



July 14, 2023

Robert Rosa, Chairman
Town of Rockland Zoning Board of Appeals
242 Union Street
Rockland, MA 02370

RE: Response to Fire Department Letter dated November 2, 2022
75-79 Pond Street, Rockland, MA

Dear Mr. Rosa and Members of the Board

On behalf of our client, Shinglemill, LLC, Coneco Engineers & Scientists, Inc. (Coneco) is pleased to submit revised Comprehensive Permit Plans (Plans) and supporting documentation for the proposed development located at 75-79 Pond Street Rockland, Massachusetts. These documents address the comments contained within the letter from Thomas Heaney, Deputy Chief of the Rockland Fire Department to the Town of Rockland Zoning Board of Appeals (ZBA), dated November 2, 2022.

As an aid to the reader the comments are included in *italicized text* followed by Coneco responses in plain text.

“BAR” Building (Building 2) Requests

1. *A Master Box for the earliest possible notification of a Fire Alarm., backed up by a Central Station Monitoring Company to Identify the specific alarm location.*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

2. *Two "RED Strobes" one located at the entrance to each stairway, identifying the best access to the alarm location*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

3. *A Fully Sprinklered Building is required By MGL 148*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

- 4. A Standpipe system in both stairwells and depending upon length of hallways and additional midpoint hallway connection(s)*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

- 5. A Fire Pump to increase Fire Flow in the event of a Fire*

CONECO RESPONSE

Hydrant flow tests were performed by John Hoadley and Sons, Inc. on 8/6/2018 for the hydrants at 116 Pond Street and 152 Wilson Street. The report document has been included in this submission. The applicant's mechanical engineer, Wozny/Barbar & Associates, Inc., has performed a preliminary review of this testing and communicated to the applicant that the water system should be sufficient to supply fire protection throughout the development. A final analysis will be performed for the to ensure that the development meets all fire prevention requirements. As a preliminary proactive measure, access to a lower-level Fire Pump House has been included behind the "Bar" Building. If fire pumps are required to reach the appropriate safety standards, a Fire Pump will be installed in this location.

- 6. Two "White Strobes" one mounted at the entrance to each stairwell identifying the best access to the Sprinkler head activation*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

- 7. A four-inch (4") Stortz sprinkler connection with a 30-degree downward sweep located within six (6) feet of both stairwell entrances*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

- 8. Fire Alarm Control Panel (F ACP) in main lobby*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

- 9. Two remote annunciators, one in each stairwell on Side A or the address side*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

10. A Knox Box located at each entrance, three (3) total for the BAR building

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc) and coordinated with the Fire Department as necessary.

11. Elevator to accommodate an ambulance stretcher

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc) and coordinated with the Fire Department as necessary.

12. "NO PARKING" signs and Line Painting and Stripping located near all Fire Department access roads

CONECO RESPONSE

"NO PARKING" signs along with line painting and striping has been placed at the entrances of all fire access roads.

13. A snow removal or snow clearing for ALL three (3) Fire Department Access Roads

CONECO RESPONSE

A specific reference to snow removal along the Emergency Vehicle Access roads has been added to the Stormwater Management Operation & Maintenance plans.

"L" Building (Building 1) Requests

General Comment: Building L's configuration hampers the access of the Rockland Fire Department and will cause significant delays in positioning a hose line to apply water to the seat of a fire. The stairwells with access from the rear or the smaller remote parking areas will be the largest contributing factors to our delayed access. As presented the Rockland Fire Department cannot accept the plans for building L, as the remote and limited access stairways unnecessarily cause a delay in access. Therefore, increasing the life safety dangers to residents and Firefighters. The Rockland Fire Department is seeking a remedy to remove this design feature and find a mutually beneficial design.

CONECO RESPONSE

The "remote limited access stairways" as described in the comment above have been removed from the design plans. Please see the updated "L" building architectural plans and Civil Site Layout Plans.

1. A Master Box for the earliest possible notification of a Fire Alarm., backed up by a Central Station Monitoring Company to Identify the specific alarm location

CONECO RESPONSE

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2. *Two "RED Strobes" one located at the entrance to each stairway, identifying the best access to the alarm location*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

3. *A Fully Sprinklered Building is required By MGL 148*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

4. *A Standpipe system in both stairwells and depending upon length of hallways and additional midpoint hallway connection(s)*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

5. *A Fire Pump to increase Fire Flow in the event of a Fire*

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Hydrant flow tests were performed by John Hoadley and Sons, Inc. on 8/6/2018 for the hydrants at 116 Pond Street and 152 Wilson Street. The report document has been included in this submission. The applicant's mechanical engineer, Wozny/Barbar & Associates, Inc., has performed a preliminary review of this testing and communicated to the applicant that the water system should be sufficient to supply fire protection throughout the development. A final analysis will be performed for the to ensure that the development meets all fire prevention requirements. As a preliminary proactive measure, access to a lower-level Fire Pump House has been included behind the "Bar" Building. If fire pumps are required to reach the appropriate safety standards, a Fire Pump will be installed in this location.

6. *Two "White Strobes" one mounted at the entrance to each stairwell identifying the best access to the Sprinkler head activation*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

7. *A four-inch (4") Stortz sprinkler connection with a 30-degree downward sweep located within six (6) feet of both stairwell entrances*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

8. *Fire Alarm Control Panel (F ACP) in main lobby*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

9. *Two remote annunciators, one in each stairwell on Side A or the address side*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc.) and coordinated with the Fire Department as necessary.

10. *A Knox Box located at each entrance, three (3) total*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc) and coordinated with the Fire Department as necessary.

11. *Elevator to accommodate an ambulance stretcher*

CONECO RESPONSE

All internal building fire safety requests will be addressed through the final building design plans (Architectural, Mechanical, Electrical, Plumbing, etc) and coordinated with the Fire Department as necessary.

12. *"NO PARKING" signs and Line Painting and Stripping located near all Fire Department access roads*

CONECO RESPONSE

"NO PARKING" signs along with line painting and striping has been placed at the entrances of all fire access roads.

13. *A snow removal or snow clearing for ALL three (3) Fire Department Access Roads*

CONECO RESPONSE

A specific reference to snow removal along the Fire Department Access Roads has been added to the Stormwater Management Operation & Maintenance plans.

General Comment: The Rockland Fire Department will need training in the proper Firefighting techniques for Mid-rise and High-Rise buildings. The Rockland Fire Department will require the Builders/Owners of Shinglemill provide members of the Rockland Fire Department training in Mid-rise and High-rise firefighting techniques at a suitable facility at no cost to the Town of Rockland prior to issuing a Certificate of Occupancy. Additionally, Shinglemill Developers must upgrade and increase ALL of Rockland Fire's Highrise hoses, packs, nozzles, Electric Positive Pressure Fans and accessory tool cache to meet the increased need of this development.

CONECO RESPONSE

Shinglemill, LLC will coordinate with the Rockland Fire Department to provide the appropriate training and equipment within reason and at a cost to be mutually agreed upon.

Please feel free to contact me at (508) 697-3191 ext. 108 if you have any questions or require additional information.

Best Regards,



Damien J. Dmitruk, P.E.
Principal of Engineering