



TOWN OF GROTON

Commission on Accessibility

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MEMORANDUM

DATE: March 22, 2023
TO: Zoning Board of Appeals
FROM: ADA Coordinator Michelle Collette
RE: Groton Farms Comprehensive Permit

At its meetings on March 15 and March 22, 2023, the Commission on Accessibility reviewed the Groton Farms plans and supporting documents submitted by 500 MG, LLC for a Comprehensive Permit to construct 200 residential rental units on property located at 500 Main Street. The Committee voted unanimously to offer 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 General Project Overview states that 5% of the project or 10 units will be "Handicap Accessible" and that those units will be located in the multifamily buildings. All garden style units are "handicapped adaptable" (see Page 4). Please ask the applicant to explain the procedures needed to "adapt" a unit to be "accessible." What modifications will be necessary to convert such units? Will any of the townhome units be accessible or adaptable?
3. The Project Overview also states that there will be additional "hearing-impaired units." Where will such units be located and are they being counted as part of the required 5% accessible units? Please ask the applicant to describe what provisions will be made for people who are Deaf and Hard of Hearing (Page 4).
4. Are there any plans to create accessible units for people who are Blind or have Low Vision?
5. The Architectural Drawings section describes a proposed club house with a variety of amenities including a private swimming pool and fitness center (Page 14). Will those amenities be accessible for all residents?