



John M. Whalen
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TOWN OF SUDBURY

Fire Department

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August 23, 2016

To: Meagen Donoghue
Sudbury Town Planner

Subject: Coolidge Project Phase Two
189 Boston Post Road.

This note is in response to the plans submitted for the Coolidge Project Phase Two proposed for 189 Boston Post Road.

Since the opening of the original Coolidge Project in December of 2014, the Sudbury Fire Department has responded to a large number of what we consider nuisance calls. In addition, the facility has historically housed residents that belong in a nursing home and/or an assisted living facility. Management has been inadequate to deal with these tenant issues, resulting in an unusually high use of Sudbury Fire Department resources to aid in managing the property. Until the applicant presents a comprehensive plan to respond to past short comings, the Fire Department is reluctant to support any further expansion of this facility.

1. The facility will be required to establish twenty-four hour per day, seven day per week on site management to address any tenant issues as they arise. In addition, a liaison to maintain communication between the facility and Sudbury Public Safety Officials should be appointed and maintained. A comprehensive plan for dealing with these issues should be submitted to the Town as a condition of approval.
2. The building will have a fire protection sprinkler system with standpipes installed throughout that conforms to NFPA 13 standards for the installation of sprinkler systems and the State Building Code.

3. The building will have a fire alarm system installed that conforms to NFPA 72, National Fire Alarm Code standards and the State Building Code.
4. The fire alarm and fire protection sprinkler system will be monitored by a radio fire alarm box that will transmit to the municipal fire alarm monitoring system.
5. A Knox-Vault model #4400 series will be installed for fire department to gain access to all secured areas of the buildings.
6. The developer will demonstrate the ability of all fire apparatus to be able to maneuver on the site.
7. Improved and sufficient access to the rear of the building for the Department's fire and medical response apparatus will be required.
8. The underground parking area will be equipped with a carbon monoxide detection system that will automatically open all garage doors and provide additional positive ventilation to ventilate the garage area when called upon.
9. An emergency egress exit door will be installed in the garage level near the south-east stairwell to provide access to the outside of the building from the garage area.

Please contact me if you have any questions on the above items.

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