

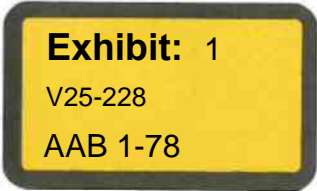
# ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name	<b>The Apple Tree Inn</b>	Docket #	V 25 - 228
Address	<b>10 Richmond Mountain Road</b>	Docket #	C -
City	<b>Lenox</b>	Hearing	5/11/2026
Bldg Type		Time of hearing	<b>11:00 AM</b>
Complaint's Name		Plans on file?	

Complaint ?	Variance ?	Request for continuance?
Jurisdiction: 3.3.2	If the work performed amounts to 30% or more of the full and fair cash value of the building, the entire building is required to comply with 521 CMR.	

**Building Permits:** Anticipated construction cost: \$1,021,894

**Assessed Value:**  
1885 Building: \$746,800  
1966 Building: \$373,000



**Variances to be addressed:**

Petitioner seeks relief from:

28.1: In all multi-story buildings and facilities, each level including mezzanines, shall be served by a passenger elevator.

8.1: Transient lodging facilities shall comply with 521 CMR, except as specified or modified in 521 CMR 8.00.

On November 25, 2025 the Board received an application for variance for the above referenced address and on December 15, 2025 the Board voted to Continue for more information for the MHC letter. (See AAB 43-78 )

On December 29, 2025 the Board received an amended application for variance for the above referenced address and on January 12, 2026 the Board voted to Schedule a Hearing. (See AAB 5-42 )

On January 14, 2026 a Notice of Hearing was sent to all appropriate parties, and on February 20, 2026 a Rescheduled Notice of Hearing was sent to all appropriate parties. (See AAB 2-4 )

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**Re: Rescheduled Notice of Hearing- 10 Richmond Mountain Road, Lenox**

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**From** Thomas Douglas <douglas@bd-arc.com>  
**Date** Fri 2/20/2026 1:07 PM  
**To** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>  
**Cc** Claire Collery <claire@appletreeinnlenox.com>

 1 attachment (464 KB)

Rescheduled Notice of Hearing.pdf;

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Thanks Molly

Tom Douglas

**Bonham & Douglas Architects**

196 Pleasant St. suite 300

Northampton MA 01060

USA

Office: 413-585-0641

Cell: 413-320-3038

[douglas@bd-arc.com](mailto:douglas@bd-arc.com)

[bd-arc.com](http://bd-arc.com)

[douglas@tdouglasarchitects.com](mailto:douglas@tdouglasarchitects.com)

pronouns: he/him

**See Our New Website:**

[bd-arc.com](http://bd-arc.com)

On Feb 20, 2026, at 12:33 PM, Griffin, Molly (DPL) <Molly.Griffin@mass.gov> wrote:

Good afternoon,

Please find attached the Notice or Decisions for the above referenced case.

If you require a paper copy of a Notice or Decision, you may contact me to request one but be aware that the delivery of physical copies may be delayed.

If you have any questions, please do not hesitate to get in touch with the Board's staff.

Thank you,  
Molly

**Molly Griffin**  
Program Coordinator  
She/Her/Hers  
Architectural Access Board  
Office of Public Safety and Inspections  
Division of Occupational Licensure  
1 Federal Street, 6<sup>th</sup> Floor  
Boston, MA 02110-2012  
[www.mass.gov/AAB](http://www.mass.gov/AAB)  
617-727-0660



**MAURA HEALEY**  
GOVERNOR

**Commonwealth of Massachusetts  
Division of Occupational Licensure  
Architectural Access Board**

**LAYLA R. D'EMILIA**  
UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS REGULATION

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

1 Federal St., 6th Floor  
Boston, Massachusetts 02118

**SARAH R. WILKINSON**  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**YVONNE HAO**  
SECRETARY, HOUSING AND  
ECONOMIC DEVELOPMENT

**RESCHEDULED HEARING NOTICE**

Docket Number **V 25 228**

**RE: The Apple Tree Inn , 10 Richmond Mountain Road, Lenox**

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been rescheduled for you to appear on Monday, **May 11, 2026** at **11:00 AM**. Remote meeting information will be sent out prior to the hearing date.

This hearing is upon an application for variance filed by Thomas Douglas for modification of or substitution of the following Rules and Regulations: Section 28.1, 8.1

A copy of the application is available for public inspection during regular business hours.

This hearing will be conducted in accordance with the procedures set forth in M.G.L., c. 30A, and 801 CMR 1.02, the Informal/Fair Hearings Rules. At the hearing, each party may be represented by counsel, may present evidence and may cross examine opposing witnesses.

**PLEASE NOTE:** Requests for the continuance of a hearing must be received no later than fourteen (14) days prior to the scheduled hearing date. Continuances are granted at the Board's discretion only.

ARCHITECTURAL ACCESS BOARD

Date: February 20, 2026

Chairperson

cc: Independent Living Center  
Local Building Inspector  
Local Disability Commission



MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

1 Federal St., 6th Floor  
Boston, Massachusetts 02118

LAYLA R. D'EMILIA  
UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**FIRST AMENDED NOTICE OF ACTION**

Docket Number V 25 228

**RE: The Apple Tree Inn , 10 Richmond Mountain Road , Lenox**

On the Architectural Access Board received an additional submission from Petitioner  
The additional documents were reviewed by the Board on January 12, 2026 At that meeting, the Board  
voted as follows:

<u>#</u>	<u>Section</u>	<u>Result</u>
1	28.1	<b>SCHEDULE</b> a hearing for this request. See attached Notice of Hearing.
2	8.1	<b>SCHEDULE</b> a hearing for this request. See attached Notice of Hearing.

**PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.**

*Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.*

Date: January 14, 2026

cc: Local Disability Commission  
Local Building Inspector  
Independent Living Center

Chairperson  
ARCHITECTURAL ACCESS BOARD

**AAB 5**



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

**ERIC PALEY**  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

1 Federal St., 6th Floor  
Boston, Massachusetts 02118

**LAYLA R. D'EMILIA**  
UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS REGULATION

**SARAH R. WILKINSON**  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**VARIANCE HEARING**

Docket Number **V 25 228**

**RE: The Apple Tree Inn , 10 Richmond Mountain, Lenox**

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **June 1, 2026** at **1:00 PM**. Remote meeting information will be sent out prior to the hearing date.

This hearing is upon an application for variance filed by: Thomas Douglas for modification of or substitution of the following Rules and Regulations: 28.1, 8.1. A copy of the request is available for public inspection during regular business hours.

You should be aware that the burden of proof is upon the applicant requesting a variance to prove that compliance is either: 1. technologically infeasible or; 2. the cost of compliance is excessive without substantial benefit to a person with a disability.

This hearing will be conducted in accordance with the procedures set forth in M.G.L., c. 30A, and 801 CMR 1.02, the Informal/Fair Hearings Rules. At the hearing, each party may be represented by counsel, may present evidence and may cross examine opposing witnesses.

**PLEASE NOTE:** Requests for the continuance of a hearing must be received no later than fourteen (14) days prior to the scheduled hearing date. Continuances are granted at the Board's discretion only.

ARCHITECTURAL ACCESS BOARD

Chairperson

Date: January 14, 2026


cc: Local Building Inspector  
Independent Living Center  
Local Disability Commission

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**Re: 10 Richmond Mountain Road, Lenox**

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**From** Thomas Douglas <douglas@bd-arc.com>  
**Date** Mon 12/29/2025 7:06 PM  
**To** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

 1 attachment (11 MB)  
2025-12-29 revised Form-AAB-Variance-Application 2.pdf;

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Molly

Because I needed to make many small changes to this application, I am submitting a new complete copy of my variance request.

Thanks, Tom

Tom Douglas

**Bonham & Douglas Architects**

196 Pleasant St. suite 300

Northampton MA 01060

USA

Office: 413-585-0641

Cell: 413-320-3038

[douglas@bd-arc.com](mailto:douglas@bd-arc.com)

[bd-arc.com](http://bd-arc.com)

[douglas@tdouglasarchitects.com](mailto:douglas@tdouglasarchitects.com)

pronouns: he/him

**See Our New Website:**

[bd-arc.com](http://bd-arc.com)

On Dec 18, 2025, at 8:29 AM, Griffin, Molly (DPL) <Molly.Griffin@mass.gov> wrote:

Hi Tom,

Yes you can certainly submit new drawings and just email them to me with whatever else you are submitting.

Thanks!

Molly

**Molly Griffin**

Program Coordinator

She/Her/Hers

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

1 Federal Street, 6<sup>th</sup> Floor

Boston, MA 02110-2012

[www.mass.gov/AAB](http://www.mass.gov/AAB)

617-727-0660

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**From:** Thomas Douglas <[douglas@bd-arc.com](mailto:douglas@bd-arc.com)>

**Sent:** Wednesday, December 17, 2025 4:54 PM

**To:** Griffin, Molly (DPL) <[Molly.Griffin@mass.gov](mailto:Molly.Griffin@mass.gov)>

**Subject:** Re: 10 Richmond Mountain Road, Lenox

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Thanks Molly

Next week I'll submit a letter saying we are not pursuing MA Historic approval or consultation, thus not going after any historic relief.

I will also have a few revisions to my plans showing a few issues that have been uncovered during recent investigations into the existing building layout. Am I allowed to submit any new drawings?

Thanks, Tom

Tom Douglas  
**Bonham & Douglas Architects**  
196 Pleasant St. suite 300  
Northampton MA 01060  
USA  
Office: 413-585-0641  
Cell: 413-320-3038  
[douglas@bd-arc.com](mailto:douglas@bd-arc.com)  
[bd-arc.com](http://bd-arc.com)  
[douglas@douglasarchitects.com](mailto:douglas@douglasarchitects.com)  
pronouns: he/him

**See Our New Website:**  
[bd-arc.com](http://bd-arc.com)

On Dec 17, 2025, at 2:19 PM, Griffin, Molly (DPL) <[Molly.Griffin@mass.gov](mailto:Molly.Griffin@mass.gov)> wrote:

Good afternoon,

Please find attached the Notice or Decisions for the above referenced case.

If you require a paper copy of a Notice or Decision, you may contact me to request one but be aware that the delivery of physical copies may be delayed.

If you wish to appeal the decision made in this case, you can fill out and send in an Adjudicatory Hearing Request form available [here](#).

If you have any questions, please do not hesitate to get in touch with the Board's staff.

Thank you,  
Molly

**Molly Griffin**  
Program Coordinator  
She/Her/Hers  
Architectural Access Board  
Office of Public Safety and Inspections  
Division of Occupational Licensure  
1 Federal Street, 6<sup>th</sup> Floor  
Boston, MA 02110-2012  
[www.mass.gov/AAB](http://www.mass.gov/AAB)  
617-727-0660

Date: December 29, 2025

Revised

Transmittal

**To:**

Massachusetts Architectural Access Board  
1 Federal St, Suite 600  
Boston, MA  
[william.joyce@mass.gov](mailto:william.joyce@mass.gov) & [molly.griffin@mass.gov](mailto:molly.griffin@mass.gov).  
617-727-0660

**RE:**

Variance Application  
MAAB Variance request for renovations at:  
The Apple Tree Inn  
10 Richmond Mountain Road  
Lenox, MA 01240

**From:**

Bonham & Douglas Architects,  
196 Pleasant Street  
Northampton, Massachusetts 01060  
413-585-0641  
Contact: Tom Douglas

Dear Sir or Madam

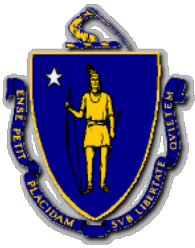
Please find attached our revised request for a MAAB Variance for the above listed project.  
Please contact us if you have any questions or concerns.

This revision shows new information:

1. 2<sup>nd</sup> floor: There were more floor levels and steps than we initially drafted.
2. 1<sup>st</sup> floor: The client has added more square footage to the proposed additions.
3. We do not wish to pursue relief for the Historical significance of this existing building.

Sincerely

Tom Douglas  
Bonham & Douglas Architects



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

1 Federal St., Suite 600 • Boston • MA • 02110  
V: 617-727-0660 • [www.mass.gov/aab](http://www.mass.gov/aab)

Docket Number

(Office Use Only)

**Revised by applicant: 12-29-25**

**APPLICATION FOR VARIANCE**

**INSTRUCTIONS:**

- 1) Answer all questions on this application to the best of your ability.
  - a. Information on the Variance Process can be found at:  
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
  - a. Compliance is technologically infeasible, or
  - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 8.
- 4) If the applicant is not the owner of the building or his or her agent, include a signed letter from the owner granting permission for you to apply for variance.
- 5) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
  - a. Local Building Department,
  - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
  - c. The Independent Living Center (ILC) for your area.  
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 6) Complete the Service Notice included with the Application and sign it.
- 7) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
  - a. Electronic:
    - i. Applications should be sent via email to [william.joyce@mass.gov](mailto:william.joyce@mass.gov) & [molly.griffin@mass.gov](mailto:molly.griffin@mass.gov).
    - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
    - iii. The application and all attachments must be in .pdf format
    - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
    - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
  - b. Physical
    - i. Applications should be sent to the mailing address listed above and must include:

1. The completed application and all attachments.
  2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),
  3. The completed and signed Service Notice.
  4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11" x 17".
  - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

---

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

*The Apple Tree Inn  
10 Richmond Mountain Road  
Lenox MA*

2. State the name and address of the **owner** of the building/facility:

*C/O Eclipse Properties, LLC  
10 Richmond Mountain Road  
Lenox, MA 01240  
Contact: Claire Collery  
E-mail: [claire@appletreeinnlenox.com](mailto:claire@appletreeinnlenox.com)*

Telephone: (917) 517-6830

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

*This is a 3-story (plus basement) 11,137 square foot historic hotel building built in 1885. It contains many constraints to full accessibility. There is an adjacent 2-story 6,384 sq. ft. 1966 hotel building under the same ownership*

The building use is:

**1885 building**

1st floor: Hotel lobby, banquet space, bar, commercial kitchen, toilet rooms

2<sup>nd</sup> floor: Hotel guest rooms

3<sup>rd</sup> floor: Hotel guest rooms

4. Total square footage of the building/facility: 12,314 square feet not including the basement

1st floor: 6,268 sq. ft.

2<sup>nd</sup> floor: 3,976 sq. ft.

3<sup>rd</sup> floor: 2,070 sq. ft.

1<sup>st</sup> fl Proposed demolished (removed) area: 1,130 square feet.

1<sup>st</sup> fl Proposed new area 935 square feet of conditioned space.

1<sup>st</sup> fl Proposed renovated area: 731 square feet

Floors 2 and 3: No additions are proposed

**1966 building**

1st floor: Hotel guest rooms

2<sup>nd</sup> floor: Hotel guest rooms

4. Total square footage of the building/facility: 7,400 square feet.

1st floor: 3,700 sq. ft.

2<sup>nd</sup> floor: 3,700 sq. ft.

a. Total square footage of tenant space (if applicable): *Not Applicable*

5. What was the original year of construction for the building/facility: 1885, 1966

6. Check the nature of the work performed or to be performed:

New Construction

Addition

Reconstruction/Remodeling/Alteration

Change of Use

7. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

**Please see attached document**

8. Is the building or facility historically significant? Yes      xx No

We are not pursuing historically significant relief for this application

a. If yes, check one of the following and indicate date of listing:

- National Historic Landmark \_\_\_\_\_
- Listed individually on the National Register of Historic Places \_\_\_\_\_
- Located in registered historic district \_\_\_\_\_
- Listed in the State Register of Historic Places \_\_\_\_\_
- Eligible for listing \_\_\_\_\_

b. If you checked any of the above **and** your variance request is primarily based upon the historical significance of the building, you *must* complete the ADA Consultation Process of the [Massachusetts Historical Commission](#), located at 220 Morrissey Boulevard, Boston, MA 02125.

9. Which section(s) of the Board’s Jurisdiction (*see Section 3 of the Board’s Regulations*) has been triggered?

3.3.2 YES

10. List **all** building permits that have been applied for within the past 36 months, include the issue date and the listed value of the work performed:

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
-----------------	-------------------------	----------------------

*none*

11. List the anticipated construction cost for any work not yet permitted or for any relevant work which does not require a permit: *1885 building: \$ 1,021,894*

12. Has a certificate of occupancy been issued for the facility? xx Yes      No

If yes, state the date it was issued: *The hotel has been in continuous use for the last 4 decades. It will close this winter 2026 for renovations described in this document.*

13. To the best of your knowledge, has a complaint ever been filed with the AAB on this building or facility relative to accessibility?      Yes      xx No

a. If so, list the AAB docket number of the complaint \_\_\_\_\_

14. For existing buildings or facilities, state the actual assessed valuation of the **BUILDING/IMPROVEMENTS ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building or facility is located:

*1885 building: \$746,800, Assessor's Office, Lenox, MA*

*1966 building: \$373,000, Assessor's Office, Lenox, MA*

Is the assessment at 100%?      xxYes      No

If not, what is the town's current assessment ratio? \_\_\_\_\_

15. State the phase of design or construction of the facility as of the date of this application:  
*Design Development*

16. **Please list specific technical sections, not 521 CMR 3.**

**Request #1**

---

Section(s) for which you are seeking relief:

11.1 Commercial Building 28.1 Elevators.

Are you seeking temporary relief: Yes XX No

If yes, what date do you propose to be in compliance by:

Please describe in detail why compliance with the Board’s regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Please see attached documents for descriptions.

Types of Attachments for this Request:  
[ x ] Floor/Site Plans, [ x ] Cost Estimates,  
[ x ] Photographs, [ ] Test Drawings,  
[ ] Other(s): \_\_\_\_\_

**Request #2**

---

Section(s) for which you are seeking relief: *8.1 Transient Lodging Facilities*

Are you seeking temporary relief: XX Yes No

If yes, what date do you propose to be in compliance by: June 1, 2029 (3 years after the CO for this project is obtained.)

Please describe in detail why compliance with the Board’s regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Please see attached documents for descriptions

Types of Attachments for this Request:  
[ x ] Floor/Site Plans, [ ] Cost Estimates,  
[ x ] Photographs, [ ] Test Drawings,  
[X ] Other(s): Written description

**If you require more than 4 requests, please use the *Additional Request Sheet* and complete the *Large Variance Tally Sheet*, both of which are available on the “Forms and Applications” page of the Board’s website (<http://www.mass.gov/aab>).**

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

*Thomas Douglas*

*Bonham & Douglas Architects (formerly Thomas Douglas Architects)*

18. State the name and address of the building inspector responsible for overseeing this project:

*Matt Kollmer*

*E-mail:*

*Telephone: 413-404-5656*

**I DECLARE UNDER THE PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND SUPPORTING DOCUMENTATION IS TRUE AND CORRECT**

Date: 11-21-25

Revised 12-29-25

**Signature of owner or authorized agent (required)**

*Thomas Douglas*

**PLEASE PRINT:** Name *Thomas Douglas*

*Thomas Douglas*

*Bonham & Douglas Architects (formerly Thomas Douglas Architects)*

*196 Pleasant Street, Northampton, MA 01060*

*E-mail: Douglas@bd-arc.com*

*Telephone: 413-585-0641*

# SERVICE NOTICE

I, Thomas Douglas, as Authorized Applicant  
 (Name) (Relationship to the applicant)

**HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:**

<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>	<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
<b>1</b> Building Department <b>Matt Kollmer</b> <b>Lee-Lenox Building Commissioner</b> <i>E-mail: <a href="mailto:MKollmer@berkshire.build">MKollmer@berkshire.build</a></i> <i>Telephone: 413-404-5656</i> 32 Main Street Lee Town Hall Lee, MA 01238	Email	11-25-2025
<b>2</b> Local Commission on Disability (If Applicable) <b>Matt Kollmer</b> <b>Lee-Lenox Building Commissioner</b> <i>E-mail: <a href="mailto:MKollmer@berkshire.build">MKollmer@berkshire.build</a></i> <i>Telephone: 413-404-5656</i> 32 Main Street Lee Town Hall Lee, MA 01238	Email	11-25-2025
<b>3</b> Independent Living Center <b>AdLib</b> <b>215 North Street Pittsfield, MA 01201</b> <b>413-442-7047</b> <b>info@adlibcil.org</b>	Email	11-25-2025

THOMAS DOUGLAS  
 Signature

11-25-2025  
 Date

12-29-25 revised

Current Owner information:

10 Richmond Mountain Road YT LLC

C/O Eclipse Properties, LLC

10 Richmond Mountain Road

Lenox, MA 01240

Property:

The Apple Tree Inn

10 Richmond Mountain Road

Lenox MA

**Extent and Nature of the work to be performed:**

1. There are 2 buildings on this property under the same ownership. Both house hotel uses. Both the original 1885 building and the 1966 building on this site have planned renovations described in this document.
2. Currently there are 2 buildings on this property containing these hotel guest rooms:
  - **1885 building**
    - (1) 2<sup>nd</sup> floor: 9 guest rooms
    - (2) 3<sup>rd</sup> floor: 4 guest rooms
  - **1966 building**
    - (3) 1st floor: 10 guest rooms
    - (4) 2nd floor: 11 guest rooms
  - **Total** 34 guest rooms. 5% of rooms required = 1.7 accessible rooms required.
3. The 1885 building 1<sup>st</sup> floor has common rooms (lobby, bar, dining) , commercial kitchen and toilet rooms.
4. The 1885 building project proposes demolition of an old addition that housed a dining room and enclosed sitting porch.
5. The 1885 building project proposes construction of new historically compatible addition that will house an office, a new accessible toilet room and 2 dining areas. One dining area is an area open to the lobby with seating and a buffet table. The other dining area is a small banquet space for private functions.
6. The 1966 building will have a future renovation to convert 4 non accessible guest rooms into 2 new accessible guest rooms. A new exterior ramp will be constructed to create access to this new accessible guest room floor.

