

## Memorandum

**Date:** June 13, 2023  
**To:** Jesse Leddick  
**Affiliation:** Massachusetts Division of Fisheries & Wildlife  
**From:** Katherine Brekka  
**Project:** YMCA-MV Field House Addition  
**Project No:** 1241

**Subject:** Emergency Access & Construction impact within Deed Restriction area

On behalf of the YMCA of Martha's Vineyard, we request your review and approval of the attached plan titled "C101 - DEED RESTRICTION AREA IMPACT". The "Declaration of Covenants Habitat & Open Space Conservation" documents the agreement made between the YMCA and the Martha's Vineyard Regional High School. While the proposed addition falls outside of the Deed Restriction area, we request approval to provide a temporary construction staging area and emergency vehicle access through the Deed Restriction zone. See attached plan, detail and landscape narrative describing the proposed scope of work & restoration.

We have reviewed the required emergency access with Chief Wirtz of the Oak Bluffs Fire Department and have his approval (see attached email).

Fire department access roads are required at the property and the design of the access roads are required to comply with the following code stipulations:

- Have an unobstructed width of not less than 20 feet and a vertical clearance of not less than 13 feet 6 inches (527 CMR 1.00 18.2.3.5.1).
- Have a minimum inside turning radius of at least 25 feet unless otherwise required by the fire official (527 CMR 1.00 18.2.3.5.3.1)
- Any portion of an exterior wall of the first story of the building is not more than 250 feet from the access road via an approved route around the building (527 CMR 1.00 18.2.3.2.2.1).
- Extend to within 50 feet of at least one exterior door that can be opened from the outside and provided access to the interior of the building (527 CMR 1.00 18.2.3.2.1).
- Have a gradient that does not exceed 10% (527 CMR 1.00 18.2.3.5.6.1).
- Dead-ends in excess of 150 feet in length are provided with approved provisions for the fire apparatus to turn around (527 CMR 1.00 18.2.3.5.4).
- Be capable of supporting the imposed loads of fire apparatus and provided with an all-weather driving surface (527 CMR 1.00 18.2.2.1.1).
- When connecting to roadways, the curb cut is required to extend at least 2 feet beyond each edge of the fire lane (527 CMR 1.00 18.2.3.5.3.3).
- Angle of approach and departure for access roads are not permitted to exceed 1-foot drop within 20 feet or limits established by the AHJ based on employed apparatus (527 CMR 1.00 18.2.3.5.6.2).



June 13th, 2023

Landscape, Inc.  
P.O. Box 1241  
Edgartown, Ma 02539  
(508) 696-8812

To: Jesse Leddick  
Chief of Regulatory Review  
Massachusetts Division of Fisheries & Wildlife  
1 Rabbit Hill Road  
Westborough, Ma 01581

Re: NARRATIVE: STAGING AREA FOR CONSTRUCTION & EMERGENCY  
VEHICLE ACCESS

Dear Jesse,

The purpose of this letter is to request the approval for removal of existing native vegetation within the area protected by the "Declaration of Restriction". Our general contractor has indicated the need for a 30' staging area/construction zone along the west side of the proposed new addition. We have also received a two-part request from the Town of Oak Bluffs fire chief. Chief Wirtz has mandated that we 1 provide a permanent fire access lane and 2 a permanent fire access pathway. For public safety as shown on Plan C101 "Deed Restriction Area Impact" by RFS Engineering dated 6/13/2023. The permanent fire access lane represents approximately 5,780 SF of clearing and the construction zone in total is 4,365 SF. Once the building is completed the construction access will be reduced to the permanent fire access pathway of 2,071 SF. The installation of the construction zone & permanent fire access lane scope of work is as follows: The access areas will first be brushcut to "limit of work zone". Trees in access areas will be cut down. The brush will be chipped and stockpiled to be used for restoration. The tree stumps will be pulled and hauled away. The native vegetation (huckleberry) will be stripped and hauled away, the topsoil will be rototilled, stripped, and stockpiled, to be used for the construction access restoration.

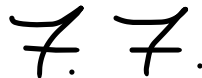
The YMCA proposes to replant/restore the temporary construction access with native vegetation consisting of White Oak, Arrowwood (Viburnum), Winterberry, Shad, and woodchip groundcover.

The permanent fire access lane restoration scope of work will consist of the following: (per Fire Access Way Section by RFS Engineering, description & detail drawing) the access lane will be excavated down to an 18" subgrade level. 12" of bank run will be installed and compacted in 6" lifts. On top of the bank run a 2" layer of dense stonedust will be installed, graded, and compacted.

