



Natalia Alward &lt;alwardn@grafton-ma.gov&gt;

---

**Re: FW: 8 Pine Street, Village at Grafton Woods Development**

1 message

---

**Christopher McGoldrick** <mcgoldrickc@grafton-ma.gov>

Wed, Jun 2, 2021 at 8:50 AM

To: "Jean E. Christy" &lt;JEChristy@tighebond.com&gt;, Natalia Alward &lt;alwardn@grafton-ma.gov&gt;

Thank you,

Yes I think a condition would be sufficient. I would recommend it be tied to the final plan endorsement.

On Tue, Jun 1, 2021 at 4:48 PM Jean E. Christy &lt;JEChristy@tighebond.com&gt; wrote:

Hi Chris,

Please see below from the Fire Department. Do you think the requirement to include a Knox Box and gate sizing requirements can be accomodated through a condition of approval?

Thank you,

**Jean E. Christy, PE** | Senior Engineer**Tighe & Bond** | [53 Southampton Road](#) | [Westfield, MA 01085](#) | 413.572.3238 (direct) | 413.668.6019 (cell)[www.tighebond.com](#) | Follow us on: [Twitter](#) [Facebook](#) [LinkedIn](#)

The logo for Tighe &amp; Bond, featuring the company name in a bold, blue, sans-serif font.

[RT Group has joined Tighe & Bond!](#)

---

**From:** Michael Killeen <killeenm@grafton-ma.gov>**Sent:** Tuesday, June 1, 2021 4:46 PM**To:** Jean E. Christy <JEChristy@tigheBond.com>**Subject:** Re: 8 Pine Street, Village at Grafton Woods Development

Good afternoon Ms. Christy,

Thank you very much for providing the attachments referring to hydrant locations, etc. As far as the gate blocking road access, this is fine, as long as there will be a Knox Box near the gate with a key, the gate opens all the way, and it still allows a 20 feet width for fire apparatus to get by. Please let me know if you have any further questions. Thank you.

Respectfully,

Captain Michael Killeen  
Fire Prevention Officer  
Grafton Fire Department

On Tue, May 25, 2021 at 8:10 AM Jean E. Christy <[JEChristy@tighebond.com](mailto:JEChristy@tighebond.com)> wrote:

Hi Michael,

I wanted to follow up on the 8 Pine Street project and give you some revised information. We have advanced building interior utility routing and have further identified Fire Department Connection locations for the retail use. Please see the attached sketch showing hydrant locations, FDC locations and some measurements between the two.

I have also attached the fire truck routing along the back side of the residential building. We want to prevent the general population from using this route as a means of egress, and want to reserve it solely for maintenance and emergency functions. We propose to use a bar gate as shown from the manufacturer link below. Please confirm that this method is acceptable, or if there are other means of access prevention you may consider appropriate.

<https://www.hooverfence.com/hfc-s-series-tubular-barrier-double-gate-kits-colored>

Thank you, I hope this information answers your questions and concerns for the Village at Grafton Woods project. Please do not hesitate to reach out to me with any further questions or comments.

**Jean E. Christy, PE** | Senior Engineer

**Tighe & Bond** | 53 Southampton Road | Westfield, MA 01085 | 413.668.6019 (cell)

[www.tighebond.com](http://www.tighebond.com) | Follow us on: [Twitter](#) [Facebook](#) [LinkedIn](#)

**Tighe&Bond**

RT Group has joined Tighe & Bond!

---

**From:** Michael Killeen <[killeenm@grafton-ma.gov](mailto:killeenm@grafton-ma.gov)>  
**Sent:** Wednesday, April 21, 2021 4:38 PM  
**To:** Jean E. Christy <[JEChristy@tigheBond.com](mailto:JEChristy@tigheBond.com)>  
**Subject:** Re: FW: 8 Pine Street, Village at Grafton Woods Development

Good evening Ms. Christy,

I apologize for the delay in replying, as I am the only full time person in charge of all town inspections, and it has been extremely busy. I see both of your phone numbers are attached in your email signature. I have some free time tomorrow morning, so I will attempt to contact you then to review the answers and any further questions. Thank you.

Respectfully,

Michael Killeen

Fire Prevention Officer

Grafton Fire Department

On Tue, Apr 20, 2021 at 3:49 PM Jean E. Christy <[JEChristy@tighebond.com](mailto:JEChristy@tighebond.com)> wrote:

Hi Michael,

Just wanted to check in with you, see if you have any questions. I am happy to jump on a call to discuss, and can set up a virtual meeting where I can share my screen to walk through any questions you have.