**Existing Accessibility description, 1885 Building:**

1. The existing 1st floor has no accessible entry.
2. There is no accessible toilet in the building
3. The public use and common areas have multiple floor levels allowing limited accessible routes on the 1st floor.
4. There is no vertical access to the upper 2 guest room floors.
5. The 2<sup>nd</sup> floor guest room area has 5 floor levels separated by steps
6. There are no accessible guest rooms in this building.

**Existing Accessibility description, 1966 Building:**

1. The existing 1st floor has no accessible entry.
2. There are no accessible guest rooms in the building

**Proposed Accessibility upgrades, 1885 Building:**

**1<sup>st</sup> floor:**

1. Creation of 2 new accessible parking spaces near the front entrance
2. Creation of a new accessible front entrance with exterior ramps.
3. Creation of new ramped routes connecting 2 existing floor levels between the lobby and bar.
4. Creation of a new accessible toilet room.
5. Provision of accessible routes to most, but not all, of the spaces on the 1st floor.  
Space not on an accessible route: the existing toilet rooms- hallways are too narrow.
6. Creation of a new accessible registration counter and office.
7. Creation of 2 new dining rooms that are fully accessible.
8. Refinements of the existing bar furniture to allow accessible seating and accessible routes.

**Proposed Accessibility upgrades, 1966 Building**

9. Guest Rooms: Demo 4 existing guest rooms to create 2 new accessible guest rooms and install an accessible ramp to the 1<sup>st</sup> fl. See Request #2 below.

**Describe in detail why compliance with the Board's regulations is impracticable**

**1885 Building: Request #1**

1. Vertical Access: Because there is no ideal location for an elevator within the building, we are asking for relief from providing vertical (elevator) access to the upper guest rooms.
2. Because the upper 2<sup>nd</sup> floor has 5 different floor levels, an interior or exterior elevator would only service a small part of the 2<sup>nd</sup> floor level.

3. *On the 2<sup>nd</sup> floor 1 accessible guest room could be created after major alterations to 3 or 4 of the existing guest rooms. (depending on elevator location). Two accessible guest rooms are required.*
4. *The 3<sup>rd</sup> floor does not have a reasonable location for a new elevator because of constraints on the 1<sup>st</sup> floor. Both an interior and an exterior elevator location would need to access the 3<sup>rd</sup> floor thru existing small dormer or gable window locations.*
5. *Please see the attached 2 sketches showing an interior and an exterior location for an elevator. These illustrate the results of new elevator installations. The number of lost guest rooms and areas of major disruption are described.*
6. *An estimate for a new exterior elevator, new elevator lobby, and guest room redesign is approximately \$200,000. We can't estimate an interior elevator without creating an extensive design document with structural investigation and calculations.*
7. *Because of the cost to construct a new elevator, a small elevator lobby, and only reconfigure 1 existing guest room to accessible standards, it is our opinion that the costs outweigh the benefit.*
8. *In the adjacent 1966 building, we can easily construct 2 new accessible guest rooms with less disruption, demolition (to historic interior structure and details) and cost than doing it in the 1885 building.*

### **1966 Building: Request #2**

1. *Request #2 is for the 1966 hotel building.*
2. *We request temporary relief for the creation of new accessible guest rooms on the 1966 building.*
3. *The existing building only contains guest rooms and there are no common spaces other than small entry spaces.*
4. *4 non-accessible guest rooms will be reconfigured to create 2 new accessible guest rooms.*
5. *The existing rooms are too small to accommodate the required accessible clearances and dimensions. We will combine 2 side by side single rooms into a larger accessible suite. We will reconstruct the 2 existing bathrooms into 1 bathroom with compliant accessible clearances. The sleeping and living area will be configured with compliant accessible clearances.*
6. *A new exterior ramp will be constructed to create access to these new accessible guest rooms.*
7. *Proposed: 2 guest rooms with group 2B Bathrooms*
  - 1 bathroom will contain a wheel-in shower*
  - 2 guest rooms will contain Accessible Equipment*
  - There are no kitchen facilities in the guest rooms*



**SITE PLAN AERIAL**

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 THE APPLE TREE INN  
 10 RICHMOND HILL RD  
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SITE PLAN SHEET  DATE: 12-29-2025	
---	--



**STREE VIEW IMAGE**

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**STREET VIEW SHEET**  
  
 DATE: 12-29-2025



ITEM J-1 RESIDENCE SOUTH ELEVATION



ITEM J-1 RESIDENCE SOUTHWEST ELEVATION



ITEM J-1 RESIDENCE NORTH EAST ELEVATION

**1938 Photos**

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a-000

DATE: 12-29-2025





Proposed location of new accessible

1885 Building



Former main entry to the building- now

Proposed location of new accessible

1885 Building



Proposed new entry to the building With new ramps, terrace, and vestibule.

New ramps proposed in this area

Proposed location of new accessible

1885 Building



Proposed location of new addition after

1885 Building

**EXTERIOR IMAGES, MAAB  
EXISTING**

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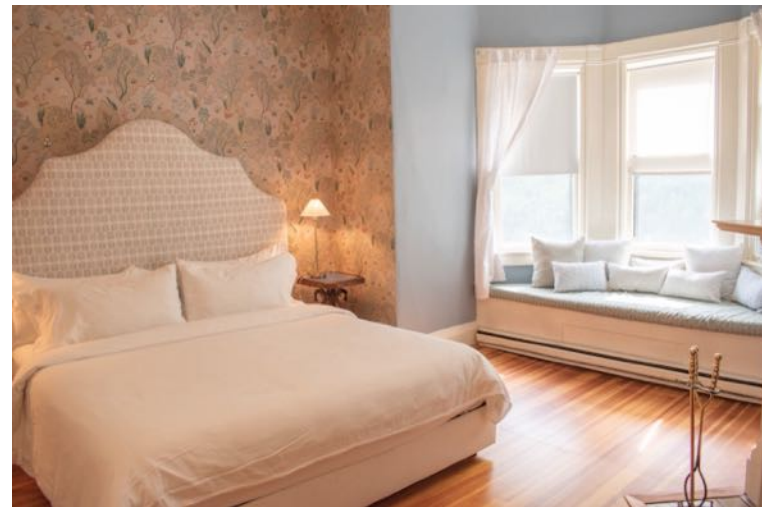
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A-104 m

DATE: 11-25-25

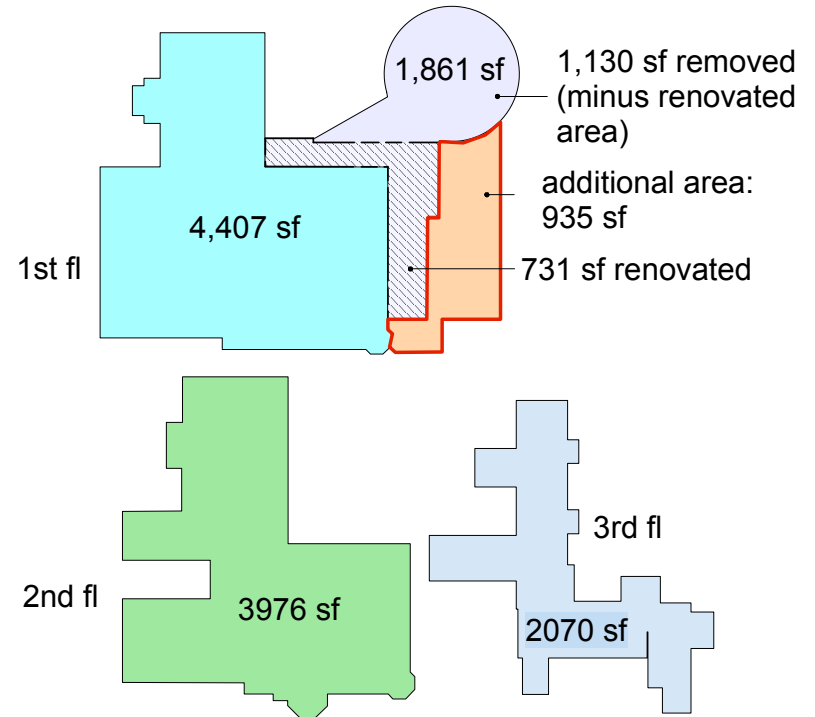
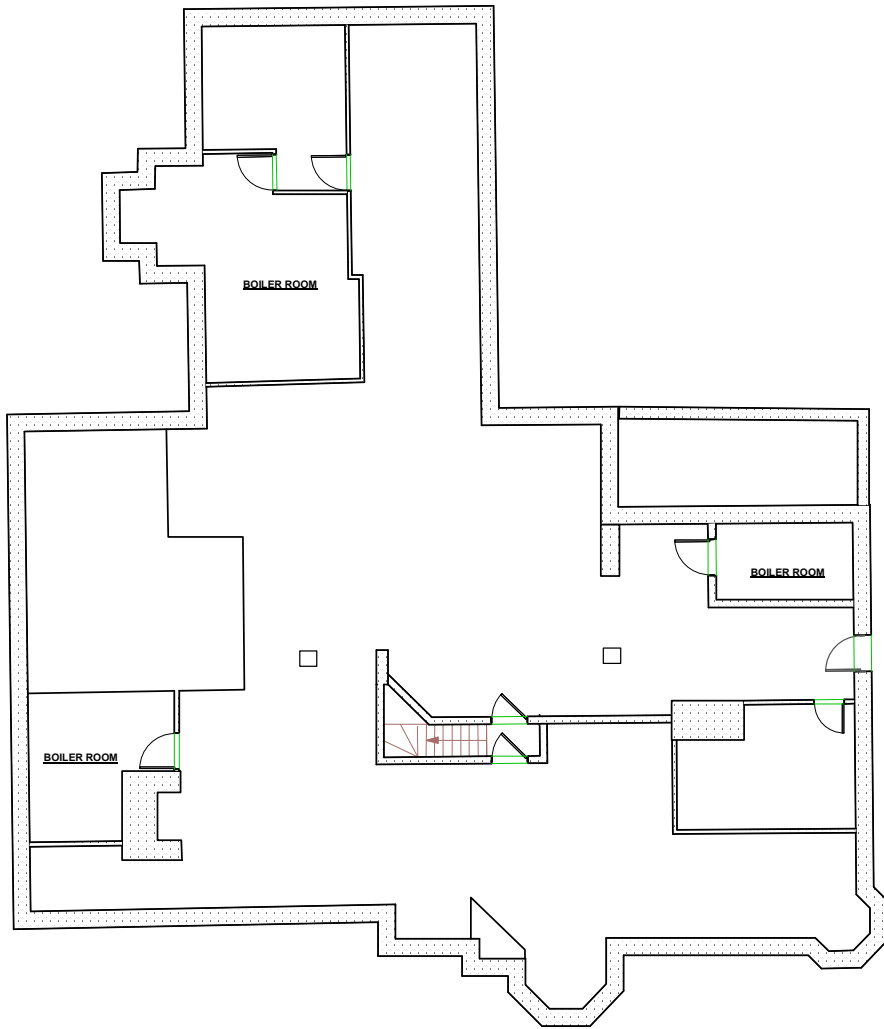


**INTERIOR IMAGES, MAAB**  
**EXISTING**

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A-105 m  
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**B**

Existing

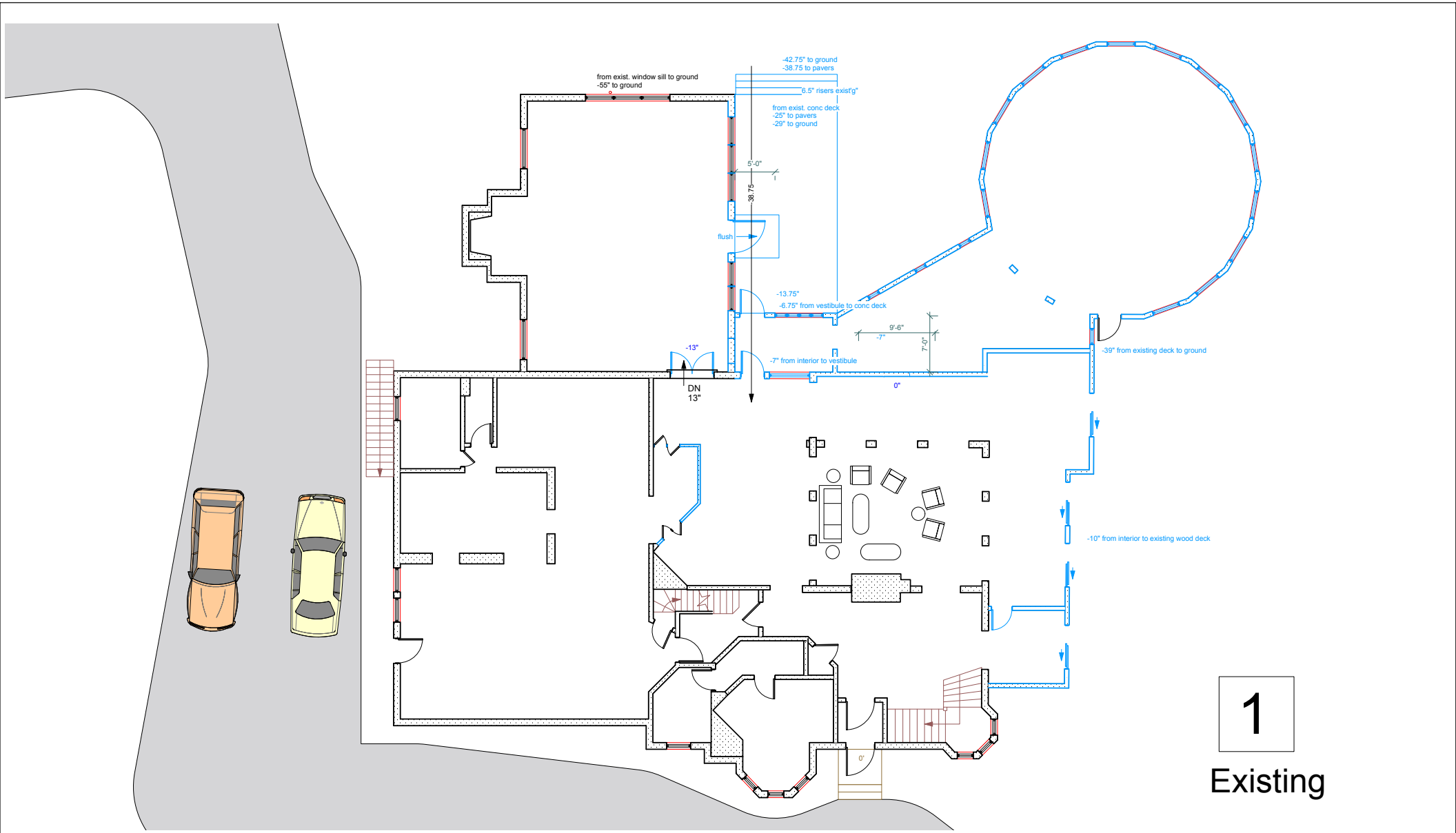
**EXISTING BASEMENT FLOOR  
PLAN, MAAB**

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**THE APPLE TREE  
INN**  
THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

EX-100 m  
DATE: 12-29-2025





1

Existing

**EXISTING 1ST FLOOR PLAN.  
MAAB**

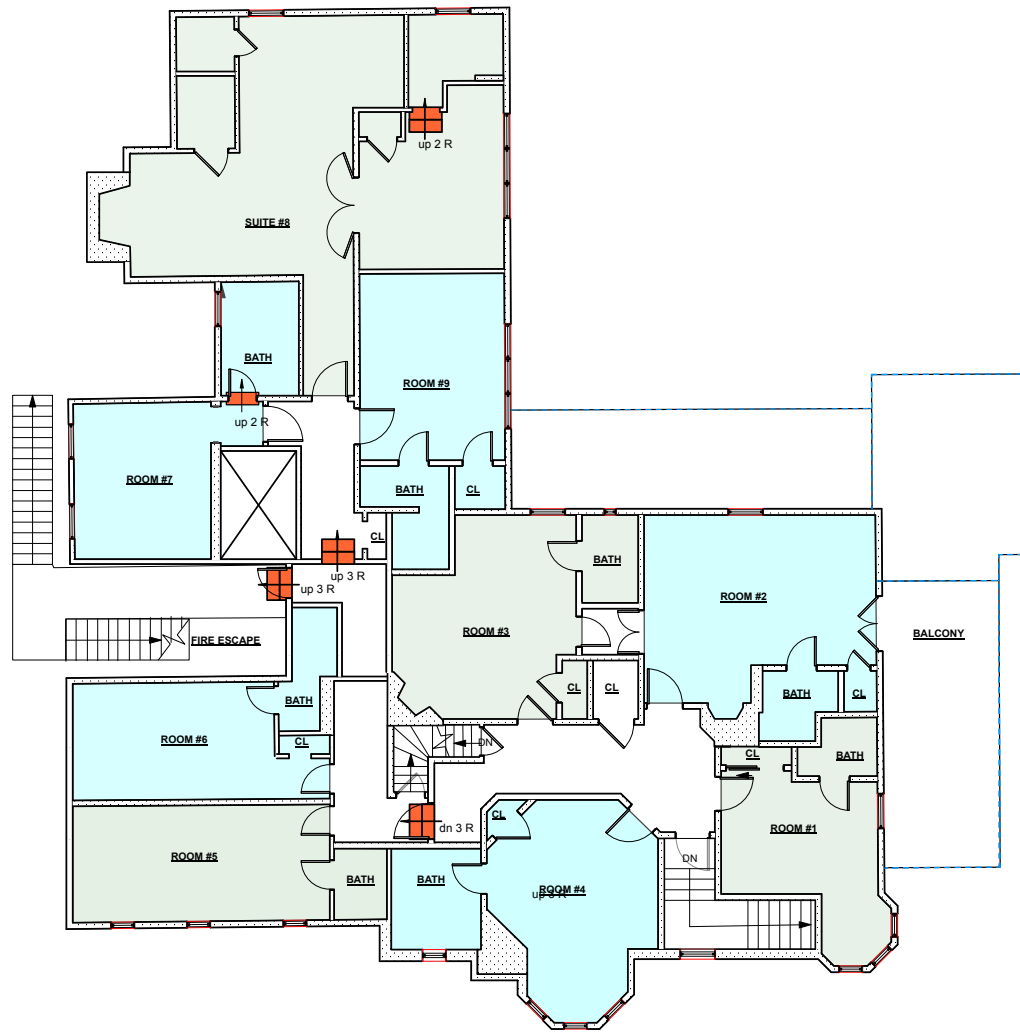
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EX-101 m  
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2