The permanent fire access pathway scope of work will consist of the following: A 12” layer of gravel hardener will be installed graded and compacted. A 12” layer of dense stonedust will be installed, graded, and compacted. The dense stonedust will be the permanent pathway surface.

Thank you for your attention to this matter. We are hoping all undertakings described in our narrative meet Natural Heritage standards and the YMCA has positioned themselves to receive your approval. We look forward to hearing back when time allows.

Respectfully submitted,

A handwritten signature in black ink, consisting of two stylized 'F' characters followed by a period.

Fred Fournier  
President/Landscape, Inc.





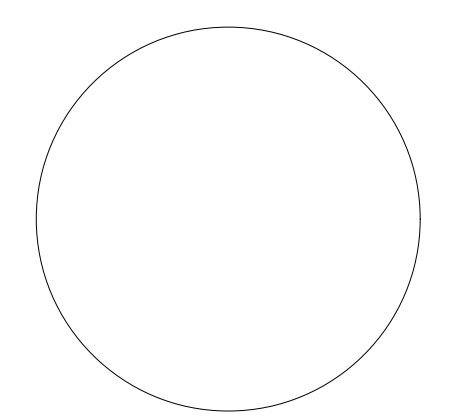
RFS Engineering  
 NH: 71 Water St | Laconia, NH 03246  
 P: 603.524.4647  
 MA: 24 Federal St, 3rd Floor | Boston, MA 02110  
 P: 617.494.1464  
 ME: 82 Hanover St, Suite 2 | Portland, ME 04101  
 P: 207.761.4647  
 www.rfsengineering.com

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**YMCA FACILITY  
 ADDITION  
 AND  
 RENOVATIONS  
 MARTHA'S VINEYARD**

Consultants  
 Schofield, Barbini & Hoehn Inc.  
 Land Surveying • Civil Engineering  
 598-693-2781  
 12 Surveyor's Lane, Box 339  
 Vineyard Haven, MA  
 508-693-2781  
 www.sbhinc.net  
 MV 9211

Fennick  
 McCredie  
 Architecture  
 70 Franklin Street  
 Boston, MA  
 617-350-7900  
 FMarchitecture.com



