

## Hummel, Robert

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**From:** Jack Dawley <jdawley@northlandresidential.com>  
**Sent:** Wednesday, October 6, 2021 9:54 AM  
**To:** Tobio, Andrew  
**Cc:** Hummel, Robert; Jack Dawley  
**Subject:** [EXTERNAL]RE: [EXTERNAL]This morning's site walk

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Captain Tobio, Robert Hummel, Planning Board Members and Chair (latter not copied),

Thank you for the time as well. It was good to see the present access gate and road terminus with you.

I have responded to your comments below in **RED**, which I suggest be conditions of approval to be satisfied prior to the issuance of a Building Permit.

Jack Dawley

John C. Dawley  
President & CEO  
Northland Residential Corporation

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**From:** Tobio, Andrew [mailto:atobio@belmont-ma.gov]  
**Sent:** Wednesday, October 06, 2021 9:36 AM  
**To:** Jack Dawley <jdawley@northlandresidential.com>  
**Subject:** RE: [EXTERNAL]This morning's site walk

Hey Jack,

It was great seeing you on site yesterday. I just wanted to share a couple of thoughts on the access point at the “panhandle” from Main Street on McLean property to Olmstead Drive. It seems that it would be best to keep the manual gate. The fire department would like to see that access road widened a bit. I believe the measurement yesterday was just over 11 feet from grass to grass. If we could get that width increased to 18 feet, it would better serve the fire department. **AGREED – this will necessitate and include a revision to the easement documents and associated plan.** The wider width would allow us to enter or exit from with direction without the possibility of having to jockey back and forth to make a clean turn. Additionally, we recommend that some of the removal of any boulder obstructions and a relocation of the street lamp located on the right side when entering Olmsted Drive from the Main Road on the McLean property. **AGREED -**

As mentioned yesterday and earlier in other design areas, we should revisit the grade of the access road angle at some point. Ideally we would hope to also be using the National Fire Protection Association (NFPA) minimum approach angle of 8 degrees and departure angle of 8 degrees, slightly less than our current most restricted vehicle. **AGREED – I will endeavor to determine what the grades are presently.** We will work to provide apparatus as necessary, but we want to ensure acceptable grading. Maybe we can revisit this portion of the discussion at the time the access point will be

widened, assuming everyone agrees to it. This would allow any repairs to the grade, if necessary, take place at the same time the road width is being increased. **AGREED – I will be the responsible party to work with the Hospital on the details.**

Please feel free to reach out with any thoughts.

Thank you

CAPTAIN ANDREW TOBIO  
BELMONT FIRE DEPARTMENT  
CAR 4 - FIRE PREVENTION BUREAU

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**From:** Jack Dawley [<mailto:jdawley@northlandresidential.com>]  
**Sent:** Tuesday, October 5, 2021 7:49 AM  
**To:** Tobio, Andrew <[atobio@belmont-ma.gov](mailto:atobio@belmont-ma.gov)>  
**Subject:** [EXTERNAL]This morning's site walk

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Andrew,  
Not knowing if the chain gate is unlocked at the bottom of Olmsted Drive above the Waverly Woods access drive, I am going to enter the site and follow the roads around and through the campus to the back rear where there is a gate accessing the rear terminus of Olmsted Drive. I will be driving a grey Range Rover Sport SUV. Cell # below.

Jack

John C. Dawley  
President & CEO

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