Existing

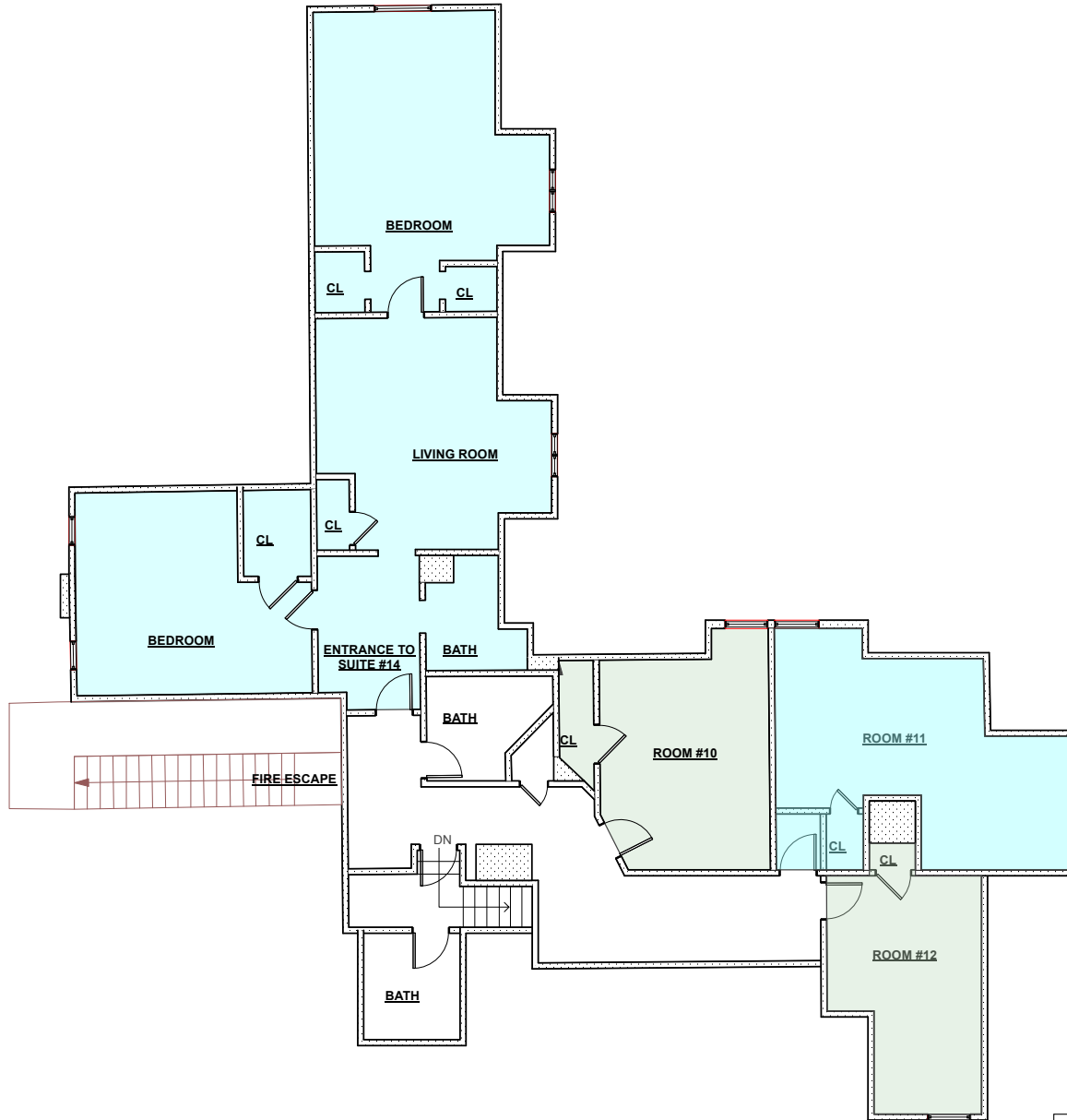
**EXISTING 2ND FLOOR PLAN.  
MAAB**

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EX-102 m  
DATE: 12-29-2025





**EXISTING 3RD FLOOR PLAN.  
MAAB**

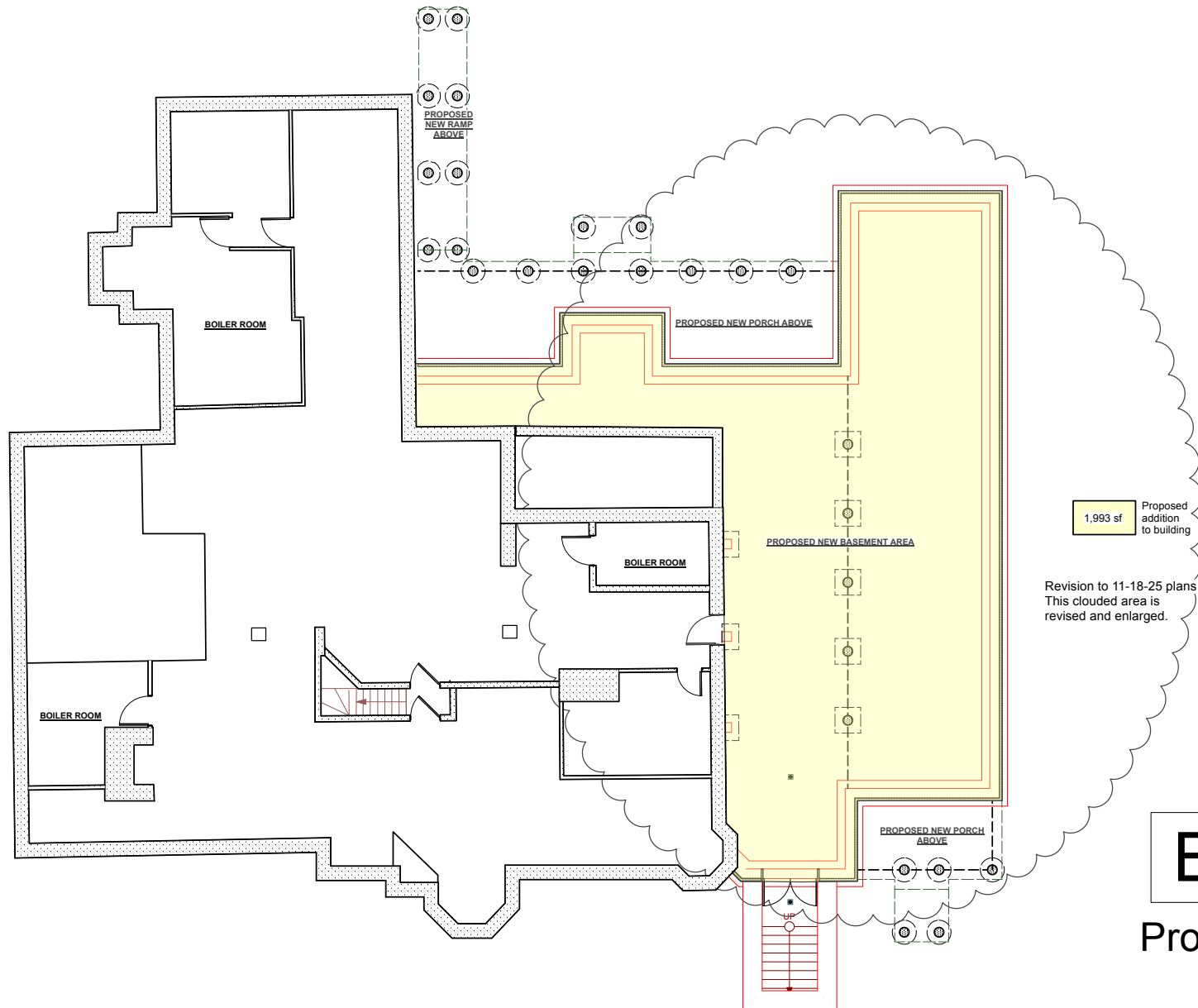
**3**  
Existing

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EX-103 m  
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**PROPOSED BASEMENT FLOOR  
PLAN, MAAB**

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A-100 m  
DATE: 12-29-2025



**B**

**Proposed**



1,993 sf Proposed addition to building

Revision to 11-18-25 plans  
This clouded area is revised and enlarged.

1

Proposed

**PROPOSED FIRST FLOOR PLAN.  
MAAB**

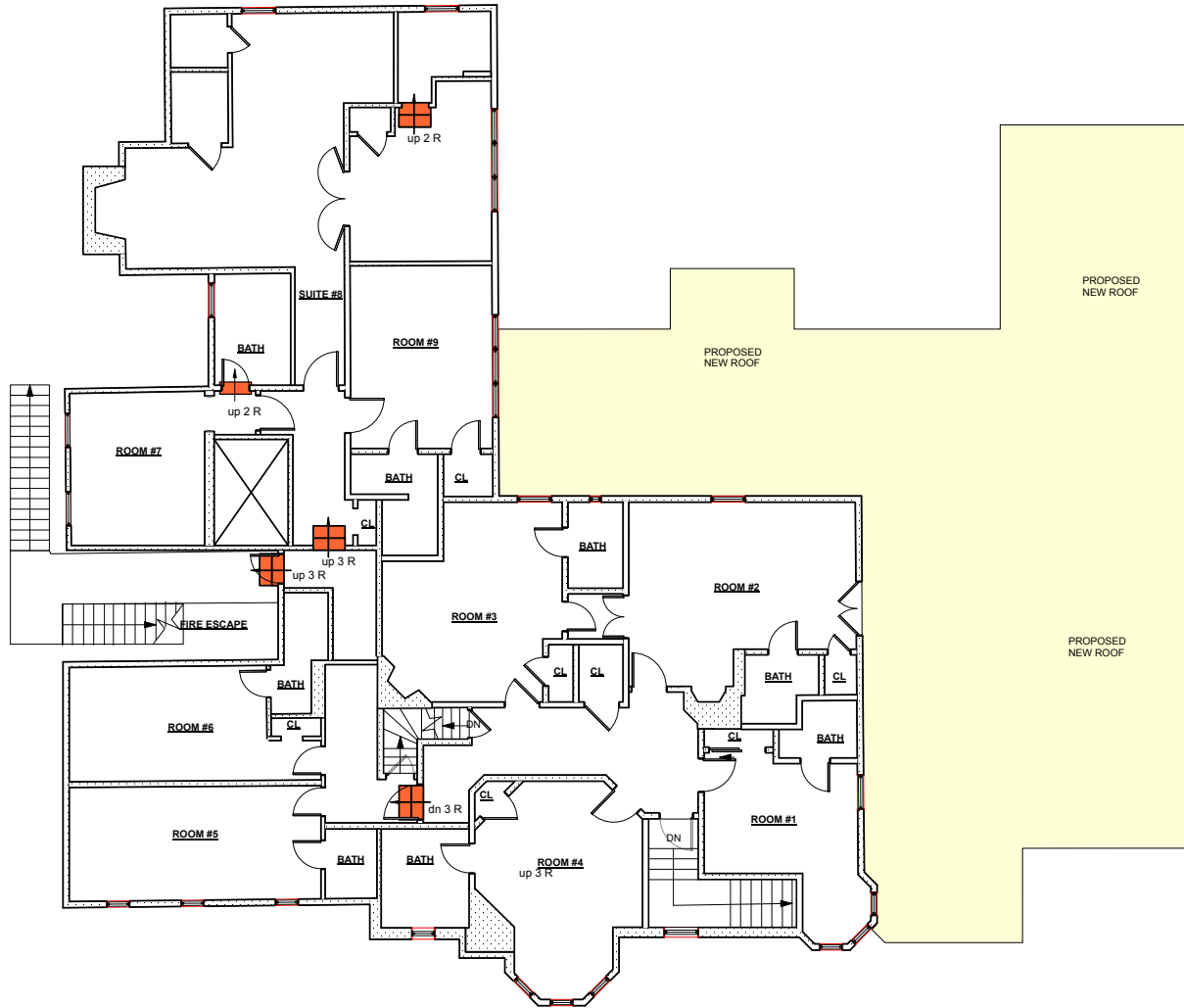
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2

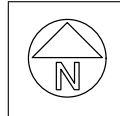
Proposed

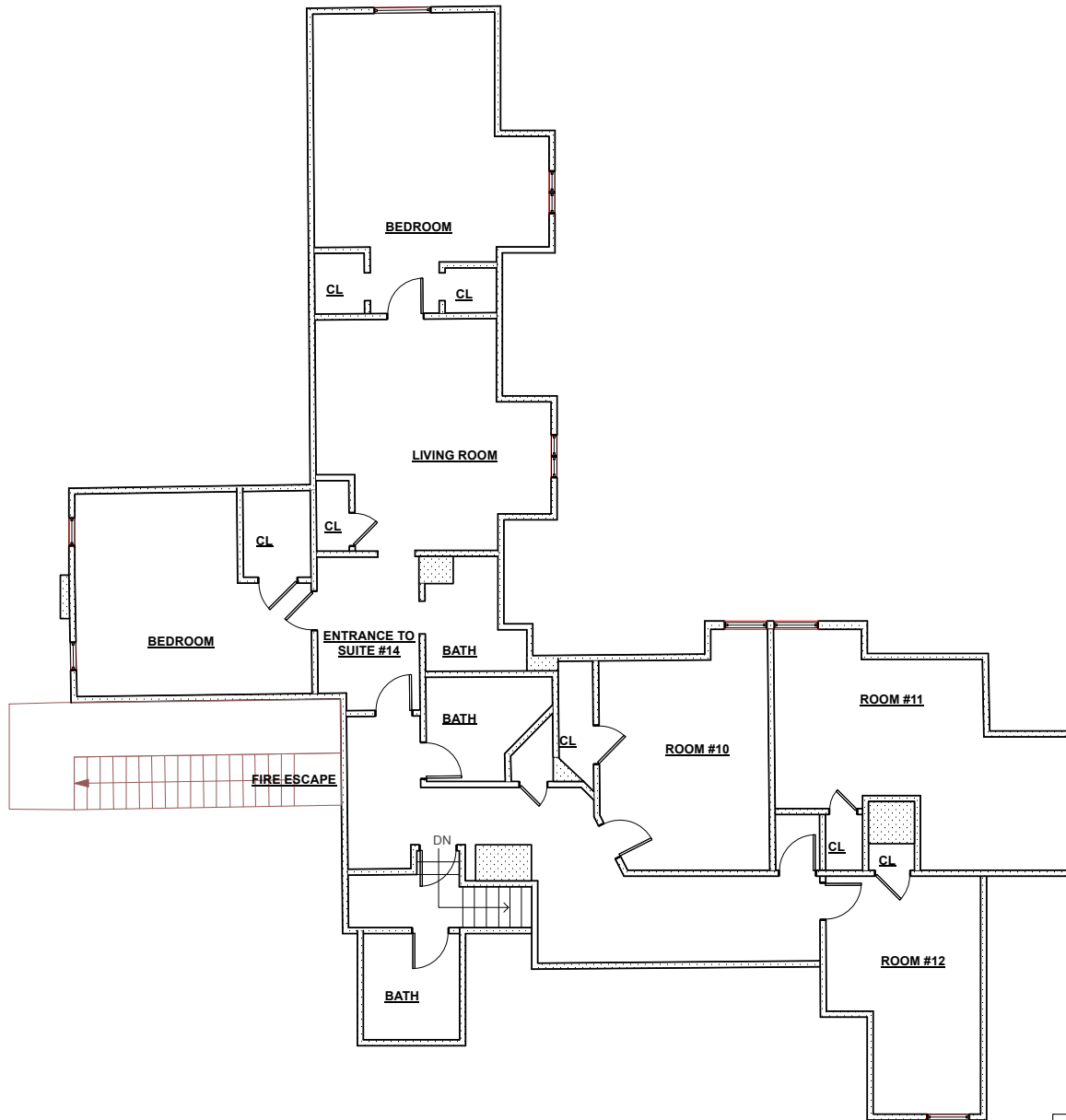
**PROPOSED 2ND FLOOR PLAN,  
MAAB**

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A-102 m  
DATE: 12-29-2025





**PROPOSED 3RD FLOOR PLAN,  
MAAB**

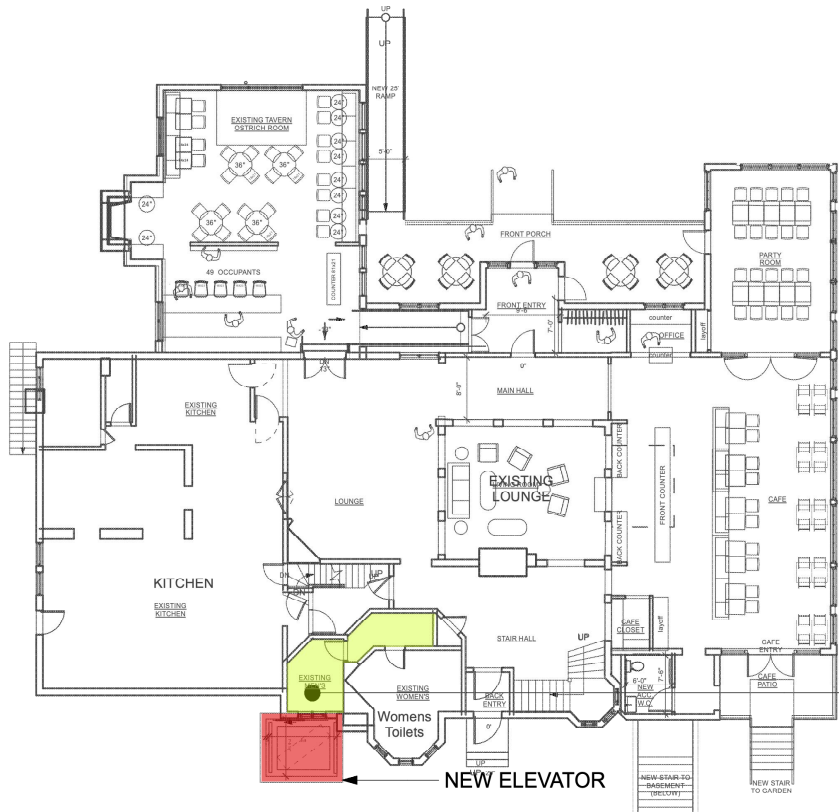
**3**  
Proposed

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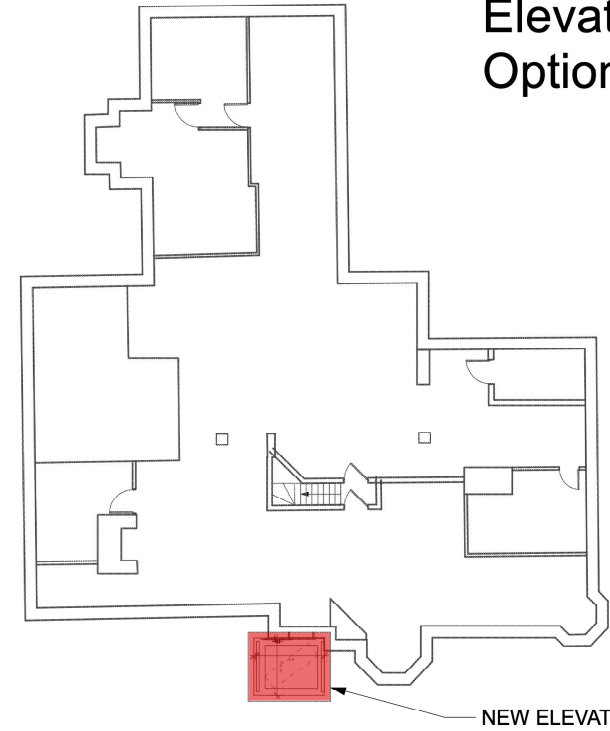
CONVERT EXISTING  
MENS ROOM TO  
ELEVATOR LOBBY &  
CIRCULATION

**FIRST FLOOR**  
WITH NEW ELEVATOR AND NECESSARY ALTERATIONS

REMOVE EXISTING MENS TOILET ROOM  
REBUILD AS ELEVATOR LOBBY  
CONSTRUCT NEW MENS TOILET ROOM ELSEWHERE

fl. **1**

Exterior  
Elevator  
Option



Exterior  
Elevator  
Option

**BASEMENT**  
WITH NEW ELEVATOR FOUNDATION

fl. **B**

Exterior  
Elevator  
Option

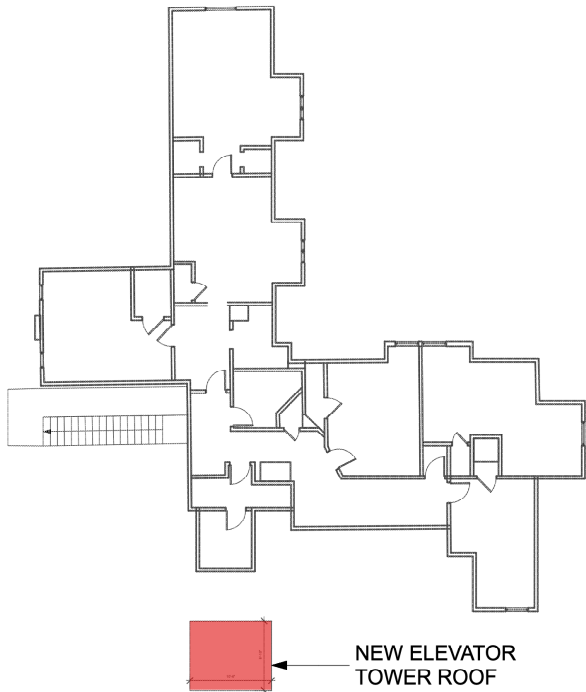
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**THE APPLE TREE INN**  
THE APPLE TREE INN  
10 RICHMOND HILL RD  
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A-101 m  
DATE: 12-26-2025



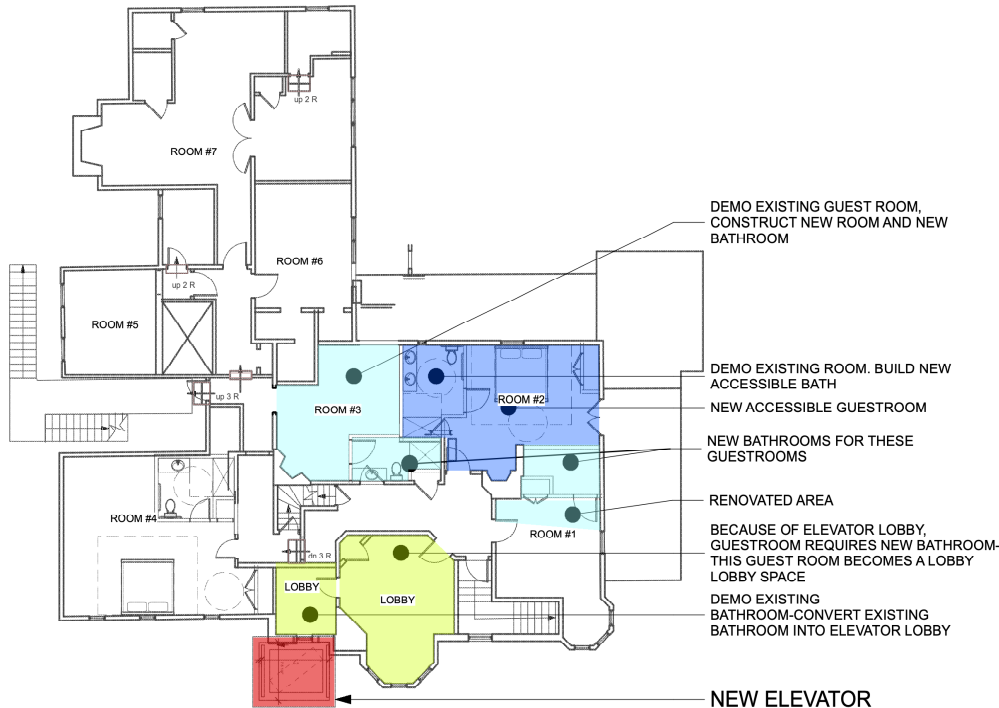
# Exterior Elevator Option



THIRD FLOOR  
WITH NEW ELEVATOR TOWER ROOF

fl. **3**

## Exterior Elevator Option



**SECOND FLOOR**  
WITH NEW ELEVATOR AND NECESSARY  
GUESTROOM & ELEVATOR LOBBY  
ALTERATIONS

THERE ARE 8 EXISTING GUEST ROOMS  
THIS SCHEME REMOVES 1 GUEST ROOM  
AND LEAVES A TOTAL OF 7 GUEST ROOMS

EXTENSIVE RENOVATIONS OF 4 GUEST  
ROOMS ARE REQUIRED

fl. **2**

## Exterior Elevator Option

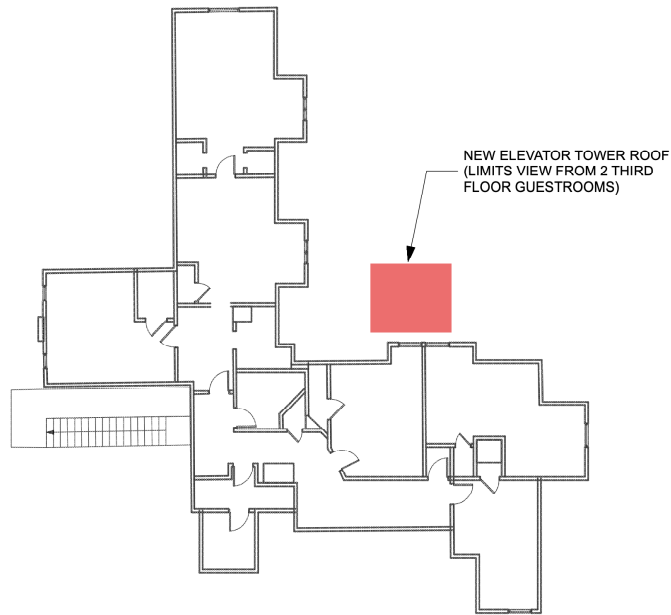
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10 RICHMOND HILL RD  
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A-102 m  
DATE: 12-26-2025



