

**COMMISSION ON ACCESSIBILITY
TUESDAY, MARCH 12, 2024, 1:00 PM
MINUTES**

Vice Chairman Tom Pistorino called the meeting to order at 1:00 PM at the Town Hall

Members present: Judy Anderson, Lynne Pistorino, and Tom Pistorino

Member absent: Robert Fleischer

Others present: ADA Coordinator Michelle Collette

797 BOSTON ROAD

The Commission discussed the proposed age-restricted apartment buildings at 797 Boston Road. The development requires a special permit from the Planning Board, but a rezoning is not needed.

The Commission asked why elevators are not required. ADA Coordinator Michelle Collette said the Building Commissioner had determined that elevators are not required under the Building Code or 521 CMR Architectural Access Board Regulations.

The Commission thought installation of elevators would be desirable, especially for people who may have mobility problems and live on the second floor.

The motion was made by Tom Pistorino, seconded by Judy Anderson, to send the following comments to the Planning Board:

The Commission on Accessibility reviewed the plans and supporting documents for the plans entitled "Site Plan for Proposed Age Restricted Housing Development, 797 Boston Road, Groton, MA," dated February 16, 2024, prepared Howard Stein Hudson.

The Commission offers the following comments:

1. The project must comply with the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board Regulations (AAB), 521 CMR. The Building Commissioner is responsible for interpretation and enforcement of the AAB regulations at the local level. Any variances or appeals must be submitted to the Architectural Access Board in accordance with the Provisions of 521 CMR 4.00.
2. The Architectural Access Board Regulations, 521 CMR 9.00 Multiple Dwellings, require that 5% of the dwelling units must be universally accessible in projects with twenty or more units and that common spaces must be accessible, which would include installation of elevators in the two-story buildings to provide access to the second floor.
3. Please ask the applicant if there are any plans to create accessible units for people who are blind or have low vision or for people who are deaf or hard of hearing.

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4. Please ask the applicant what the process will be to adapt a unit to be accessible. What modifications will be necessary to convert such units for tenants if their circumstances require such adaptations.

The motion passed unanimously.

MINUTES

The motion was made by Judy Anderson, seconded by Lynne Pistorino, to approve the minutes of January 23, 2024. The motion passed unanimously.

UNION CONGREGATIONAL CHURCH SITE WALK

The Commission will schedule a site walk at the Union Congregational Church to view the proposed addition at the rear of the building. The date and time of the site walk is to be determined.

Meeting adjourned at 1:45 PM

Respectfully submitted.

Michelle Collette
ADA Coordinator