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**Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety and Inspections
Architectural Access Board**

WILLIAM JOYCE
EXECUTIVE DIRECTOR,
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BOARD

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Gregory T. Federspiel, Town Administrator
Town Hall
10 Central Street
Manchester by the Sea, MA 01944

July 15, 2021

RE: Advisory Opinion – Sanctuary By The Sea

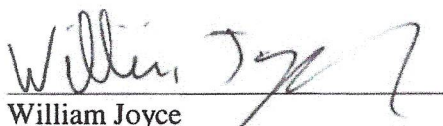
Dear Administrator Federspiel,

In Response to your June 24, 2021 request, the Architectural Access Board took up the question as to whether the developer in question would be required to provide an accessible route to the public way per 521 CMR 20.2. At its regularly scheduled July 12, 2021 meeting, after reviewing your submission as well as all relevant code sections, the Board voted to:

FIND that 521 CMR 20.2 would require an accessible route to the public way.

If you have any questions, please do not hesitate to get in touch with me.

Sincerely,


William Joyce
Executive Director

TRANSCRIPT OF EMAIL from TA 6/24/2021

From: Greg Federspiel 6/24/2021 4:45 pm

To: Williamjoyce@mass.gov

Hello Mr. Joyce,

Earlier today I copied you on the packet the Town submitted to MassHousing regarding SLV's proposed 40B project here in Manchester. We have communicated previously and I understand you have been communicating with residents in town about the project as well as the Applicant.

As our comment letter states, the Town has a complete streets policy whereby it is our stated goal to extend town sidewalks to areas of new development when and where it occurs. In this case, should SLV's project proceed, the Town would extend our existing sidewalk that currently ends at the Route 128 overpass further up School Street to Atwater Avenue which is across the street from the proposed entranceway to SLV's project. The Town will extend the sidewalk at the same time as the utility expansion along the street takes place. The Selectmen have affirmed this as part of their letter to MassHousing commenting on the proposed project. (Further development up Atwater Avenue would also prompt the Town to extend our sidewalk up School Street.)

With this email, I would like to request that the MA Architectural Advisory Board provide an opinion regarding the requirement for an accessible route to the public way from the project under 521CMR. My understanding is that the project would be required to build a sidewalk that would link to the Town's extended sidewalk.

Please let me know if there is additional information that you may need. I note that the Town has on its web site the detailed submittals of the Applicant to MassHousing should you need more information on the proposed project.

Thank you,

Greg

Gregory T. Federspiel

Town Administrator

Manchester-by-the-Sea