



05/06/2026

Zoning Board of Appeals
City Amesbury
1 Market Square
Amesbury, MA 01913

Subject: Comprehensive Permit Application – 27 Kimball Road (Chapter 40B)

Dear Members of the Zoning Board of Appeals,

I am writing in response to the referral of the Comprehensive Permit (Chapter 40B) application for 27 Kimball Road to the Technical Review Committee for evaluation of horizontal construction elements.

As Fire Chief and Authority Having Jurisdiction (AHJ), my review is limited to matters of fire protection, life safety, and emergency access as governed by Massachusetts General Laws Chapters 48 and 148, and the Massachusetts Comprehensive Fire Safety Code (527 CMR 1.00), including applicable provisions of NFPA 1.

Based on my review of the plans submitted to date, the proposed development generally meets the applicable fire code requirements within my jurisdiction. Specifically:

- **Fire Apparatus Access (527 CMR 1.00, §18.2.3.5.1.1):**
The proposed entrance provides a two-way driveway access, meeting the required minimum unobstructed width of 20 feet. This satisfies the dimensional requirements for fire apparatus access roads.
- **Number of Access Roads (527 CMR 1.00, §18.2.3.3):**
While multiple access is often required under certain conditions based on building size, occupant load, and travel distance, the current design—featuring a looped driveway configuration—provides continuous apparatus circulation within the site. Based on the information provided, the single point of access, in combination with the internal layout, is compliant with the code requirements at this time.
- **Alternative Methods (527 CMR 1.00, §18.2.3.1.4):**
The fire code permits alternative approaches where equivalent or greater fire protection and access can be demonstrated. The looped driveway design functions as an alternative means of maintaining apparatus maneuverability and operational access throughout the development.

Amesbury Fire Rescue • 124 Elm Street • Amesbury, MA 01913
P (978) 388-8185 • fire@amesburyma.gov

MAKE HISTORY HERE

While the project meets the minimum requirements of the fire code, I would suggest the project designers consider enhanced design features that could further improve emergency response conditions. In particular, a boulevard-style entrance, with sloped curbing and low-level landscaping, for the full entrance driveway, separating inbound and outbound lanes would provide clearer lane definition, reduce the potential for obstruction, and enhance reliability of access during emergency operations.

With respect to secondary access, although not required under the current code analysis, the absence of a second means of ingress/egress remains an operational consideration that may support the suggested enhanced design features. This concern has been communicated as part of the broader Technical Review Committee discussion.

Additionally, I am currently awaiting the formal fire engineering analysis being prepared by a third-party reviewer. While such a review was not mandated, it was requested to provide additional transparency and technical validation of the design given the complexity of the project. I have had preliminary discussions with the reviewer and have outlined specific concerns; however, no final report has been submitted for my review at this time. Any additional comments or recommendations may be provided upon receipt and evaluation of that analysis.

In summary, based on the materials currently available, the project appears to comply with the applicable fire code requirements within my authority. My office will continue to review all subsequent submissions to ensure ongoing compliance with fire protection and life safety standards.

Please feel free to contact me if you require any additional information or clarification.

Very Respectfully,

A handwritten signature in black ink, appearing to read "Robert J.H. Serino". The signature is fluid and cursive, with the first name "Robert" being the most prominent.

Robert J.H. Serino, EFO
Fire Chief / EMD