

---

**From:** Christian Dano <cdano@southboroughma.com>  
**Sent:** Tuesday, March 18, 2025 8:02 AM  
**To:** Brian R. Charville  
**Subject:** Re: 250 Turnpike Rd. - 40B discussion

External (cdano@southboroughma.com)

[Report This Email](#) [FAQ](#) [Skout Email Protection](#)

Good morning Brian,

It was great to meet up. Yes that is accurate with all the bullet points you mentioned. I, for some reason, was thinking they were all going to be multi-family. The single family homes will not need sprinklers. If there are any multi-families going in I'll check with Chris Lund.

Thank you,  
Captain Dano

"The two most important days of your life are the day you were born and the day you find out why." Mark Twain

On Mar 17, 2025, at 5:28 PM, Brian R. Charville <[BCharville@ferrisdevelopment.com](mailto:BCharville@ferrisdevelopment.com)> wrote:

**[EXTERNAL]**

Captain Dano,

Thank you again for your time this morning. I wanted to confirm what we discussed – if this email covers things accurately from SFD's perspective, please reply to this email and I'll share it with the ZBA.

1. The applicant will redesign the cul-de-sac's island area so that only its center portion is landscaped, and the area around the landscaped center will be covered with drivable pavers;
2. The applicant has run a BUS-45 swept path analysis of the project's driveway and it shows adequate passage for apparatus;
3. There will be areas for fire apparatus to back into and turn around both behind (south of) and in front of (north of) the proposed contractor's yard building on 250, which will enable apparatus not to have to back into Rte. 9 eastbound;
4. The applicant will comply with NFPA / MA requirements for sprinklers in the townhomes depending on how many homes are conjoined in a single building and whatever you and Mr. Lund tell us to do.
5. With these protections in place an access drive between the 40B site and Parkerville Rd. won't be necessary.

Regards,

Brian

Brian R. Charville, Esq.  
Chief Operating Officer and General Counsel  
**The Ferris Companies**  
118 Turnpike Rd., Ste. 300  
Southborough, MA 01772

Direct: 508-281-5610

Main: 508-281-5600

Fax: 508-229-0356

<http://www.ferrisdevelopment.com/>

<http://www.beehivepros.com/>

<http://www.ferriscompanies.com/>

[bcharville@ferrisdevelopment.com](mailto:bcharville@ferrisdevelopment.com)

<image001.png>