departments.

1. Building management has recently implemented an improved 24-hour access phone number for urgent matters and is in discussions about the liaison to improve communication between The Coolidge and Public Safety officials.
2. The Coolidge Phase 2 building will have a fully addressable fire protection system complying with NFPA 13.
3. The Coolidge Phase 2 building will have a fire alarm system that fully complies with all local and State Building Codes.
4. The building's sprinkler and fire alarm system will be monitored and will transmit to the municipal fire alarm system.
5. A Knox box will be installed and located in the main entry vestibule.
6. We will meet and work with the Fire Department to review and discuss building and apparatus access in order to provide access in compliance with 527 CMR 1.0.

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¹ Covenant Commonwealth Corporation is a non-profit development entity of B'nai B'rith Housing.



7. We will meet and work with the Fire Department to review and discuss building access in order to provide access in compliance with 527 CMR 1.0.
8. The garage will comply with either louvered ventilation or automated garage doors tied to the carbon monoxide detection system if fully enclosed, or it will comply with free air requirements if open.
9. The stairwell in the garage will egress to grade with an egress path around the building.

Please feel free to contact Holly Grace of my staff, at (617) 731-5293 or by email at holly@bbhousing.org if you require additional information. Thank you for your consideration.

Sincerely,

Susan L. Gittelman, Executive Director

CC: Bill Miles, Sudbury Fire Chief
John Whalen, Sudbury Assistant Fire Chief

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