Thanks,

**Jean E. Christy, PE** | Senior Engineer

**Tighe & Bond** | 53 Southampton Road | Westfield, MA 01085 | 413.572.3238 (direct) | 413.668.6019 (cell)

[www.tighebond.com](http://www.tighebond.com) | Follow us on: [Twitter](#) [Facebook](#) [LinkedIn](#)

**Tighe&Bond**

RT Group has joined Tighe & Bond!

---

**From:** Michael Killeen <[killeenm@grafton-ma.gov](mailto:killeenm@grafton-ma.gov)>  
**Sent:** Thursday, April 15, 2021 4:29 PM  
**To:** Jean E. Christy <[JEChristy@tigheBond.com](mailto:JEChristy@tigheBond.com)>  
**Subject:** Re: FW: 8 Pine Street, Village at Grafton Woods Development

[ Caution - External Sender ]

Good evening Ms. Christy,

Thank you very much for the response, and attached drawings. I will review this next week, first thing, and be in touch with any additional questions or information. Thank you very much.

Respectfully,

Michael Killeen

On Wed, Apr 14, 2021 at 10:50 AM Jean E. Christy <JEChristy@tighebond.com> wrote:

Mr. Killeen,

Thank you for your comments on the Fire Departments concerns of the Village at Grafton Woods Development at 8 Pine Street. I wanted to provide you with a response to your comments and an update with some additional information. Below are the comments that we have received to date from the Department, with our responses following in red.

- There is no indication of where the Fire Department Connection, or standpipe locations will be in relation to the fire hydrants **Please see the attached figure identifying the anticipated location of the Fire Department Connection for each building, and hydrant locations throughout the development. Hydrants are circled in red and include 4 proposed hydrants and two existing hydrants on Pine Street. The mechanical system design for the buildings are still in development, but I expect this information will be available shortly to which we will provide the Fire Department with revised Site Plans.**

- A fire hydrant needs to be located every 500 feet **Please see the attached figure identifying hydrant locations throughout the development. If additional hydrant locations are recommended, we are happy to incorporate into the design.**

- What weight will the reinforced turf support, as it must support the weight of the fire department's apparatus. **Below is a snip from the reinforced turf design literature demonstrating maximum loading scenarios. The reinforced turf is designed for H/HS-20 loading with a gross maximum vehicle weight of 80,000 lbs.**

<b>Load Description<sup>1</sup></b>
<b>Heavy Fire Truck Access &amp; H/HS-20 loading.</b> Typical 110 psi (758 kPa) maximum tire pressure. Single axle loadings of 32 kips (145 kN), tandem axle loadings of 48 kip (220 kN). Gross vehicle loads of 80,000 lbs (36.3 MT). Infrequent passes <sup>4</sup> .
<b>Light Fire Truck Access &amp; H/HS-15 loading.</b> Typical 85 psi (586 kPa) maximum tire pressure. Single axle loadings of 24 kips (110 kN). Gross vehicle loads of 60,000 lb (27.2 MT). Infrequent passes <sup>4</sup> .
<b>Utility &amp; Delivery Truck Access &amp; H/HS-10 loading.</b> Typical 60 psi (414 kPa) maximum tire pressure. Single axle loadings of 16 kips (75 kN). Gross vehicle loads of 40,000 lbs (18.1 MT). Infrequent passes <sup>4</sup> .

- The reinforced turf path around the residential building must be maintained in the winter to be free and clear of snow, and in the summer to be clear of tree branches and shrubbery **Comment acknowledged. A property maintenance company will be responsible for regular maintenance and snow removal along the emergency access around the residential building.**

A question has been raised by the development team regarding emergency vehicle access requirements for the retail area. Will a fire truck or ambulance be required to access the second level of the retail area from the main project development driveway? It may be best to discuss this one in person/virtual meeting as this layout is confusing and not abundantly clear on our drawings yet.

Please feel free to give me a call anytime to discuss this project.

Thank you,

**Jean E. Christy, PE** | Senior Engineer

**Tighe & Bond** | [53 Southampton Road](#) | [Westfield, MA 01085](#) | 413.668.6019 (cell)

[www.tighebond.com](#) | Follow us on: [Twitter](#) [Facebook](#) [LinkedIn](#)



[RT Group has joined Tighe & Bond!](#)

--

**Christopher McGoldrick**

Town Planner

Grafton Memorial Municipal Center

[30 Providence Road](#)

[Grafton, MA 01519](#)

Phone (508)839-5335 x 1144

Fax (508)839-4602

[www.grafton-ma.gov](#)