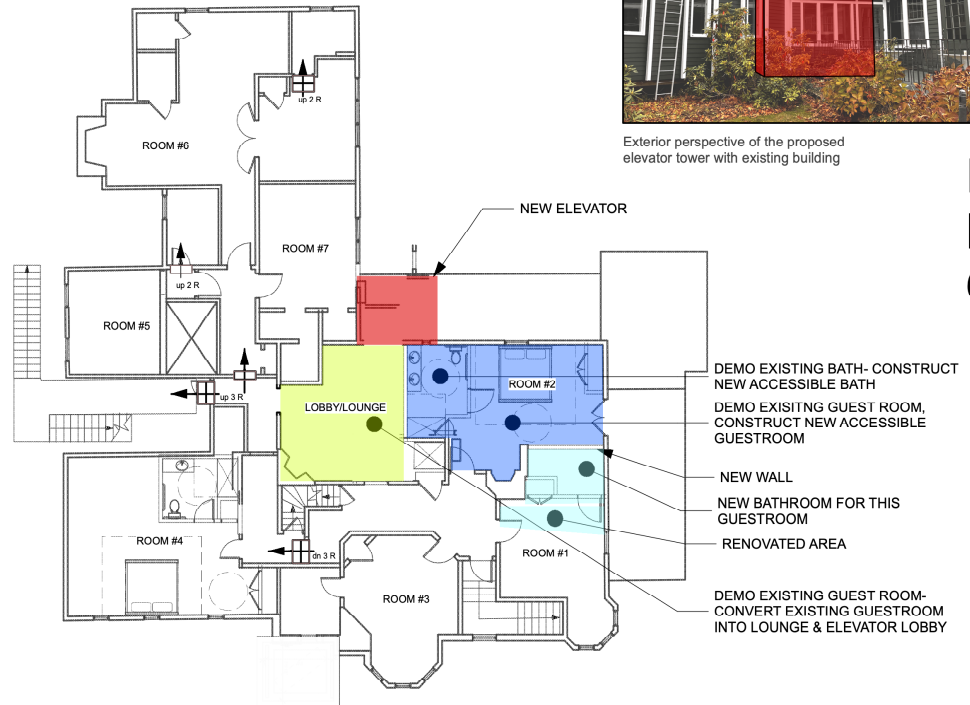




THIRD FLOOR  
WITH NEW ELEVATOR TOWER ROOF

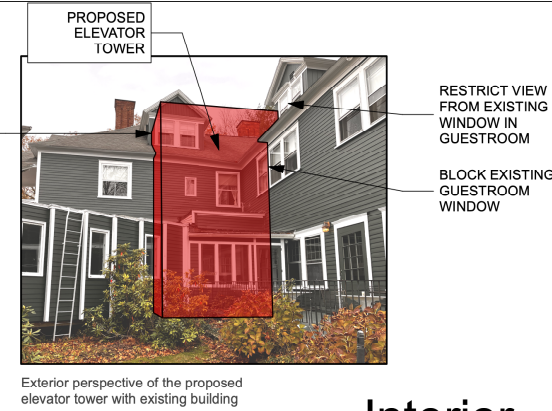
FL. **3**

## Interior Elevator Option



**SECOND FLOOR**  
WITH NEW ELEVATOR AND NECESSARY  
GUESTROOM & ELEVATOR LOBBY  
ALTERATIONS

THERE ARE 8 EXISTING GUEST ROOMS  
THIS SCHEME REMOVES 1 GUEST ROOM  
AND LEAVES A TOTAL OF 7 GUEST ROOMS  
  
THERE ARE ALSO EXTENSIVE RENOVATIONS  
OF 2 OTHER GUEST ROOMS



Exterior perspective of the proposed elevator tower with existing building

## Interior Elevator Option

FL. **2**

## Interior Elevator Option

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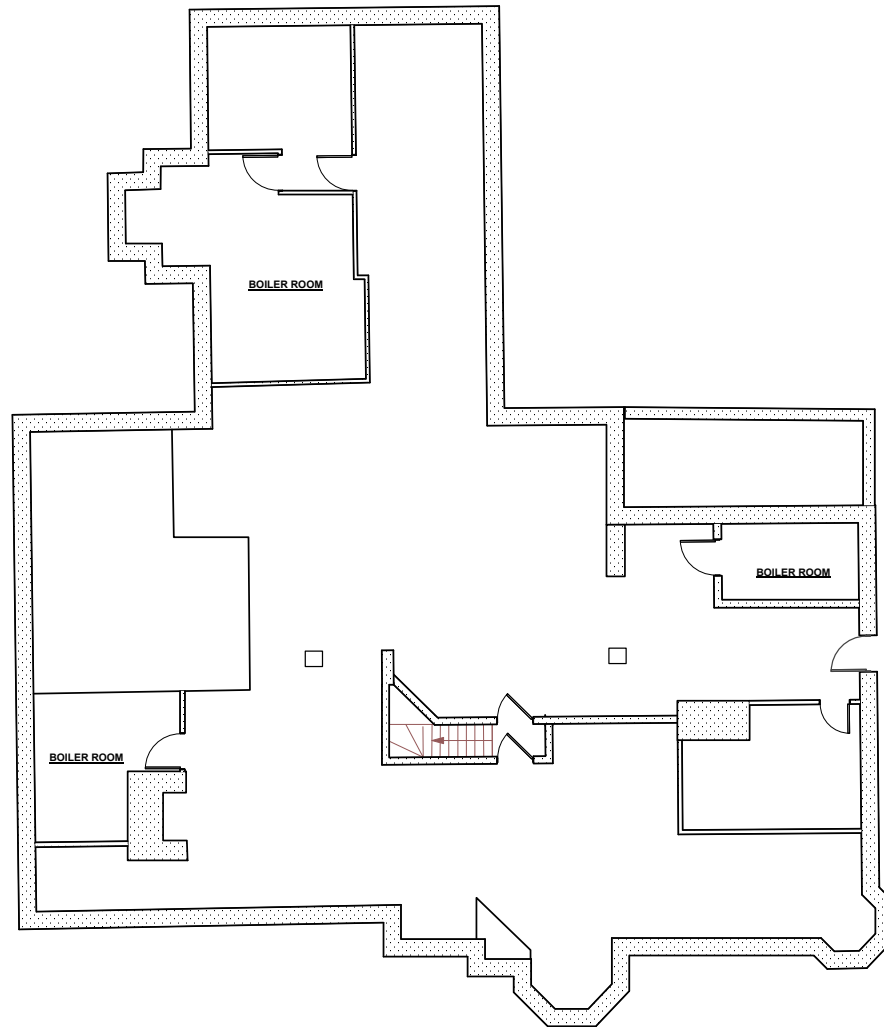
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A-102 m-2

DATE: 12-26-2025





**B**

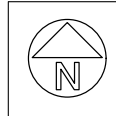
Demo

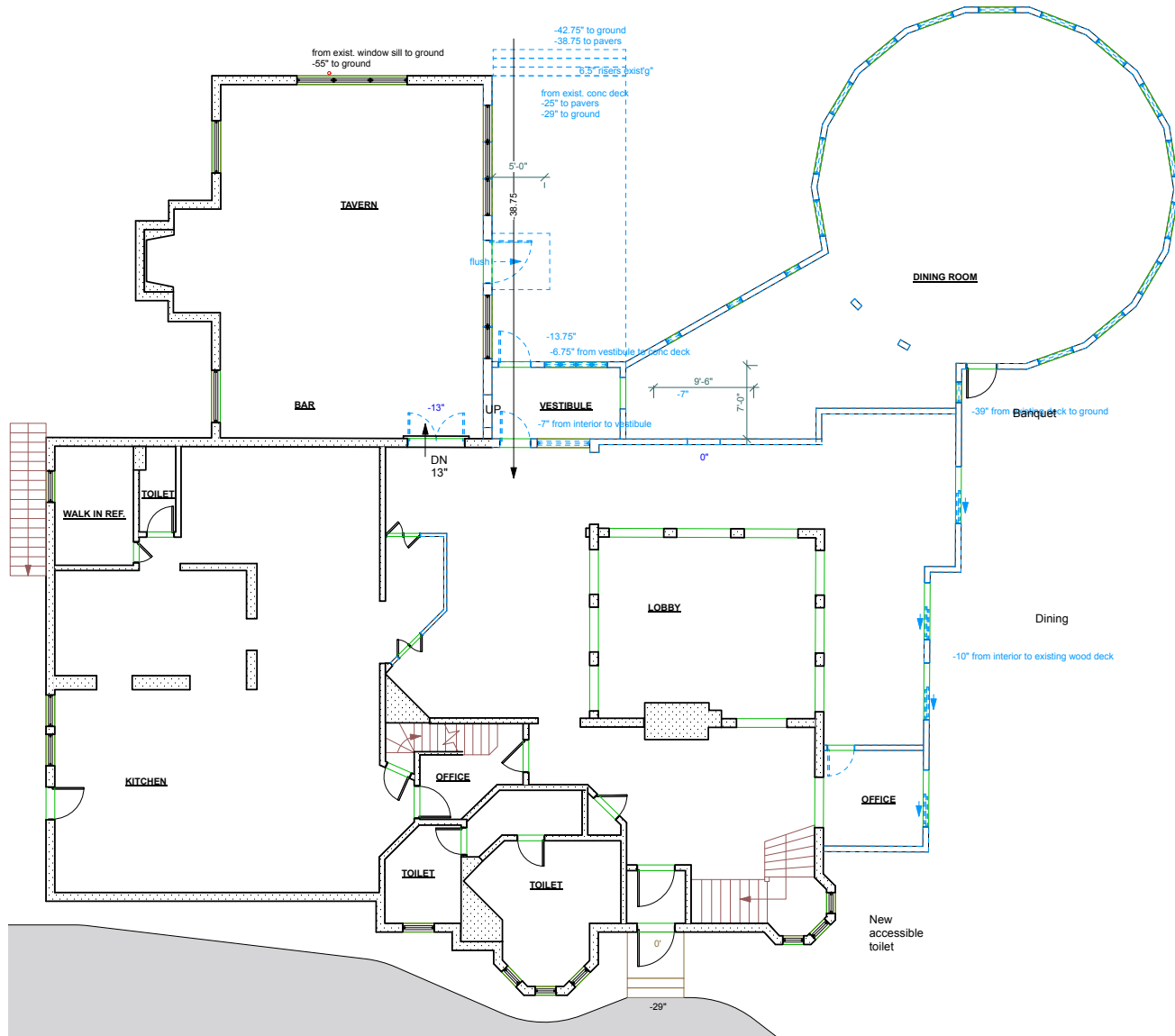
**BASEMENT DEMOLITION PLAN.**  
**MAAB**

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1

Demo

**1ST FLOOR DEMOLITION PLAN,  
MAAB**

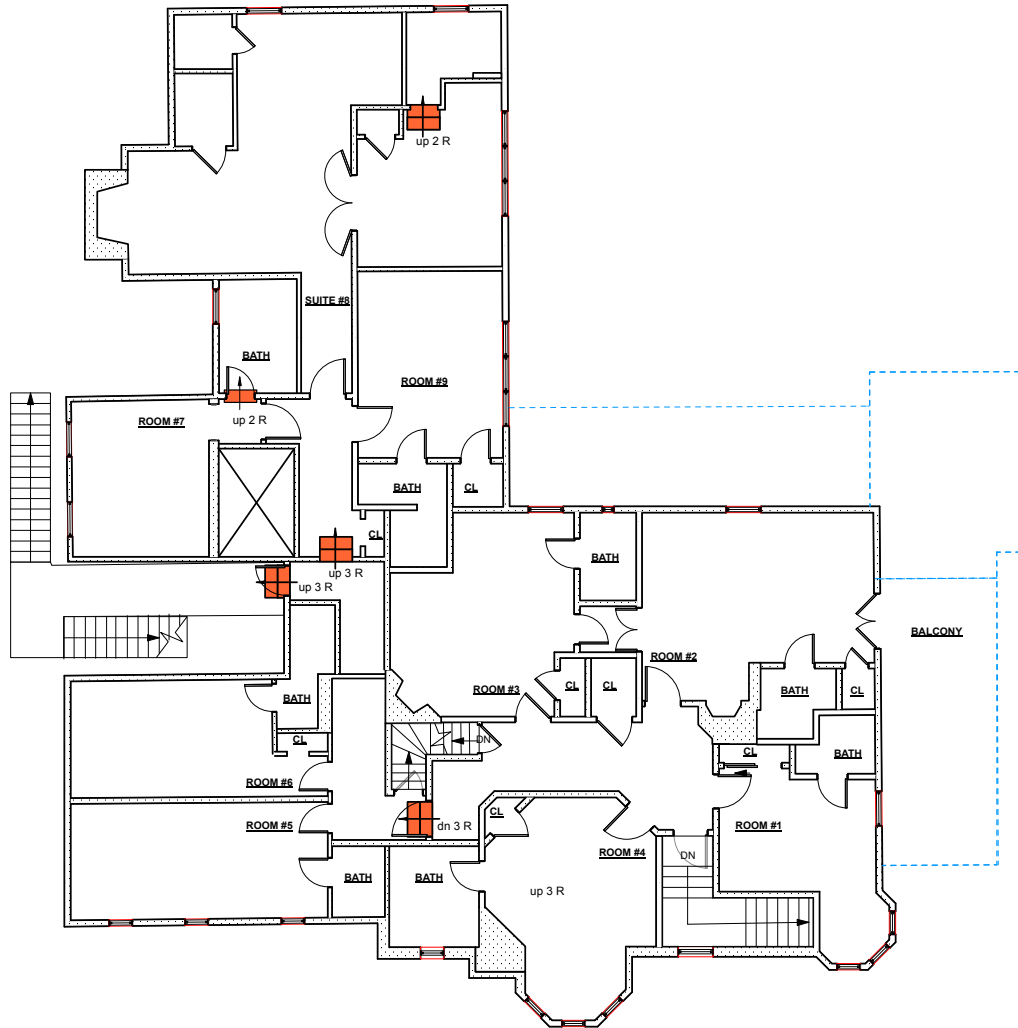
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2

Demo

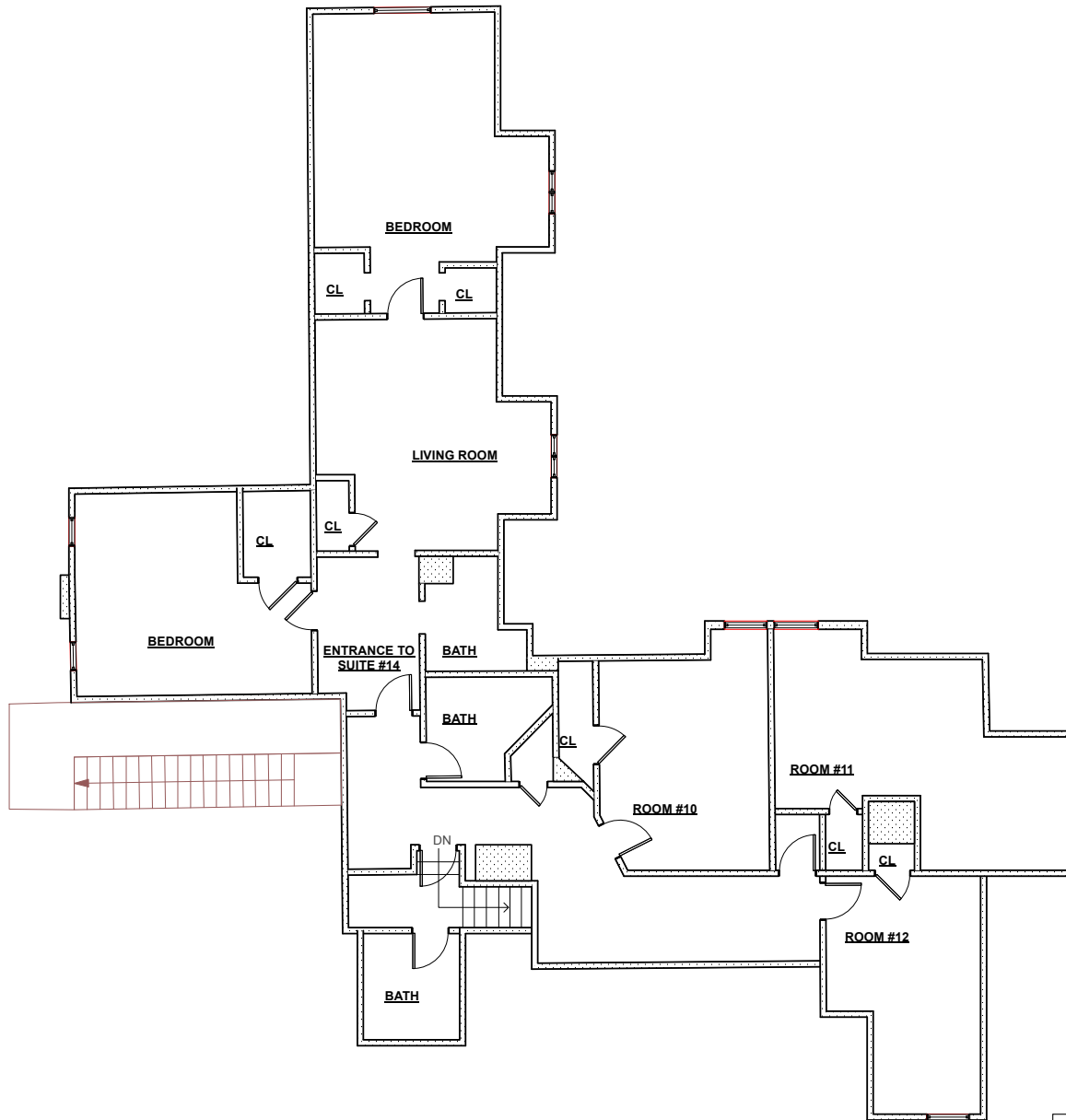
**2ND FLOOR DEMOLITION PLAN,  
MAAB**

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3

Demo

**3RD FLOOR DEMOLITION PLAN,  
MAAB**

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MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

1 Federal St., 6th Floor  
Boston, Massachusetts 02118

LAYLA R. D'EMILIA  
UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**NOTICE OF ACTION**

Docket Number **V 25 228**

**RE: The Apple Tree Inn , 10 Richmond Mountain Road , Lenox**

On November 25, 2025 the Architectural Access Board received an application submitted by Thomas Douglas. This application and all attached documentation were reviewed by the Board on December 15, 2025. At that meeting, the Board voted as follows:

#	Section	Result
1	28.1	<b>CONTINUED</b> to request Petitioner provide the Board with: the letter provided at the completion of MassHistoric's ADA Consultation process
2	8.1	<b>CONTINUED</b> to request Petitioner provide the Board with: the letter provided at the completion of MassHistoric's ADA Consultation process

**PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.**

*Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.*

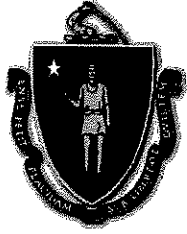
Date: December 17, 2025

cc: Local Disability Commission  
Local Building Inspector  
Independent Living Center

Chairperson  
ARCHITECTURAL ACCESS BOARD

**AAB 43**

r-0312381

	<b>Commonwealth of Massachusetts</b> <b>Division of Occupational Licensure</b> <b>Office of Public Safety and Inspections</b> <b>Architectural Access Board</b> 1 Federal St., Suite 600 • Boston • MA • 02110 V: 617-727-0660 • <a href="http://www.mass.gov/aab">www.mass.gov/aab</a>	Docket Number <u>V25-228</u> (Office Use Only)
---	--	--

### APPLICATION FOR VARIANCE

#### INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
  - a. Information on the Variance Process can be found at:  
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
  - a. Compliance is technologically infeasible, or
  - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 8.
- 4) If the applicant is not the owner of the building or his or her agent, include a signed letter from the owner granting permission for you to apply for variance.
- 5) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
  - a. Local Building Department,
  - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
  - c. The Independent Living Center (ILC) for your area.  
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 6) Complete the Service Notice included with the Application and sign it.
- 7) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
  - a. Electronic:
    - i. Applications should be sent via email to [william.joyce@mass.gov](mailto:william.joyce@mass.gov) & [molly.griffin@mass.gov](mailto:molly.griffin@mass.gov).
    - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
    - iii. The application and all attachments must be in .pdf format
    - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
    - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
  - b. Physical
    - i. Applications should be sent to the mailing address listed above and must include:
      1. The completed application and all attachments.
      2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),