**NOT FOR  
 CONSTRUCTION**

Revisions

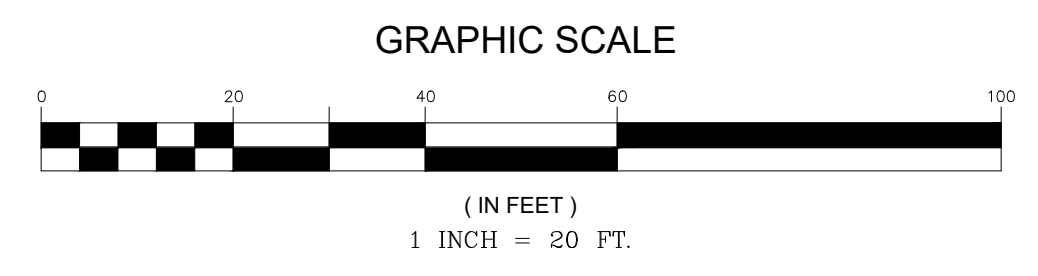
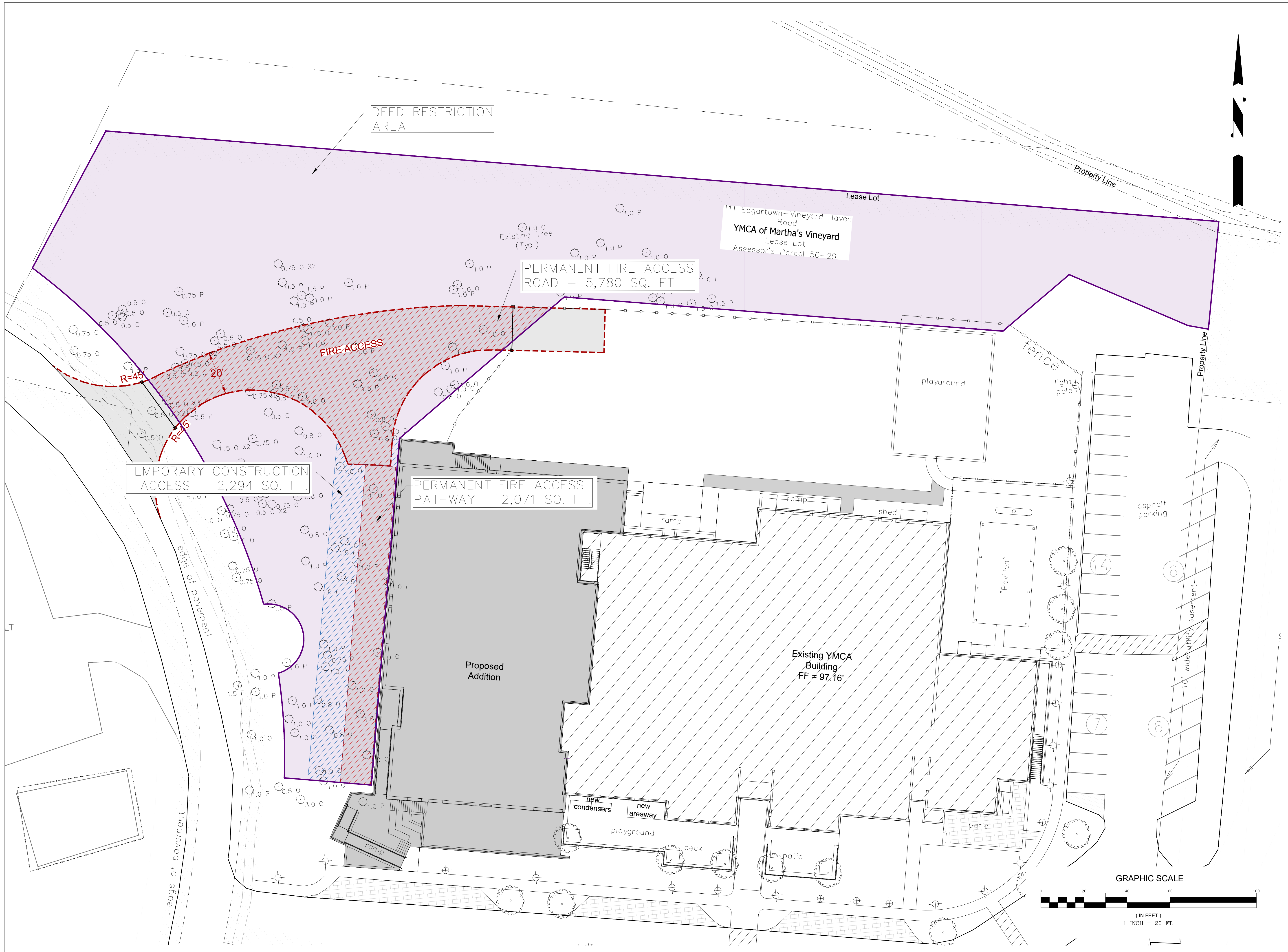
Rev.	Issued	Date

Title  
**DEED  
 RESTRICTION  
 AREA IMPACT**

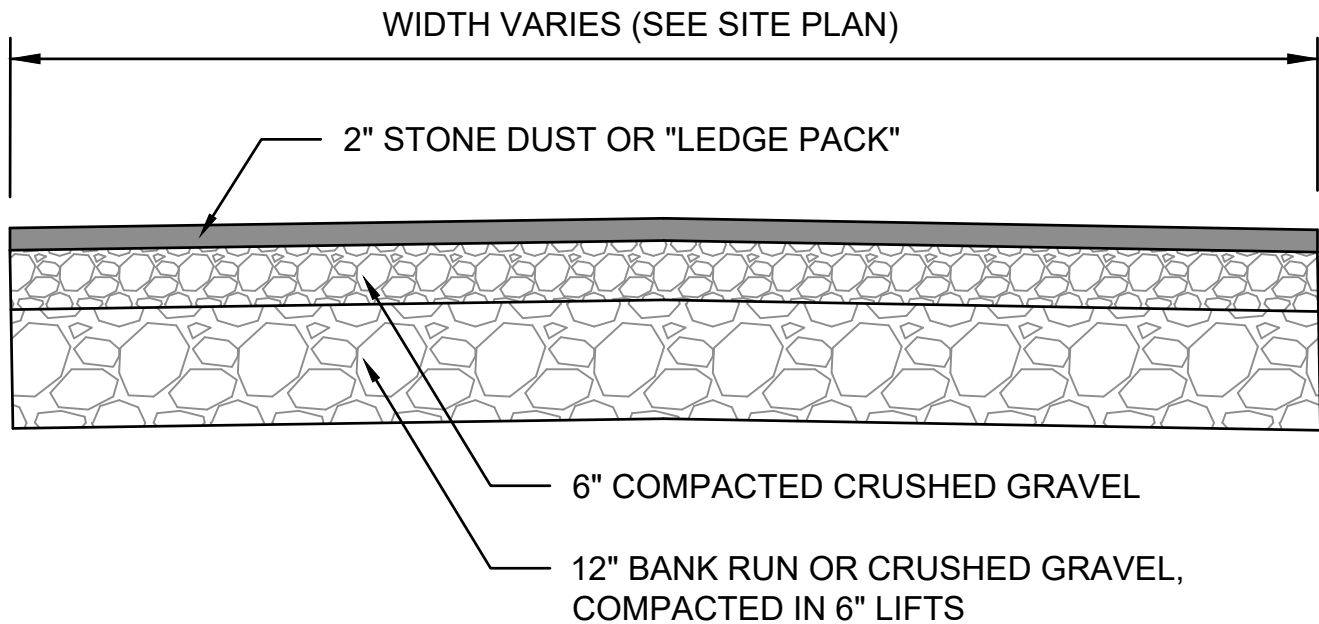
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Drawn By	
Checked By	
Project Mgr.	
File Name	
Date	6/13/23
Scale	

