

**116 Brockway Lane Special Permit Application
Applicant responses to departmental comments/questions
2019-09-20**

Comments from Public Health Director:

The Health Department has permitted the residence under Title 5 for a 4-bedroom home with "NO" garbage grinder. If it is to exceed 4-bedrooms or to include a garbage grinder, there will need to be a plan to upgrade. Otherwise, the Health Department is good with the special permit.

Response to Public Health Director:

Garbage Grinders: There are no garbage grinders (disposals) installed in the home. The permit applicants were advised not to have them with a septic system; therefore, none exist or will be installed.

Number of Bedrooms: The current town appraisal card lists the dwelling at 116 Brockway Lane as an eight room, two and a half bathroom home, with four bedrooms. This designation is likely based off of the original house plans that show the house containing a fourth bedroom. However, when the dwelling was built, two of the four bedrooms were combined into one bedroom, giving the home a total of three bedrooms. This is reflected in appraisals for bank mortgages in 1997 and 2003 (refinance) which list the home as an eight room dwelling (matching the town appraisal card), with a total of three bedrooms. A copy of these appraisals can be provided. Rooms in the house are as follows:

1st Floor: Consisting of five rooms and one half bathroom: 1) hobby room (laundry room); 2) kitchen; 3) dining room; 4) living room; 5) study/office (media) room, and ½ bathroom.

2nd floor: Consisting of three rooms and two bathrooms: 1) master bedroom, with a closet and attached bathroom; 2) second bedroom (originally shown on the house plans as two smaller bedrooms, but during construction the two rooms were combined into one bedroom, with one closet); 3) Guest bedroom (now being used as a sewing/craft room with a closet), and a second bathroom.

Thus, the house has 8 rooms, two and a half baths, as is listed on the town appraisal card, but with only three bedrooms. The proposed planned apartment will allow for a fourth bedroom that the current septic system is designed for.

The permit applicants are happy to work with the board of health director to answer any questions.

Comments from Fire Department – District 2:

We would expect the building department to require an upgrade of the existing smoke and CO detection and notification system to meet the current code. If so, we will require a plan review and a final inspection of the system.

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Response to Fire Department – District 2

All required permits and approvals were in place at the final inspection of the home building process (permits can be provided for review if needed). If new codes need to be met, certainly, the safety of the dwelling and occupants is of the utmost importance. The permit applicants will work with the fire department's recommendations to be in compliance with the current safety codes.

Comments from Building Commissioner:

Regarding the special permit application for 116 Brockway Lane to convert a single-family dwelling to a two-family dwelling, I have no concerns except as follows:

The building will be required to meet minimum construction and design standards for a 2-family structure per 780 CMR 9th Edition (MA Building Code). At least two means of egress are required for each dwelling unit. Any alterations needed to achieve required means of egress which do not currently exist located on the exterior of the building should be considered when reviewing the application.

Response to Building Commissioner:

The permit applicants will work with the building commissioner to make sure that all building codes are met and determine if current secondary means of egress are sufficient. Currently, a main entryway exits to the driveway at the side of a house and a second door exits to the garage. All of the fourteen windows (six first floor and eight second floor) in the proposed apartment space exceed Massachusetts egress requirements with a 34" x 24" clear opening, when the bottom sash is opened fully. One of the second floor windows opens to a roof. If current egress is deemed insufficient, there are windows on the first floor that could easily be converted to a secondary access door (current rough opening widths will accommodate a 36" door) that would be at the rear of the house and would not be seen from the street. As a last alternative, a secondary egress stairway could be built from the second floor. This egress would be built at the rear of the house, and would not be visible from the road. We would expect to work with the building commissioner to find the most appropriate solution if it is decided that we do not already have sufficient egress.