3. The completed and signed Service Notice.
  4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11" x 17".
  - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

---

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case. 2025-11-25

1. State the name and address of the building/facility:

*The Apple Tree Inn  
10 Richmond Mountain Road  
Lenox MA*

2. State the name and address of the **owner** of the building/facility:

*C/O Eclipse Properties, LLC  
10 Richmond Mountain Road  
Lenox, MA 01240  
Contact: Claire Collery  
E-mail: [claire@appletreeinnlenox.com](mailto:claire@appletreeinnlenox.com)  
Telephone: (917) 517-6830*

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

*This is a 3-story (plus basement) 11,137 square foot historic hotel building built in 1885. It contains many constraints to full accessibility. There is an adjacent 2-story 6,384 sq. ft. 1966 hotel building under the same ownership*

*The building use is:*

**1885 building**

*1st floor: Hotel lobby, banquet space, bar, commercial kitchen, toilet rooms*

*2nd floor: Hotel guest rooms*

*3rd floor: Hotel guest rooms*

4. Total Existing square footage of the building/facility: 11,137 square feet not including the basement

*1st floor: 6,309 sq. ft.*

*2nd floor: 3,895 sq. ft.*

*3rd floor: 2,146 sq. ft.*

**1966 building**

*1st floor: Hotel guest rooms*

*2nd floor: Hotel guest rooms*

4. Total square footage of the Existing building/facility: 7,400 square feet.

*1st floor: 3,700 sq. ft.*


*Total demolished area: 1,923 sf.*

*Total proposed new area: 1,403 sf. Total proposed 1st floor area: 3,180 sf.*

## Variance

---

**From** Thomas Douglas <douglas@bd-arc.com>  
**Date** Tue 11/25/2025 4:18 PM  
**To** Joyce, William (DPL) <William.Joyce@mass.gov>  
**Cc** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

 2 attachments (8 MB)

2025-11-25 0. MAAB Variance Request transmittal (Merged) copy.pdf; 2025-11-25 Apple Tree Inn Drawings.pdf;

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir and Madam

Please find attached my application for a variance for the Apple Tree Inn in Lenox MA

Thanks, Tom

Tom Douglas

**Bonham & Douglas Architects**

196 Pleasant St. suite 300  
Northampton MA 01060  
USA

Office: 413-585-0641

Cell: 413-320-3038

[douglas@bd-arc.com](mailto:douglas@bd-arc.com)

[bd-arc.com](http://bd-arc.com)

[douglas@tdouglasarchitects.com](mailto:douglas@tdouglasarchitects.com)

pronouns: he/him

**See Our New Website:**

[bd-arc.com](http://bd-arc.com)

Date: November 25, 2025

Transmittal

**To:**

Massachusetts Architectural Access Board  
1 Federal St, Suite 600  
Boston, MA  
[william.joyce@mass.gov](mailto:william.joyce@mass.gov) & [molly.griffin@mass.gov](mailto:molly.griffin@mass.gov).  
617-727-0660

**RE:**

Variance Application  
MAAB Variance request for renovations at:  
The Apple Tree Inn  
10 Richmond Mountain Road  
Lenox, MA 01240

**From:**

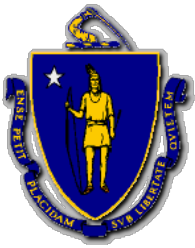
Bonham & Douglas Architects,  
196 Pleasant Street  
Northampton, Massachusetts 01060  
413-585-0641  
Contact: Tom Douglas

Dear Sir or Madam

Please find attached our request for a MAAB Variance for the above listed project.  
Please contact us if you have any questions or concerns.

Sincerely

Tom Douglas  
Bonham & Douglas Architects



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

1 Federal St., Suite 600 • Boston • MA • 02110  
V: 617-727-0660 • [www.mass.gov/aab](http://www.mass.gov/aab)

Docket Number

(Office Use Only)

**APPLICATION FOR VARIANCE**

**INSTRUCTIONS:**

- 1) Answer all questions on this application to the best of your ability.
  - a. Information on the Variance Process can be found at:  
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
  - a. Compliance is technologically infeasible, or
  - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 8.
- 4) If the applicant is not the owner of the building or his or her agent, include a signed letter from the owner granting permission for you to apply for variance.
- 5) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
  - a. Local Building Department,
  - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
  - c. The Independent Living Center (ILC) for your area.  
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 6) Complete the Service Notice included with the Application and sign it.
- 7) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
  - a. Electronic:
    - i. Applications should be sent via email to [william.joyce@mass.gov](mailto:william.joyce@mass.gov) & [molly.griffin@mass.gov](mailto:molly.griffin@mass.gov).
    - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
    - iii. The application and all attachments must be in .pdf format
    - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
    - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
  - b. Physical
    - i. Applications should be sent to the mailing address listed above and must include:
      1. The completed application and all attachments.
      2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),

3. The completed and signed Service Notice.
  4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11" x 17".
  - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

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In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case. 2025-11-25

1. State the name and address of the building/facility:

*The Apple Tree Inn  
10 Richmond Mountain Road  
Lenox MA*

2. State the name and address of the **owner** of the building/facility:

*C/O Eclipse Properties, LLC  
10 Richmond Mountain Road  
Lenox, MA 01240*

*Contact: Claire Collery*

*E-mail: [claire@appletreeinnlenox.com](mailto:claire@appletreeinnlenox.com)*

*Telephone: (917) 517-6830*

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

*This is a 3-story (plus basement) 11,137 square foot historic hotel building built in 1885. It contains many constraints to full accessibility. There is an adjacent 2-story 6,384 sq. ft. 1966 hotel building under the same ownership*

*The building use is:*

**1885 building**

*1st floor: Hotel lobby, banquet space, bar, commercial kitchen, toilet rooms*

*2<sup>nd</sup> floor: Hotel guest rooms*

*3<sup>rd</sup> floor: Hotel guest rooms*

4. Total Existing square footage of the building/facility: 11,137 square feet not including the basement

*1st floor: 6,309 sq. ft.*

*2<sup>nd</sup> floor: 3,895 sq. ft.*

*3<sup>rd</sup> floor: 2,146 sq. ft.*

**1966 building**

*1st floor: Hotel guest rooms*

*2<sup>nd</sup> floor: Hotel guest rooms*

4. Total square footage of the Existing building/facility: 7,400 square feet.

*1st floor: 3,700 sq. ft.*

*Total demolished area: 1,923 sf.*

*Total proposed new area: 1,403 sf. Total proposed 1<sup>st</sup> floor area: 3,180 sf.*

2<sup>nd</sup> floor: 3,700 sq. ft.

a. Total square footage of tenant space (if applicable): *Not Applicable*

5. What was the original year of construction for the building/facility: *1885, 1966*

6. Check the nature of the work performed or to be performed:

- New Construction
- Reconstruction/Remodeling/Alteration
- Addition
- Change of Use

7. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

*Please see attached document*

8. Is the building or facility historically significant?  Yes  No

*The 1885 building on 10 Richmond Mountain Road is listed in the MA MACRIS list as "LEN.259. It is historic but not listed in the organizations below.*

a. If yes, check one of the following and indicate date of listing:

- National Historic Landmark \_\_\_\_\_
- Listed individually on the National Register of Historic Places \_\_\_\_\_
- Located in registered historic district \_\_\_\_\_
- Listed in the State Register of Historic Places \_\_\_\_\_
- Eligible for listing \_\_\_\_\_

b. If you checked any of the above **and** your variance request is primarily based upon the historical significance of the building, you *must* complete the ADA Consultation Process of the [Massachusetts Historical Commission](#), located at 220 Morrissey Boulevard, Boston, MA 02125.

9. Which section(s) of the Board's Jurisdiction (*see Section 3 of the Board's Regulations*) has been triggered?

3.3.2 YES

10. List **all** building permits that have been applied for within the past 36 months, include the issue date and the listed value of the work performed:

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
<i>none</i>		

11. List the anticipated construction cost for any work not yet permitted or for any relevant work which does not require a permit: *1885 building: \$ 1,021,894*

12. Has a certificate of occupancy been issued for the facility?  Yes  No

If yes, state the date it was issued: *The hotel has been in continuous use for the last decade. It will close this winter 2026 for renovations described in this document.*

13. To the best of your knowledge, has a complaint ever been filed with the AAB on this building or facility relative to accessibility?  Yes  No

a. If so, list the AAB docket number of the complaint \_\_\_\_\_

14. For existing buildings or facilities, state the actual assessed valuation of the **BUILDING/IMPROVEMNTS ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building or facility is located:

1885 building: \$746,800, Assessor's Office, Lenox, MA

1966 building: \$373,000, Assessor's Office, Lenox, MA

Is the assessment at 100%?      xxYes      No

If not, what is the town's current assessment ratio? \_\_\_\_\_

15. State the phase of design or construction of the facility as of the date of this application:  
*Design Development*

16. **Please list specific technical sections, not 521 CMR 3.**

**Request #1**

Section(s) for which you are seeking relief:

11.1 Commercial Building 28.1 Elevators.

Are you seeking temporary relief: Yes XX No

If yes, what date do you propose to be in compliance by:

Please describe in detail why compliance with the Board’s regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Please see attached documents for descriptions.

Types of Attachments for this Request:  
[x ] Floor/Site Plans, [x ] Cost Estimates,

**Request #2**

Section(s) for which you are seeking relief: *8.1 Transient Lodging Facilities*

Are you seeking temporary relief: XX Yes No

If yes, what date do you propose to be in compliance by: June 1, 2029 (3 years after the CO for this project is obtained.)

Please describe in detail why compliance with the Board’s regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Please see attached documents for descriptions

Types of Attachments for this Request:  
[ x] Floor/Site Plans, [ ] Cost Estimates,  
[ x] Photographs, [ ] Test Drawings,

**If you require more than 4 requests, please use the *Addit* complete the *Large Variance Tally Sheet*, both of which are a *Applications*” page of the Board’s website (<http://www.mass.gov/aab>).**

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

Thomas Douglas

Bonham & Douglas Architects (formerly Thomas Douglas Architects) 196 Pleasant Street, Northampton, MA

18. State the name and address of the building inspector responsible for overseeing this project:

Matt Kollmer

E-mail: [MKollmer@berkshire.build](mailto:MKollmer@berkshire.build)

Telephone: 413-404-5656

32 Main Street  
Lee Town Hall  
Lee, MA  
01238

**I DECLARE UNDER THE PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND SUPPORTING DOCUMENTATION IS TRUE AND CORRECT**

Date: 11-25-25

*Thomas Douglas*

**Signature of owner or authorized agent (required)**

**PLEASE PRINT:** Name *Thomas Douglas*

*Thomas Douglas*

*Bonham & Douglas Architects (formerly Thomas Douglas Architects)*

*196 Pleasant Street, Northampton, MA 01060*

*E-mail: Douglas@bd-arc.com*

*Telephone: 413-585-0641*

# SERVICE NOTICE

I, Thomas Douglas, as Authorized Applicant  
 (Name) (Relationship to the applicant)

**HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:**

	<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>	<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
<b>1</b> Building Department	<b>Matt Kollmer</b> <b>Lee-Lenox Building Commissioner</b> <i>E-mail: <a href="mailto:MKollmer@berkshire.build">MKollmer@berkshire.build</a></i> <i>Telephone: 413-404-5656</i> 32 Main Street Lee Town Hall Lee, MA 01238	Email	11-25-2025
<b>2</b> Local Commission on Disability (If Applicable)	<b>Matt Kollmer</b> <b>Lee-Lenox Building Commissioner</b> <i>E-mail: <a href="mailto:MKollmer@berkshire.build">MKollmer@berkshire.build</a></i> <i>Telephone: 413-404-5656</i> 32 Main Street Lee Town Hall Lee, MA 01238	Email	11-25-2025
<b>3</b> Independent Living Center	<b>AdLib</b> <b>215 North Street Pittsfield, MA 01201</b> <b>413-442-7047</b> <b>info@adlibcil.org</b>	Email	11-25-2025

THOMAS DOUGLAS  
 Signature

11-25-2025  
 Date

11-25-25

Current Owner information:

Eclipse Properties, LLC

C/O Claire Collery

10 Richmond Mountain Road

Lenox, MA 01240

Architect: Bonham & Douglas Architects, Northampton, MA

Property:

The Apple Tree Inn

10 Richmond Mountain Road

Lenox MA

**Extent and Nature of the work to be performed:**

1. There are 2 buildings on this property under the same ownership. Both house hotel uses. Both the original 1885 building and the 1966 building on this site have planned renovations described in this document.
2. Currently there are 2 buildings on this property containing these hotel guest rooms:
  - **1885 building**
    - (1) 2<sup>nd</sup> floor: 9 guest rooms
    - (2) 3<sup>rd</sup> floor: 4 guest rooms
  - **1966 building**
    - (3) 1st floor: 10 guest rooms
    - (4) 2nd floor: 11 guest rooms
  - **Total** 34 guest rooms. 5% of rooms required = 1.7 accessible rooms required.
3. The 1885 building 1<sup>st</sup> floor has common rooms (lobby, bar, dining) , commercial kitchen and toilet rooms.
4. The 1885 building project proposes demolition of an old addition that housed a dining room and enclosed sitting porch.
5. The 1885 building project proposes construction of a new glassed-in room that will house an office, a new accessible toilet room and 2 dining areas. One dining area is an area open to the lobby with seating and a buffet table. The other dining area is a small banquet space for private functions.
6. The 1966 building will have a future renovation to convert 4 non accessible guest rooms into 2 new accessible guest rooms. A new exterior ramp will be constructed to create access to this new accessible guest room floor.

**Existing Accessibility description, 1885 Building:**

1. The existing 1st floor has no accessible entry.
2. There is no accessible toilet in the building
3. The public use and common areas have multiple floor levels allowing limited accessible routes on the 1st floor.
4. There is no vertical access to the upper 2 guest room floors.
5. The 2<sup>nd</sup> floor guest room area has 2 floor levels.
6. There are no accessible guest rooms in this building.

**Existing Accessibility description, 1966 Building:**

1. The existing 1st floor has no accessible entry.
2. There are no accessible guest rooms in the building

**Proposed Accessibility upgrades, 1885 Building:**

**1<sup>st</sup> floor:**

1. Creation of 2 new accessible parking spaces near the front entrance
2. Creation of a new accessible front entrance with exterior ramps.
3. Creation of new ramped routes connecting 2 existing floor levels between the lobby and bar.
4. Creation of a new accessible toilet room.
5. Provision of accessible routes to most, but not all, of the spaces on the 1st floor. Space not on an accessible route: the existing toilet rooms.
6. Creation of a new accessible registration counter and office.
7. Creation of 2 new dining rooms that are fully accessible.
8. Refinements of the existing bar furniture to allow accessible seating and accessible routes.

**Proposed Accessibility upgrades, 1966 Building**

9. Guest Rooms: Creation of 2 new accessible guest rooms and accessible ramp to 1<sup>st</sup> fl. See Request #2 below.

**Describe in detail why compliance with the Board's regulations is impracticable**

**1885 Building: Request #1**

1. Vertical Access: Because there is no ideal location for an elevator within the building, we are asking for relief from providing vertical (elevator) access to the upper guest rooms.
2. Because the upper floors have multiple floor levels within the floor space; an interior or exterior elevator would not be able to service an entire floor.
3. Any new location for an interior elevator would require the removal of an upper floor guest room and would entail extensive demolition.

4. Any new location for an exterior elevator would require removal of a guest room in order to gain access to a corridor serving an accessible guest room.
5. Creation of 2 new accessible guest rooms on the 2<sup>nd</sup> floor would require extensive renovations to 2 existing rooms and bathrooms.
6. An estimate for a new exterior elevator, new elevator lobby, and guest room redesign is approximately \$300,000. We can't estimate an interior elevator without creating an extensive design document with structural investigation and calculations.
7. Because of the cost to construct a new exterior elevator, a small elevator lobby, and reconfigure 2 existing guest rooms to accessible standards it is our opinion that the costs outweighs the benefit.
8. We can construct 2 new accessible guest rooms in the adjacent 1966 building with less disruption, demolition (to historic interior structure and details) and cost than constructing in the 1885 building.
9. Please see the attached sketches showing an interior and an exterior location for an elevator to illustrate the results of new elevator installations. We highlight the numbers of lost guest rooms and areas of major disruption.

#### **1966 Building: Request #2**

1. We request temporary relief for the requirement for new accessible guest rooms on this property.
2. Request #2 is for the 1966 hotel building. It only contains guest rooms and there are no common spaces other than small entry spaces.
3. 4 non-accessible guest rooms will be reconfigured in order to create 2 new accessible guest rooms.
4. The existing rooms are too small to accommodate the required accessible clearances and dimensions. We will combine 2 side by side single rooms into a larger accessible suite. We will reconstruct the 2 existing bathrooms into 1 bathroom with compliant accessible clearances. The sleeping and living area will be configured with compliant accessible clearances.
5. A new exterior ramp will be constructed to create access to these new accessible guest rooms.
6. Proposed: 2 guest rooms with group 2B Bathrooms
  - 1 bathroom will contain a wheel-in shower
  - 2 guest rooms will contain Accessible Equipment
  - There are no kitchen facilities in the guest rooms

Claire Collery  
10 Richmond Mountain Rd  
Lenox, MA 01240  
[claire@appletreeinnlenox.com](mailto:claire@appletreeinnlenox.com)  
917-517-6830  
11/25/25

Massachusetts Architectural Access Board  
Division of Professional Licensure  
1000 Washington Street, Suite 710  
Boston, MA 02118

Re: Authorization for Architect to File Variance Application  
Project: Apple Tree Inn / 10 Richmond Mountain Rd, Lenox MA

To Whom It May Concern:

I, Claire Collery, am the owner of the property located at 10 Richmond Mountain Rd in Lenox, MA. I am writing to formally authorize my architect, Tom Douglas of Bonham & Douglas, to act on my behalf in all matters related to the submission of a variance application to the Massachusetts Architectural Access Board.

If you require additional documentation or have any questions, feel free to contact me directly.

Thank you for your attention to this matter.

Sincerely,

*Claire Collery*

Claire Collery



## SITE PLAN AERIAL

**BONHAM & DOUGLAS ARCHITECTS, INC.**

196 Pleasant Street, Northampton, MA  
413-585-0641  
BD-ARC.COM

The architect shall be deemed the author of these documents and shall retain all common, statutory and other reserved rights including the copyright. Any changes to these drawings without the written consent of the architect shall void the accuracy of the plans.

**THE APPLE TREE INN**

THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

SITE PLAN SHEET

**AAB-59**

DATE: 11-25-2025





**STREE VIEW IMAGE**

**BONHAM & DOUGLAS ARCHITECTS, INC.**  
196 Pleasant Street, Northampton, MA  
413-585-0641  
BD-ARC.COM  
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**THE APPLE TREE INN**  
THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

**STREET VIEW SHEET**  
**AAB 60**  
DATE: XX/XX/2025



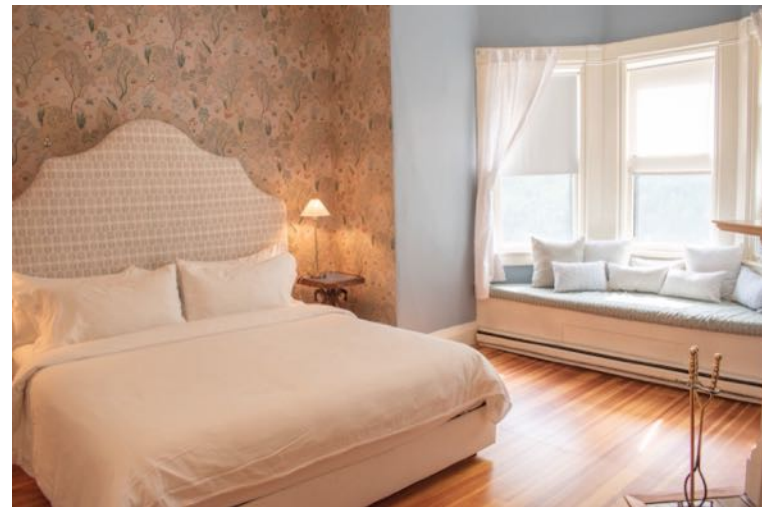


**EXTERIOR IMAGES. MAAB  
EXISTING**

**BONHAM & DOUGLAS  
ARCHITECTS, INC.**  
196 Pleasant Street, Northampton, MA  
413-585-0641  
BD-ARC.COM  
The architect shall be deemed the author of these documents and shall retain all  
common, statutory and other reserved rights including the copyright. Any changes  
to these drawings without the written consent of the architect shall void the  
accuracy of the plans.