DRAWING NO.

**C101**

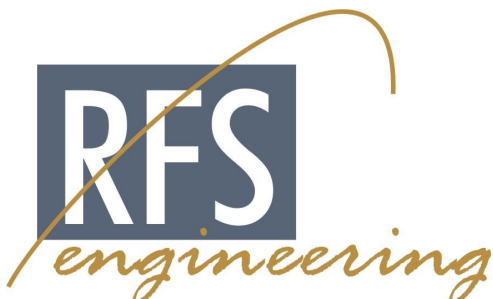






## FIRE ACCESS WAY SECTION

NOT TO SCALE



Rist-Frost Shumway Engineering, P.C.  
71 Water Street  
Laconia, NH 03246  
603.524.4647

Martha's Vineyard YMCA  
Proposed Fire Access Cross Section  
May 16, 2023



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**YMCA-MV\_ Fire Dept. requirements**

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**Oak Bluffs Fire Chief** <firechief@oakbluffsma.gov>

Tue, May 2, 2023 at 8:05 AM

To: Katherine Brekka &lt;kbrekka@fmarchitecture.com&gt;

Cc: Ryan Gosson &lt;rgosson@ymcamv.org&gt;, Gary Coccoluto &lt;gcoccoluto@fmarchitecture.com&gt;, Luda Orlik &lt;lorlik@fmarchitecture.com&gt;, Joanne Coppinger &lt;jcoppinger@rfsengineering.com&gt;, Sabrina Randall &lt;sabrina.randall@salasobrien.com&gt;, Jill Robie &lt;jrobie@ymcamv.org&gt;, Brian Mackey &lt;bmackey@ymcamv.org&gt;, Tom Iskra &lt;tom.iskra@salasobrien.com&gt;, Luke Conte &lt;luke.conte@salasobrien.com&gt;

Ms. Brekka,

Per our conversation last week about the YMCA property, I approve the engineers plan for FD access from Village Rd including the turn around. This may include up to 2 gates.

Also, an area no less than 10' preferably 12'-14' along the western side of the addition for Fire/ EMS access.

Respectfully,



Chief Nelson Wirtz

6 Firehouse Lane

Oak Bluffs MA, 02557

(508) 693-5380

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**From:** Katherine Brekka <kbrekka@fmarchitecture.com>**Sent:** Friday, April 21, 2023 6:01 PM**To:** Oak Bluffs Fire Chief <firechief@oakbluffsma.gov>**Cc:** Ryan Gosson <rgosson@ymcamv.org>; Gary Coccoluto <gcoccoluto@fmarchitecture.com>; Luda Orlik <lorlik@fmarchitecture.com>; Joanne Coppinger <jcoppinger@rfsengineering.com>; Sabrina Randall <sabrina.randall@salasobrien.com>; Jill Robie <jrobie@ymcamv.org>; Brian Mackey <bmackey@ymcamv.org>; Tom Iskra <tom.iskra@salasobrien.com>; Luke Conte <luke.conte@salasobrien.com>**Subject:** Re: YMCA-MV\_ Fire Dept. requirements

Chief Wirtz,

I would like to set up a virtual meeting to discuss the remaining open questions we have for this project.

Our team is available next Friday 4/28 for a Zoom call between 9-11 am or anytime between 2-5 pm. Please let us know if you're available that day and what time would work best for you.

Thanks so much, have a wonderful weekend.

Best,

**Katherine Brekka** AIA LEED AP WELL AP

Senior Associate / Sustainability Practice Leader

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o 617 350 7900

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