**THE APPLE TREE  
INN**  
THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

A-104 m  
DATE: 11-25-25



**INTERIOR IMAGES, MAAB**  
**EXISTING**

**BONHAM & DOUGLAS ARCHITECTS, INC.**

196 Pleasant Street, Northampton, MA  
413-585-0641  
BD-ARC.COM

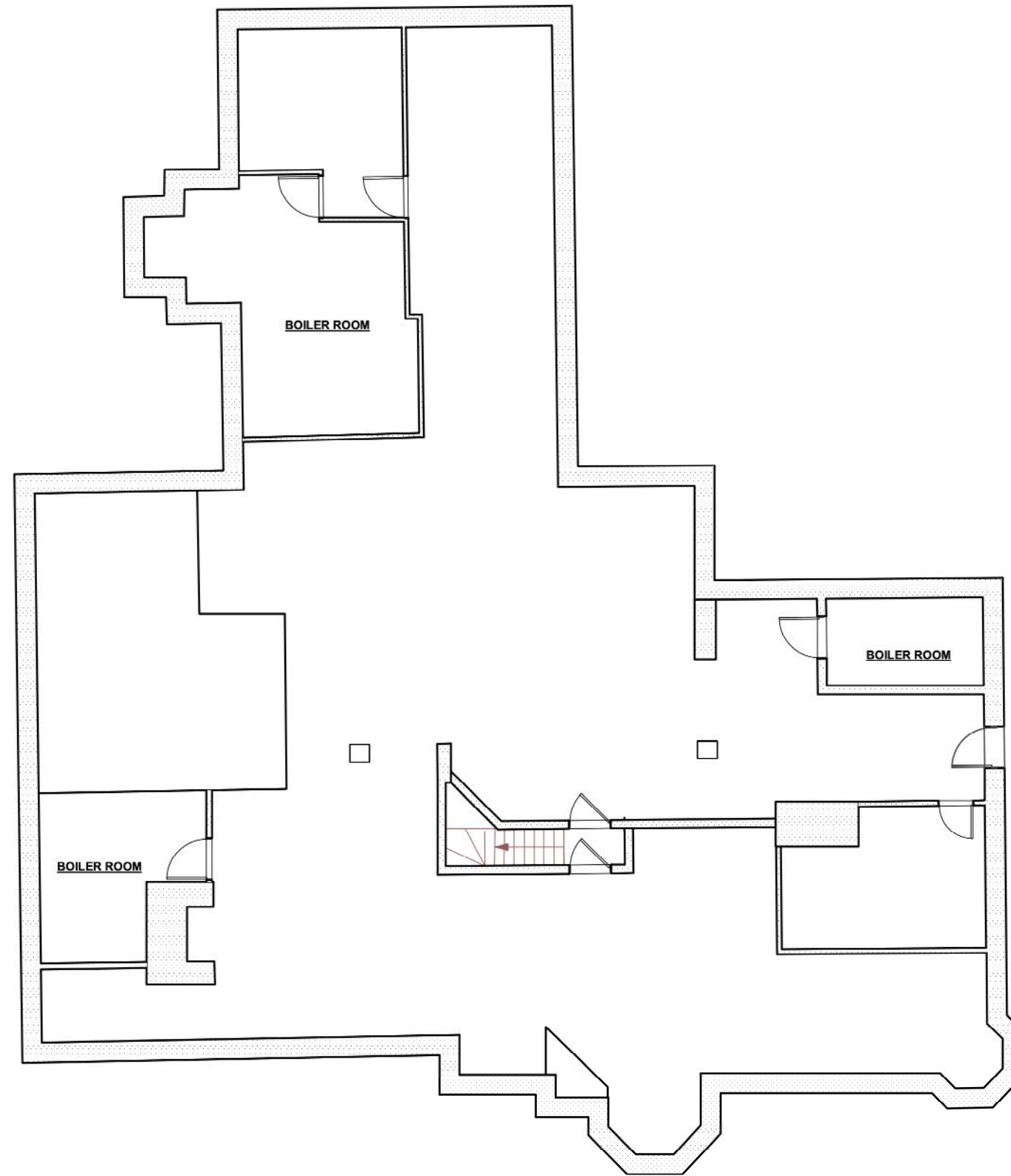
The architect shall be deemed the author of these documents and shall retain all common, statutory and other reserved rights including the copyright. Any changes to these drawings without the written consent of the architect shall void the accuracy of the plans.

**THE APPLE TREE INN**

THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

A-105 m

DATE: 11-25-25



**B**

**Existing**

**EXISTING BASEMENT FLOOR**  
**PLAN, MAAB**

**BONHAM & DOUGLAS  
ARCHITECTS, INC.**

196 Pleasant Street, Northampton, MA  
413-585-0641  
BD-ARC.COM

The architect shall be deemed the author of these documents and shall retain all  
copyright, statutory and other reserved rights including the copyright. Any changes  
to these drawings without the written consent of the architect shall void the  
accuracy of the plans.

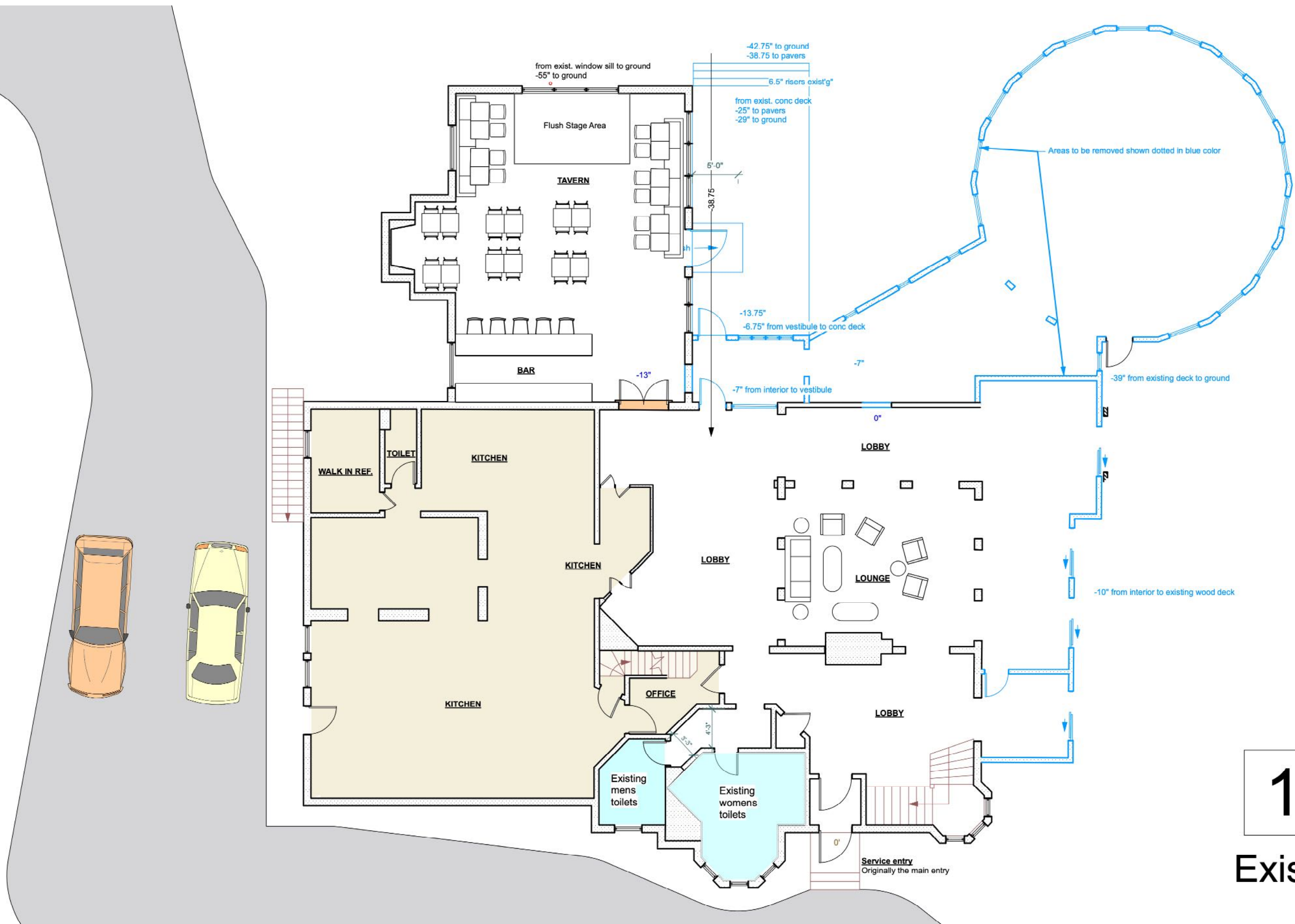
**THE APPLE TREE  
INN**

THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

EX-100 m

**AAB 63**  
DATE: 11-25-25





1

Existing

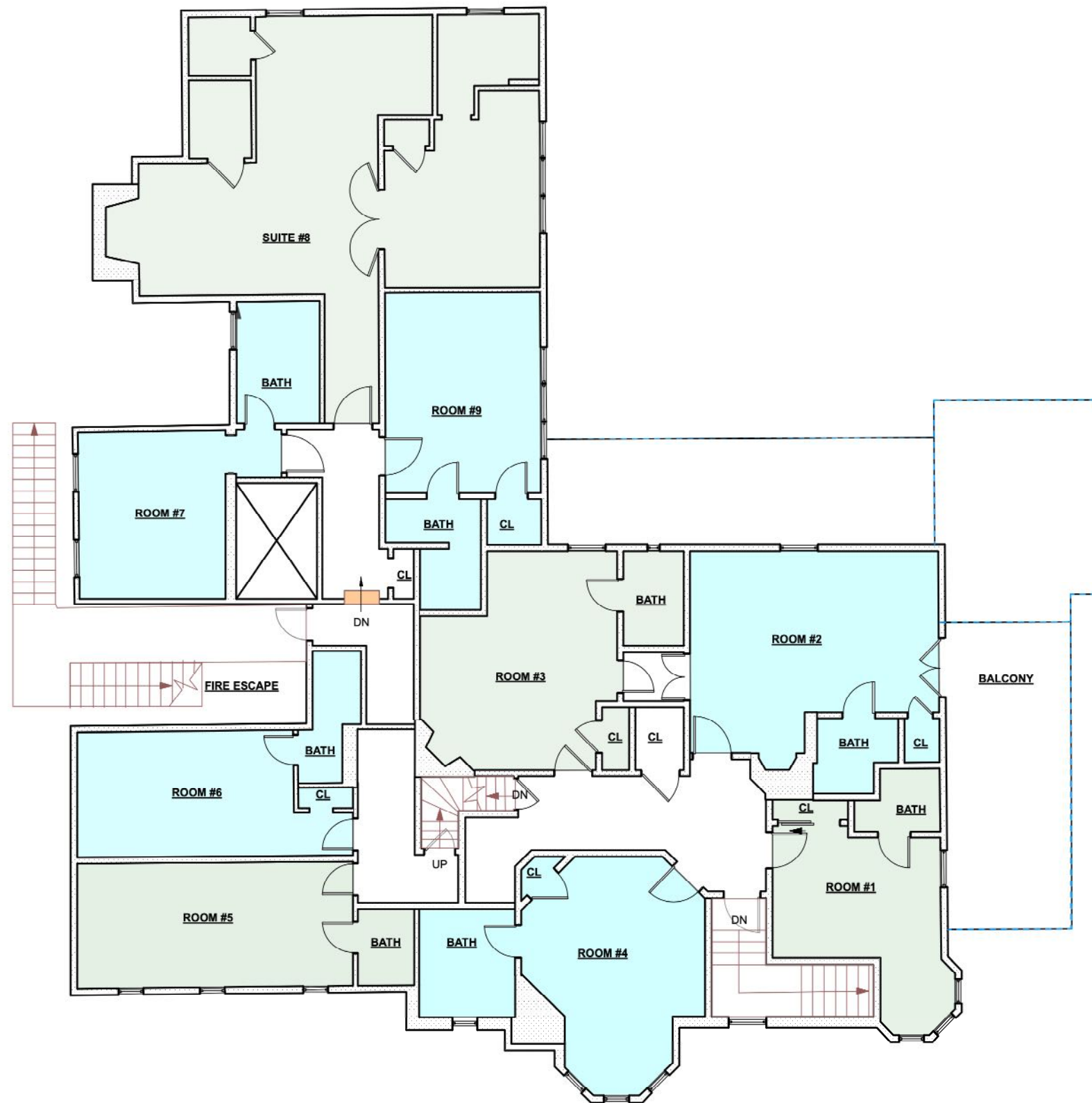
**EXISTING 1ST FLOOR PLAN,  
MAAB**

**BONHAM & DOUGLAS ARCHITECTS, INC.**  
196 Pleasant Street, Northampton, MA  
413-585-0641  
BD-ARC.COM  
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**THE APPLE TREE INN**  
THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

EX-101 m  
**AAB 64**  
DATE: 11-25-2025





2

Existing

9 Guest rooms

**EXISTING 2ND FLOOR PLAN,  
MAAB**

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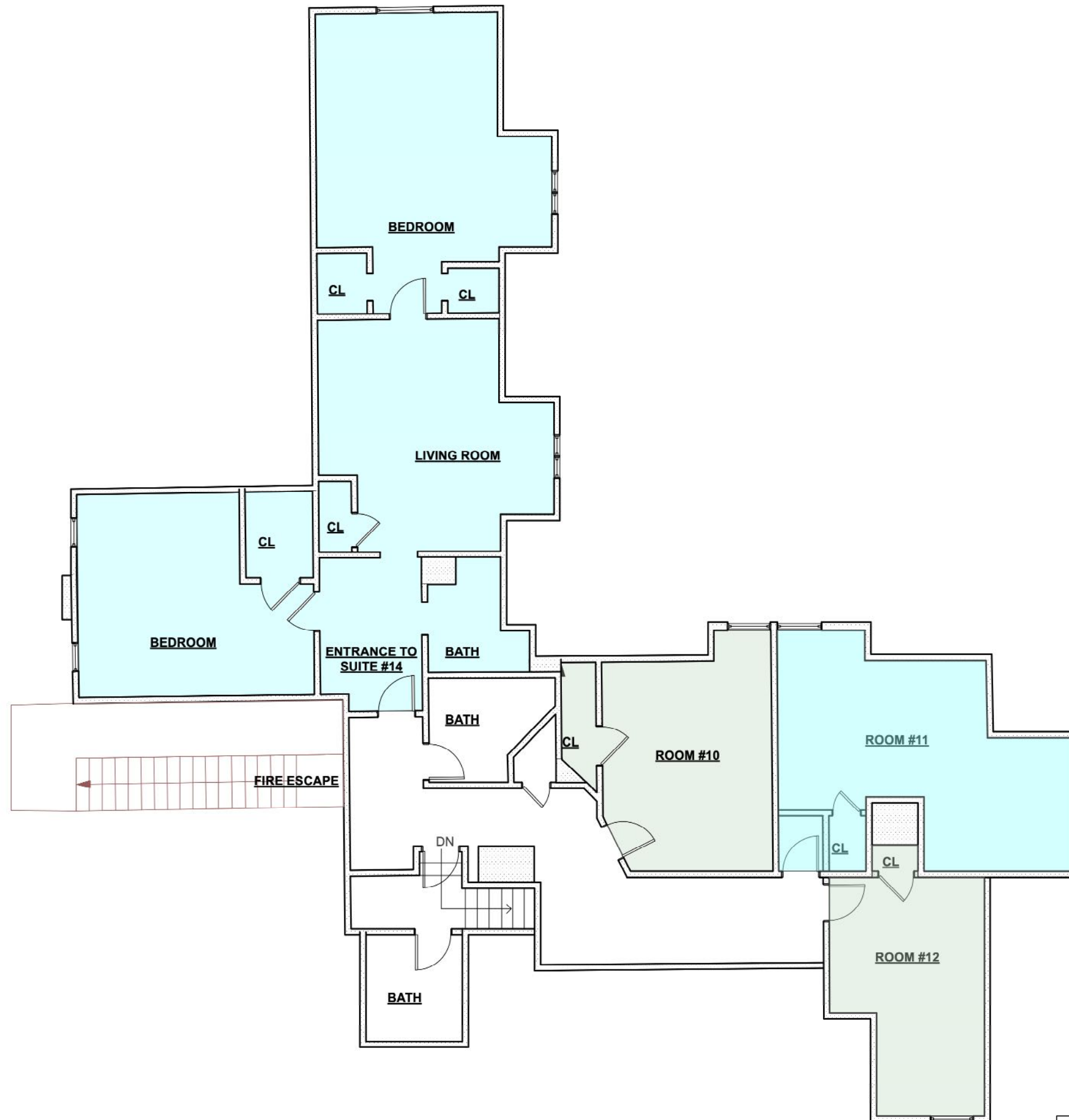
**THE APPLE TREE  
INN**

THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

EX-102 m

**AAB 65**  
DATE: 11-25-2025





**EXISTING 3RD FLOOR PLAN,  
MAAB**

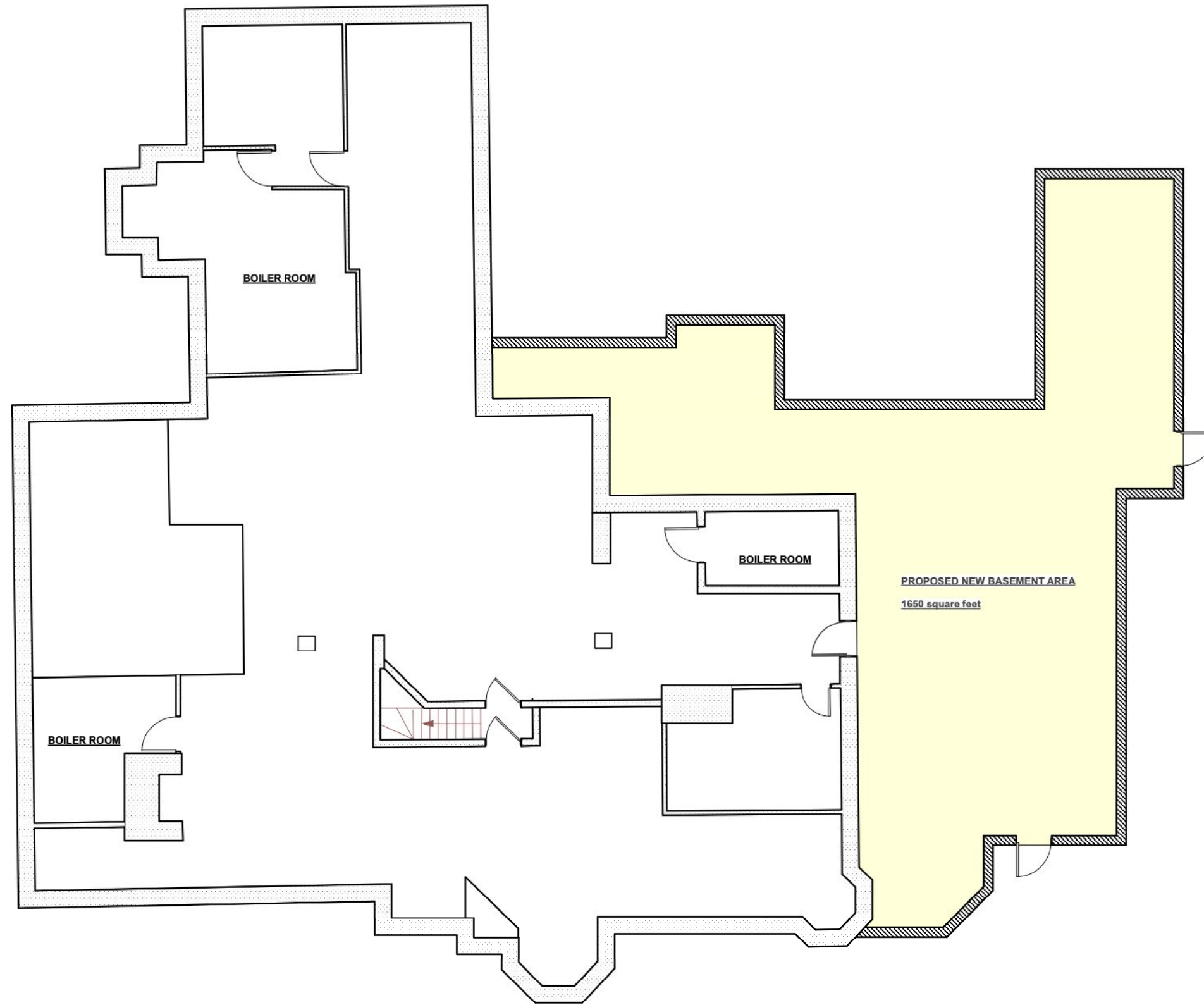
**3**  
**Existing**  
4 Guest rooms

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THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

EX-103 m  
**AAB 66**  
DATE: 11-25-2025





**B**

**Proposed**

**PROPOSED BASEMENT FLOOR  
PLAN, MAAB**

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**THE APPLE TREE  
INN**

THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

A-100 m

**AAB 67**  
DATE: 11-25-2025





**PROPOSED FIRST FLOOR PLAN,  
MAAB**

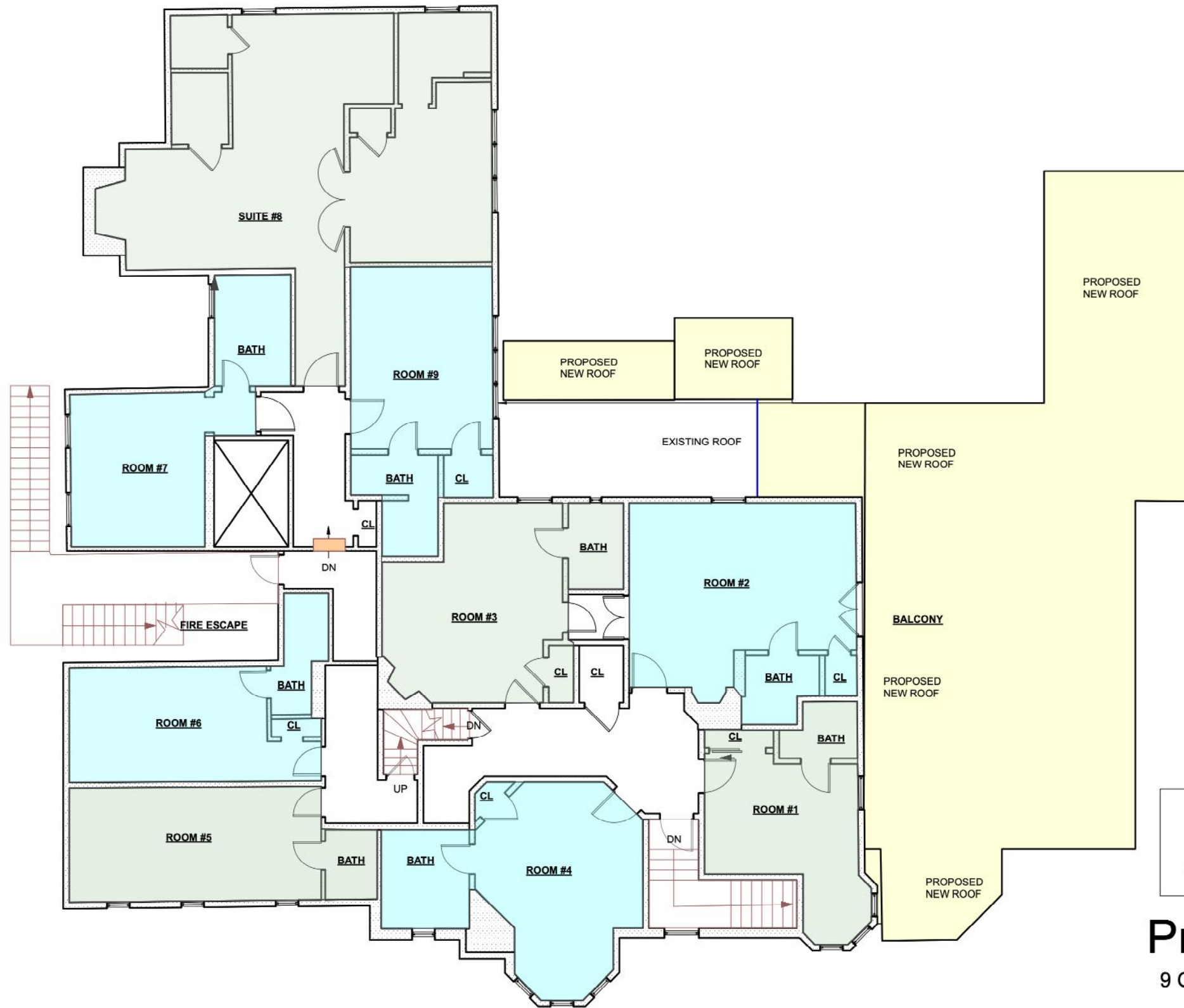
**1**  
**Proposed**

**BONHAM & DOUGLAS ARCHITECTS, INC.**  
196 Pleasant Street, Northampton, MA  
413-585-0641  
BD-ARC.COM

**THE APPLE TREE INN**  
THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

A-101 m  
**AAB 68**  
DATE: 11-25-2025





2

**Proposed**  
9 Guest Rooms

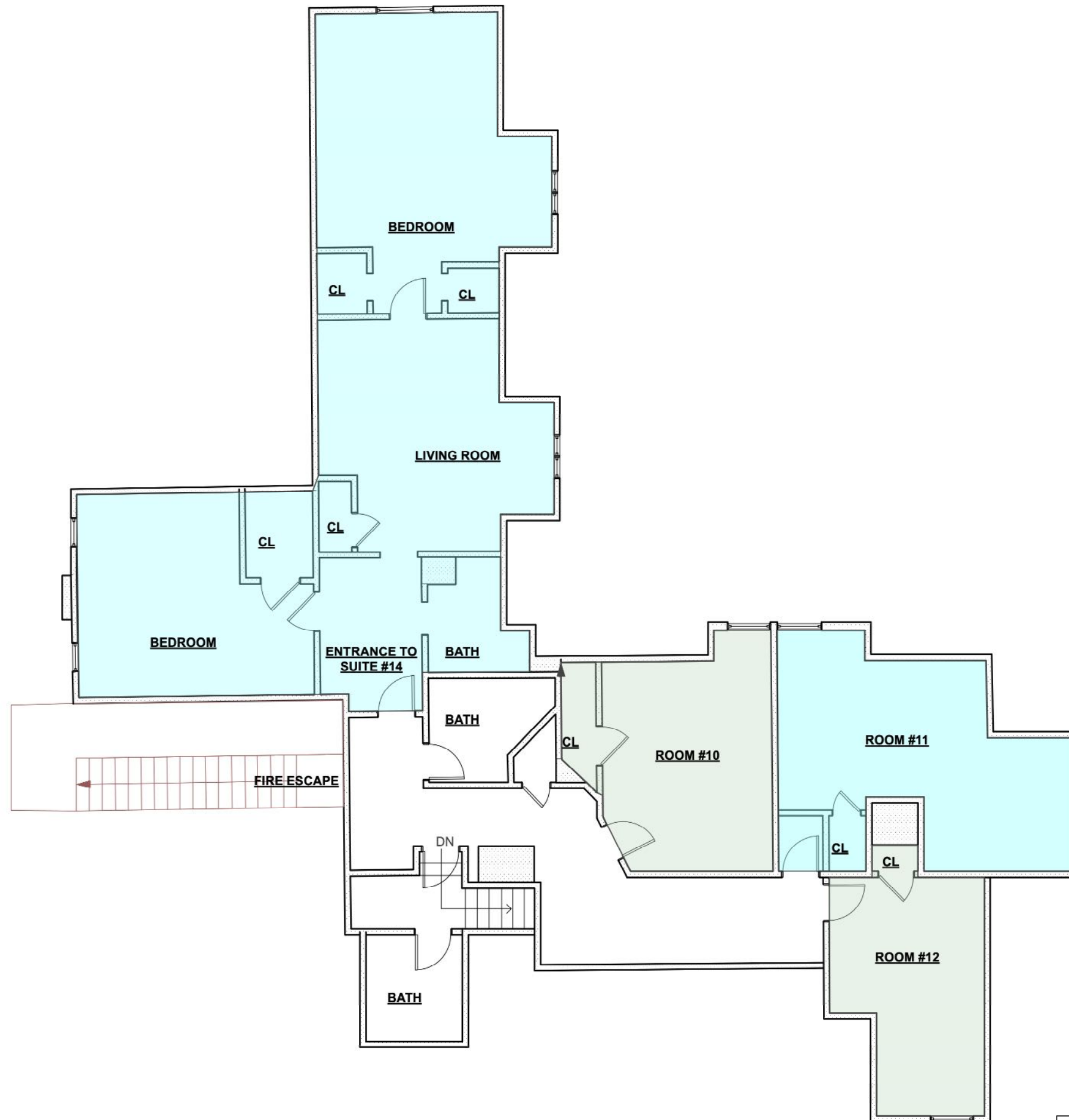
**PROPOSED 2ND FLOOR PLAN,  
MAAB**

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THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

A-102 m  
**AAB 69**  
DATE: 11-25-2025





**PROPOSED 3RD FLOOR PLAN,  
MAAB**

**3**

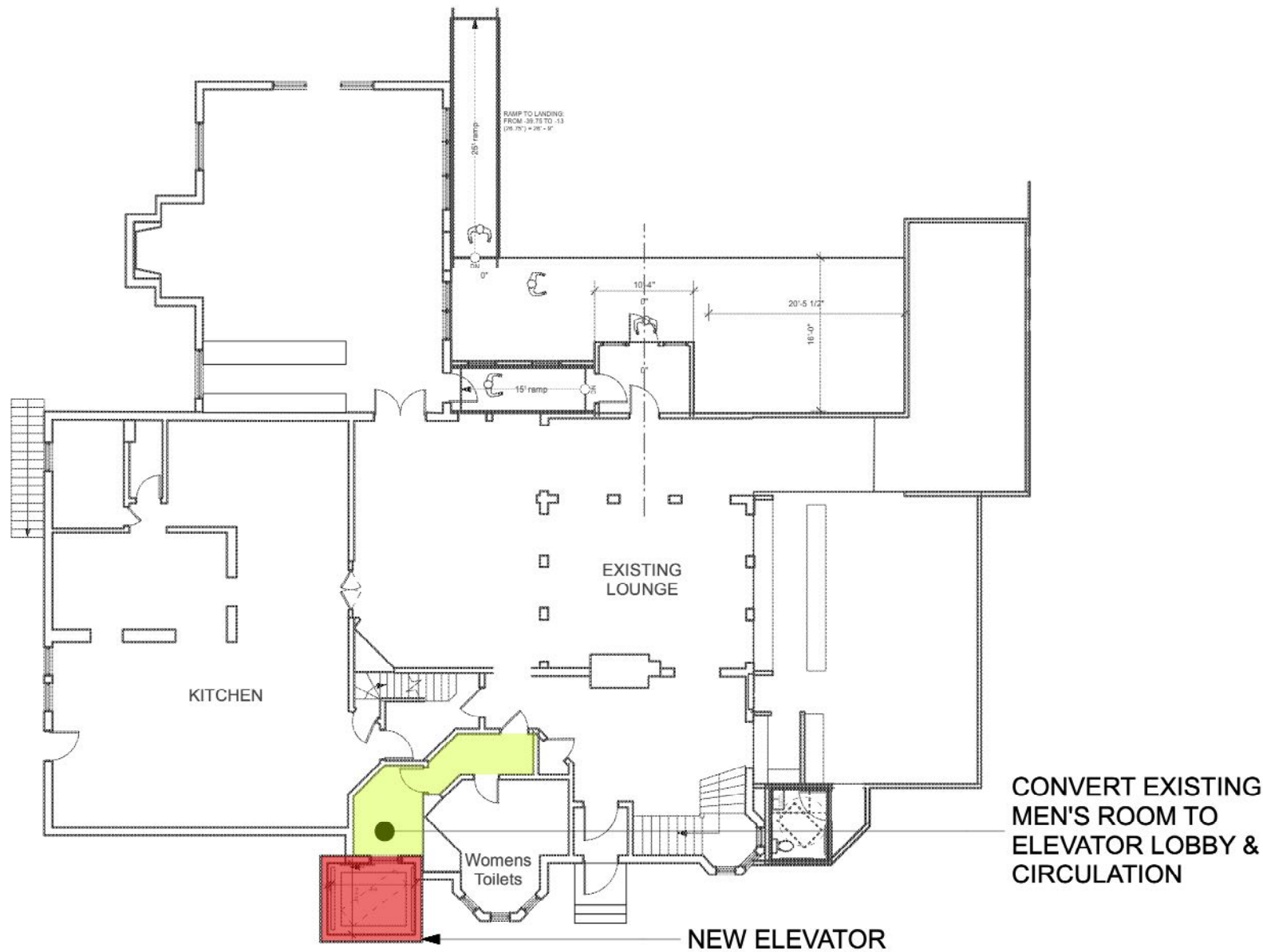
**Proposed**  
4 Guest Rooms

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**THE APPLE TREE INN**  
THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

A-103 m  
**AAB 70**  
DATE: 11-25-2025



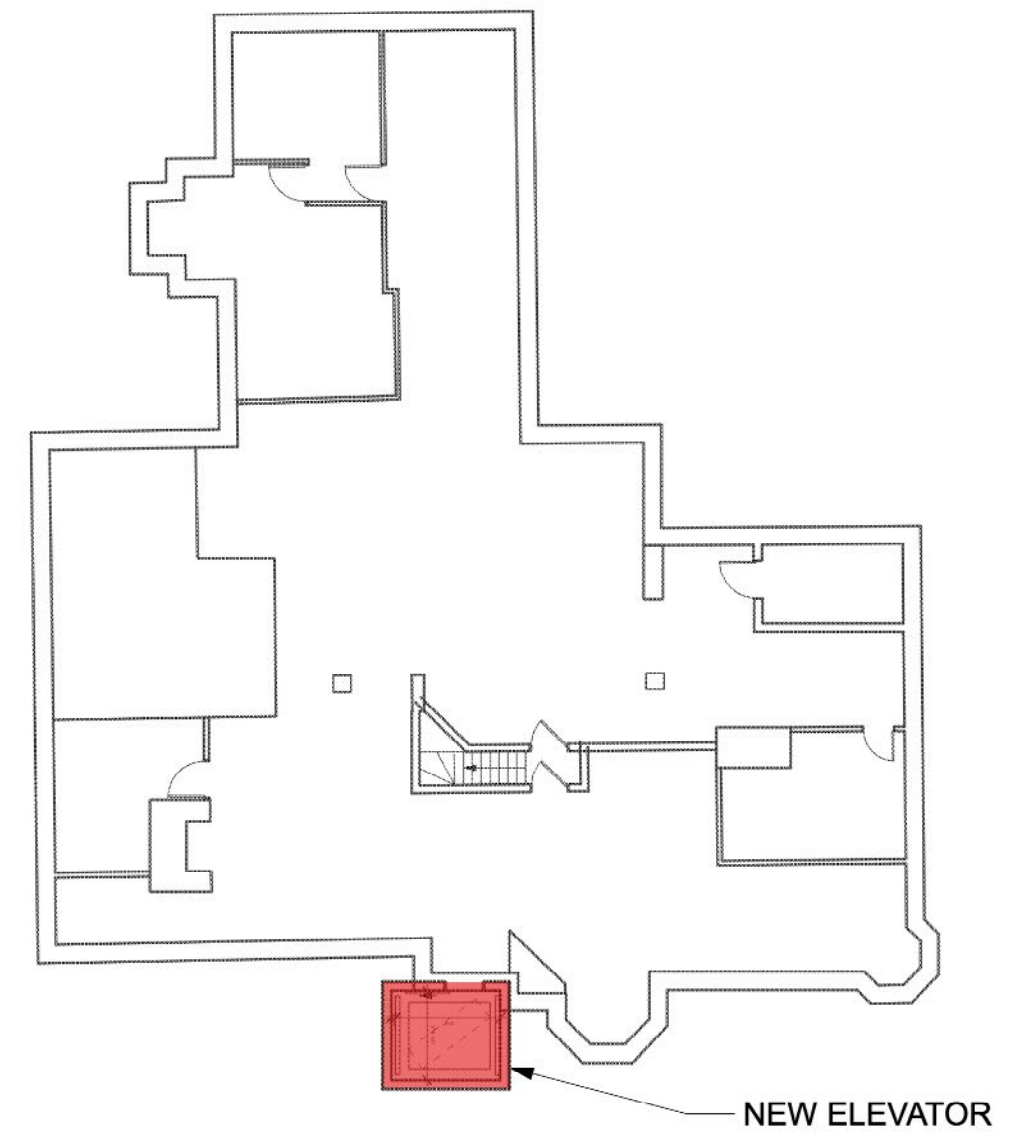


**FIRST FLOOR**  
WITH NEW ELEVATOR AND NECESSARY ALTERATIONS

REMOVE EXISTING MENS TOILET ROOM  
REBUILD AS ELEVATOR LOBBY

CONSTRUCT NEW MENS TOILET ROOM ELSEWHERE

**1**  
Exterior  
Elevator  
Option



**BASEMENT**  
WITH NEW ELEVATOR FOUNDATION

**B**  
Exterior  
Elevator  
Option

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**THE APPLE TREE INN**

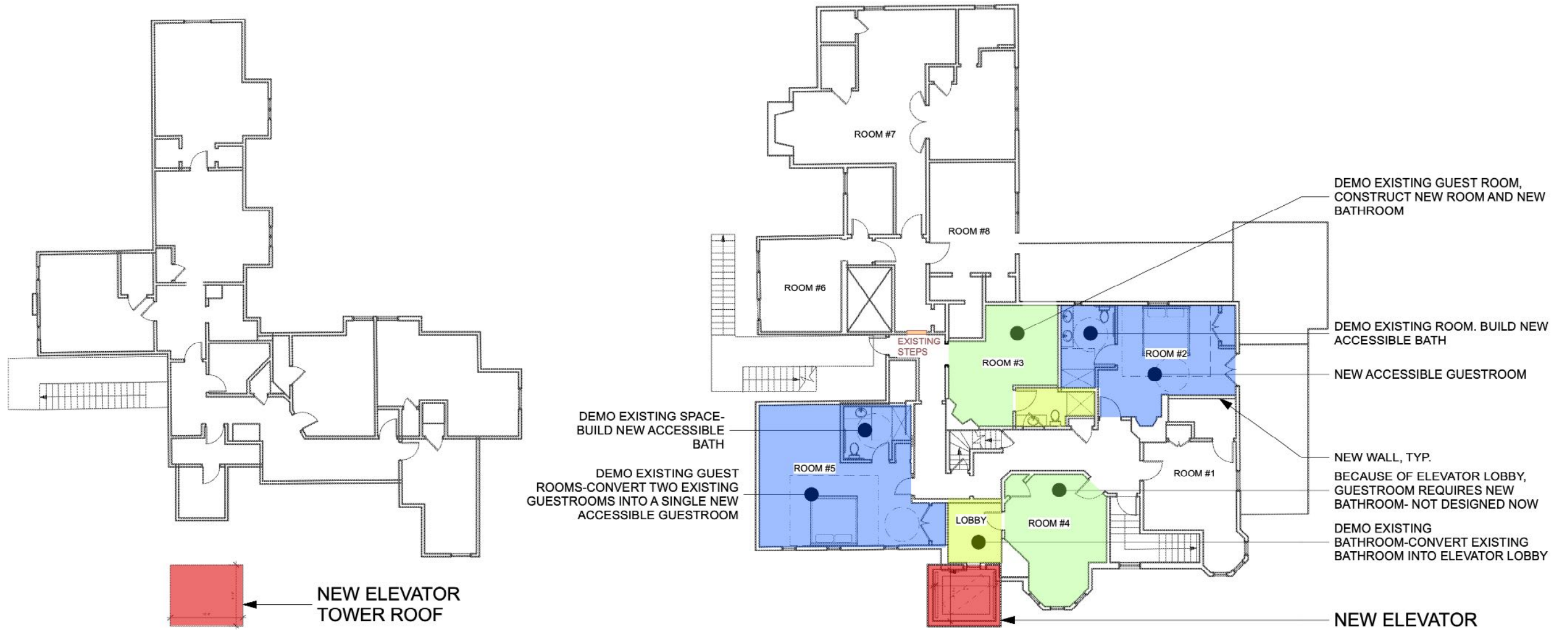
THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

A-101 m

**AAB 71**

DATE: 11-25-2025





THIRD FLOOR  
WITH NEW ELEVATOR TOWER ROOF

**3**  
Exterior  
Elevator  
Option

**SECOND FLOOR**  
WITH NEW ELEVATOR AND  
NECESSARY GUESTROOM &  
ELEVATOR LOBBY ALTERATIONS

8 GUEST ROOMS  
RESULTS IN LOSS OF 1 GUEST  
ROOM AND EXTENSIVE  
RENOVATIONS OF 3 OTHER  
GUEST ROOMS

**2**  
Exterior  
Elevator  
Option

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**THE APPLE TREE INN**

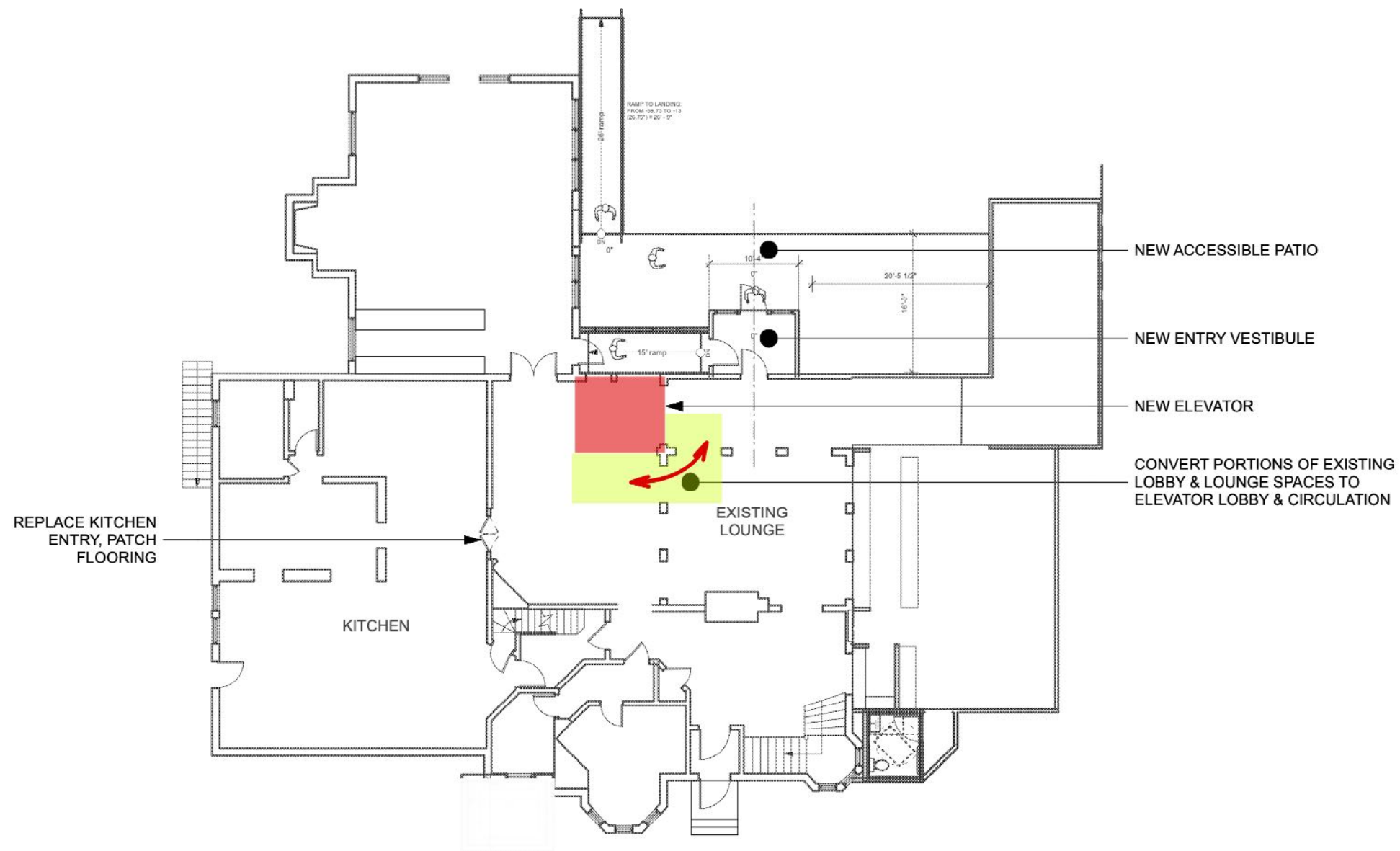
THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

A-102 m

**AAB 72**

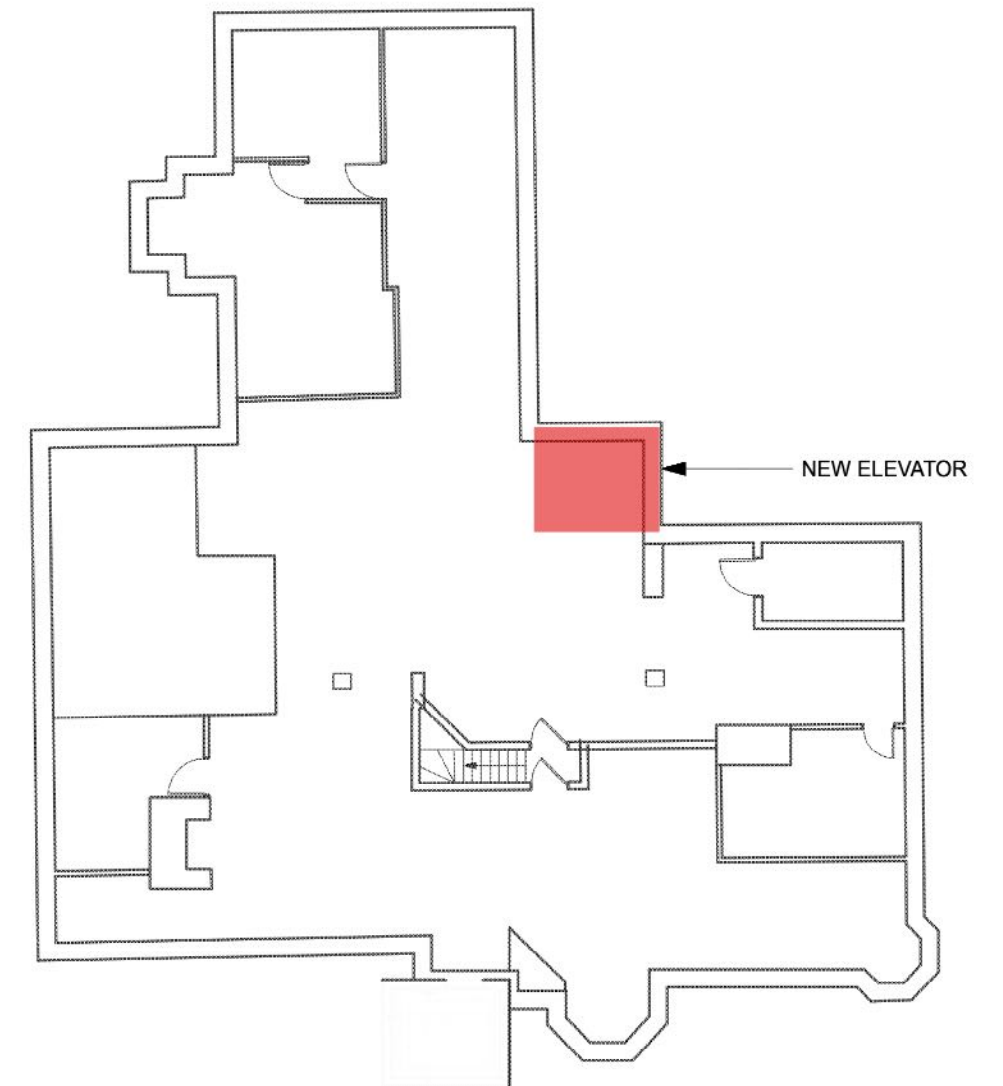
DATE: 11-25-2025





**FIRST FLOOR**  
WITH NEW ELEVATOR AND NECESSARY ALTERATIONS

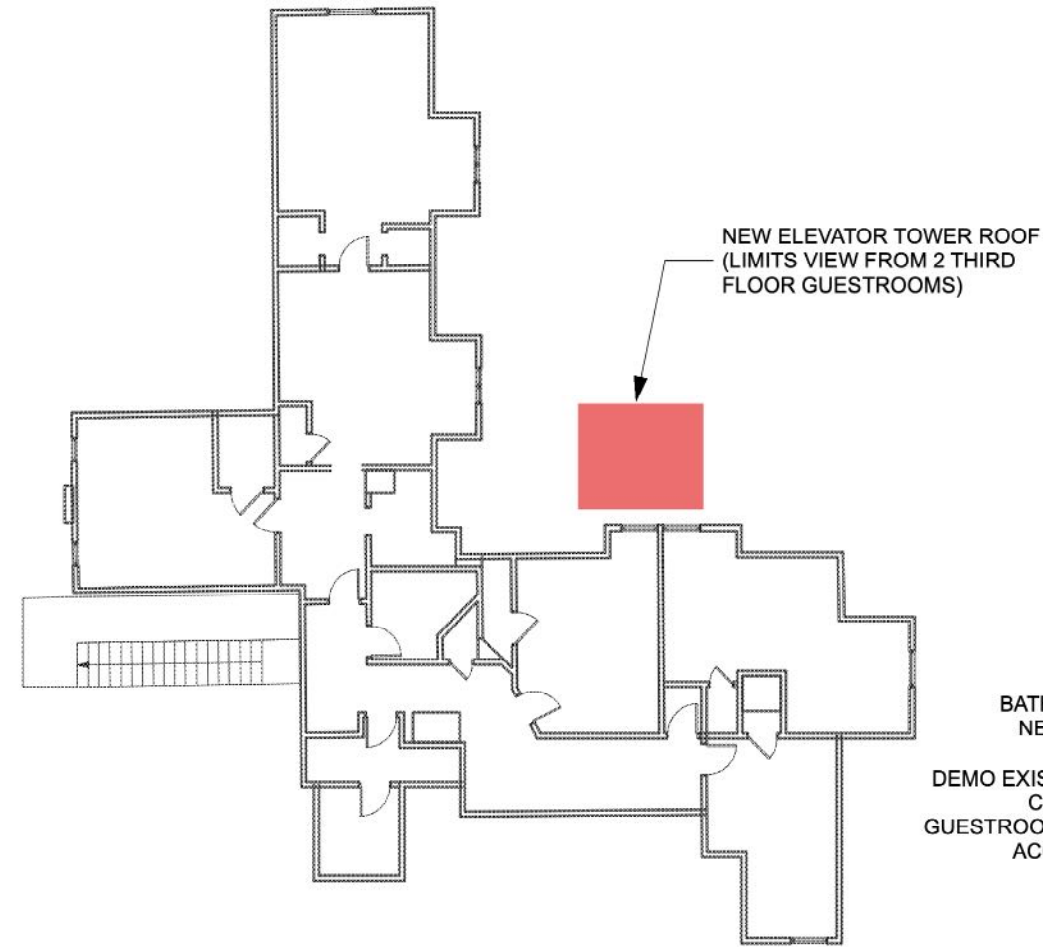
**1**  
Interior Elevator Option



**BASEMENT**  
WITH NEW ELEVATOR FOUNDATION

**B**  
Interior Elevator Option

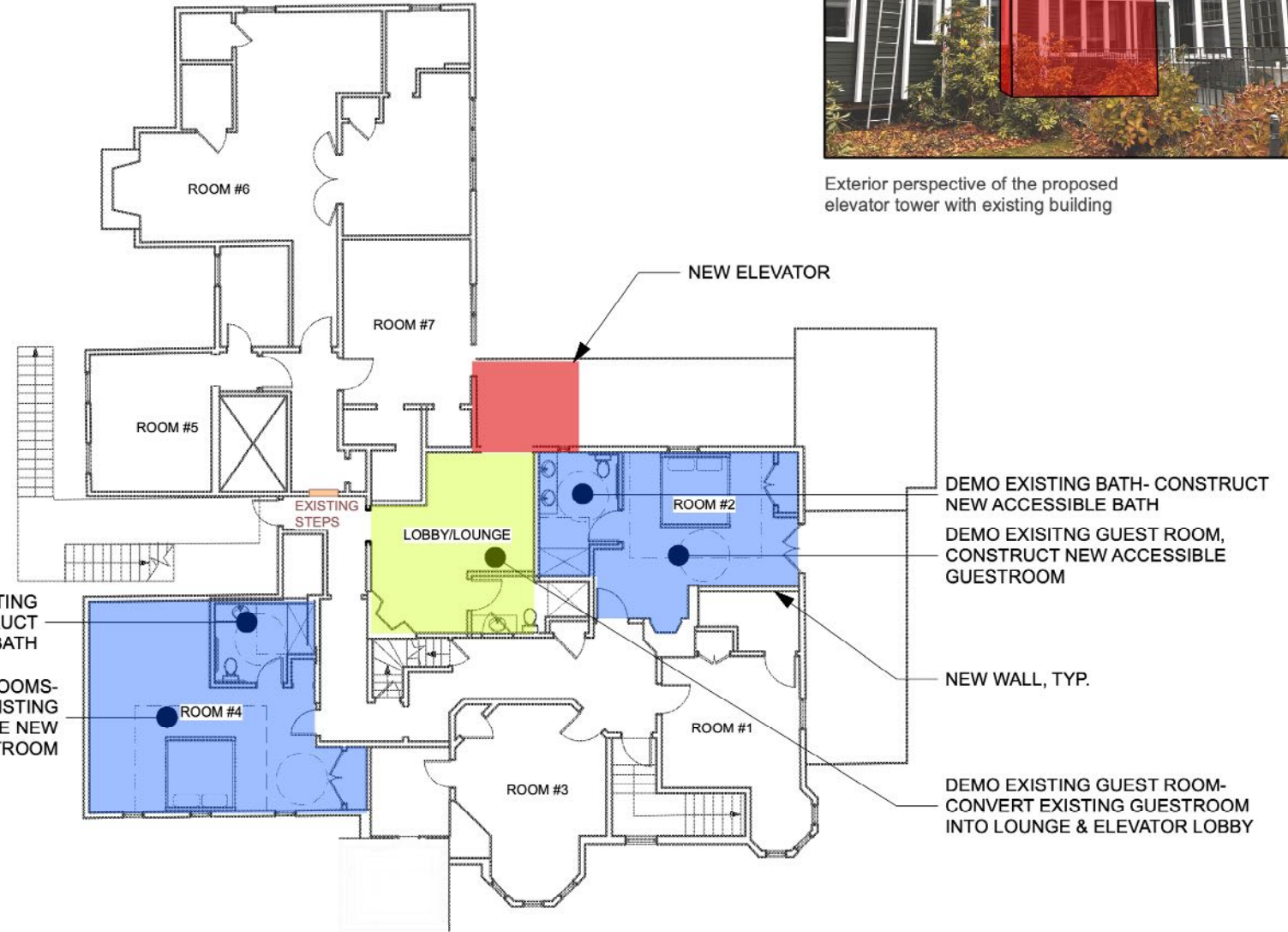




**THIRD FLOOR**  
WITH NEW ELEVATOR TOWER ROOF

**3**

Interior  
Elevator  
Option

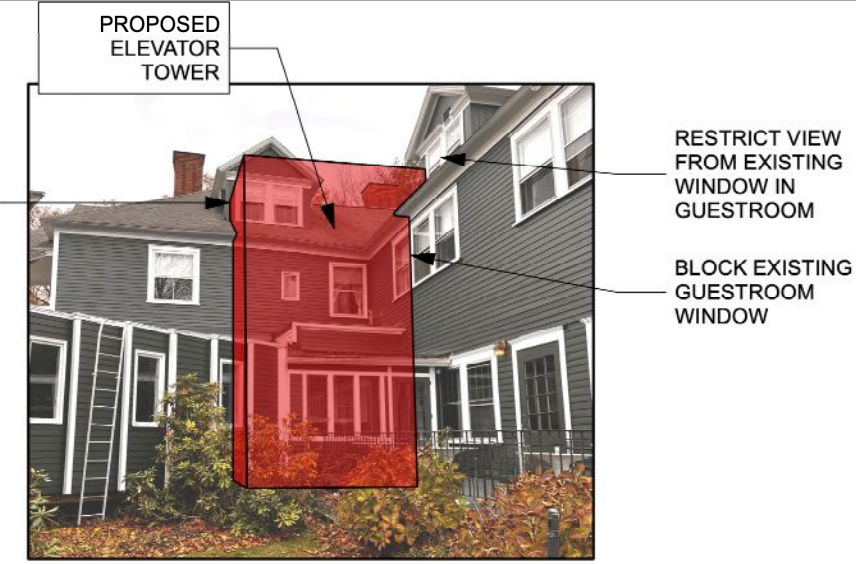


**SECOND FLOOR**  
WITH NEW ELEVATOR AND  
NECESSARY GUESTROOM &  
ELEVATOR LOBBY ALTERATIONS

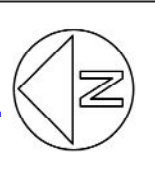
7 GUEST ROOMS  
RESULTS IN LOSS OF 2 GUEST  
ROOMS AND EXTENSIVE  
RENOVATIONS OF 2 OTHER  
GUEST ROOMS

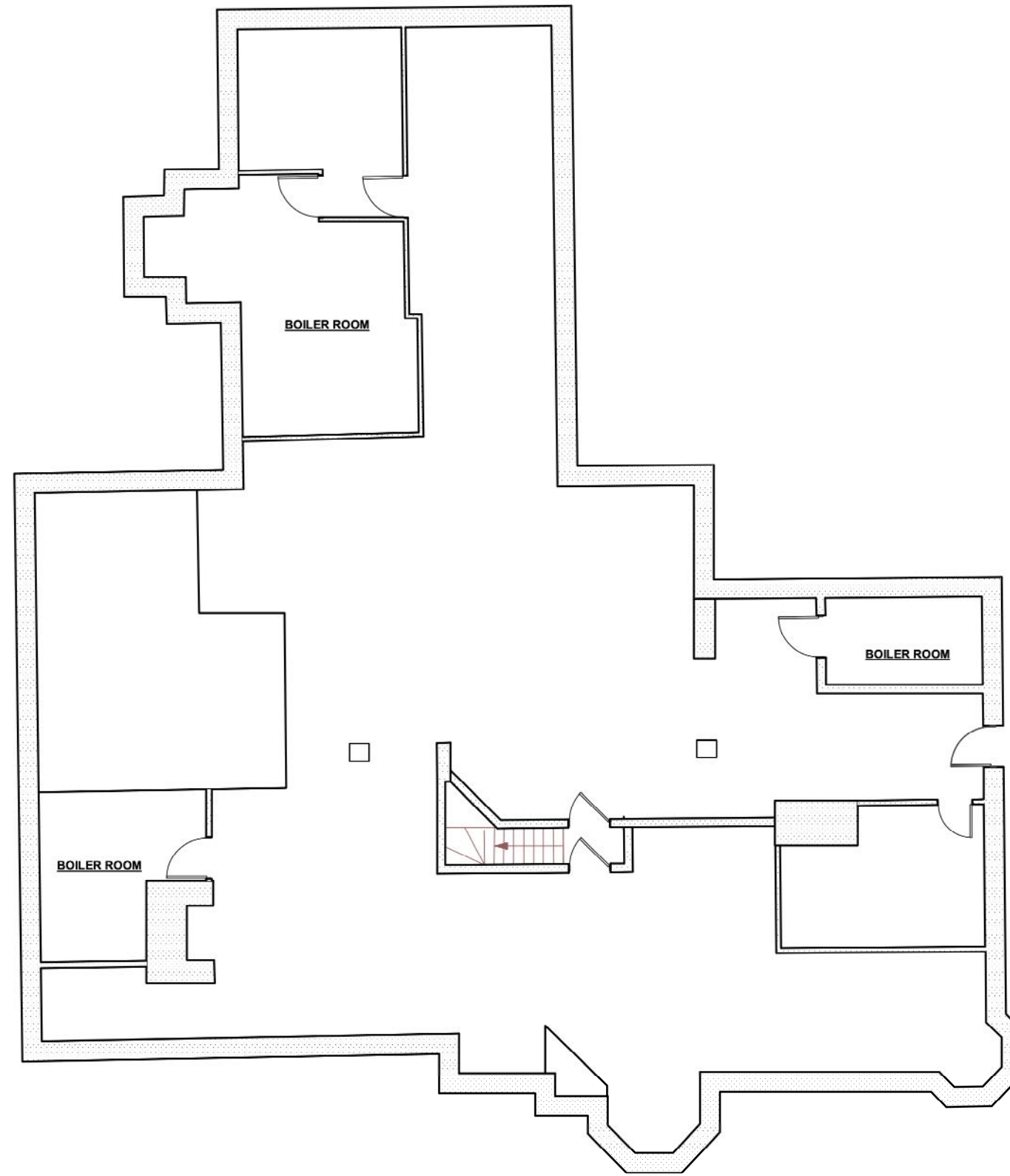
**2**

Interior  
Elevator  
Option



Exterior perspective of the proposed elevator tower with existing building





**B**

**Demo**

**BASEMENT DEMOLITION PLAN,**  
**MAAB**

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accuracy of the plans.

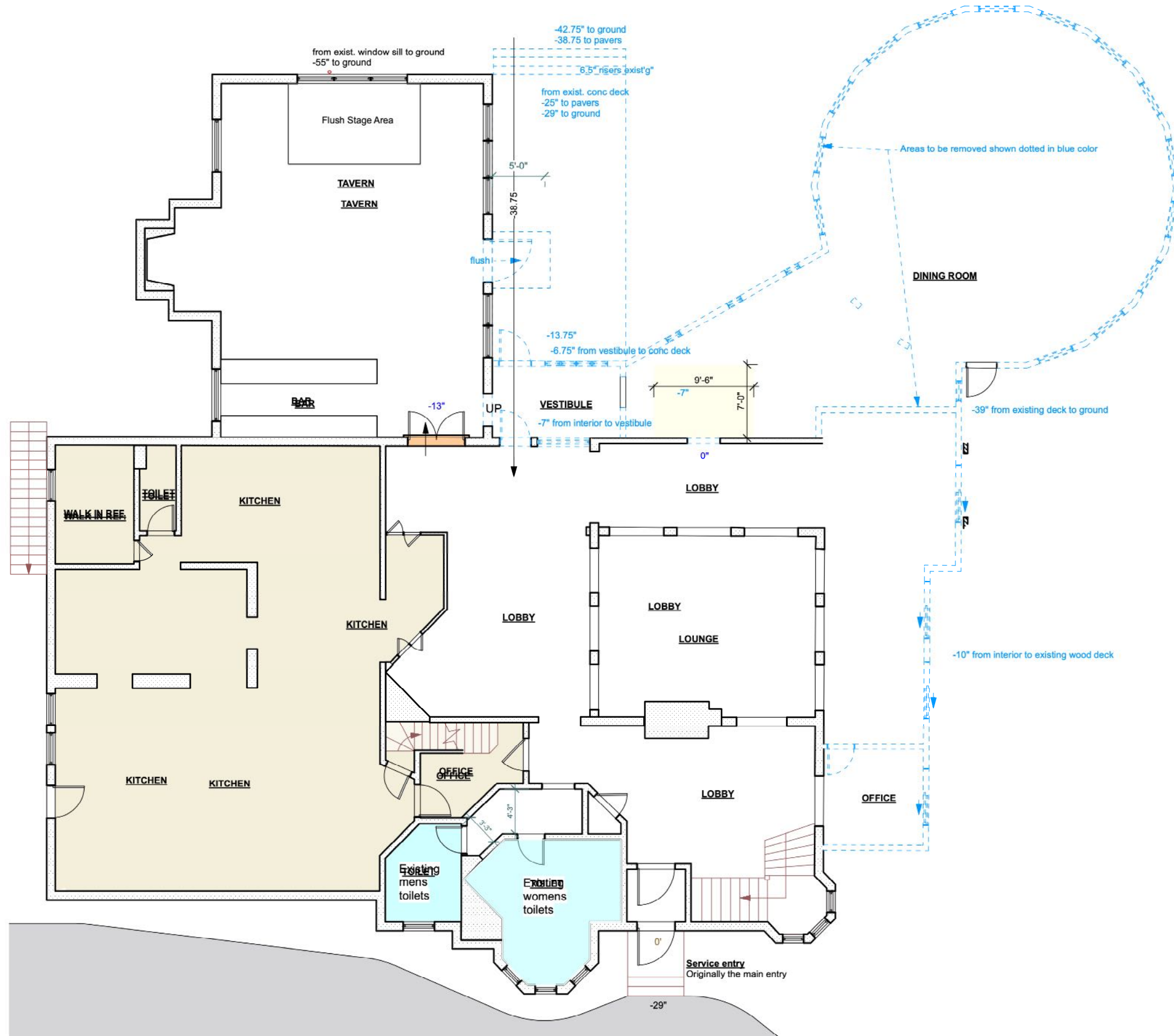
**THE APPLE TREE  
INN**

THE APPLE TREE INN  
10 RICHMOND HILL RD  
LENOX, MA 01240

AD-100 m

**AAB 75**  
DATE: 11-25-2025





1

Demo

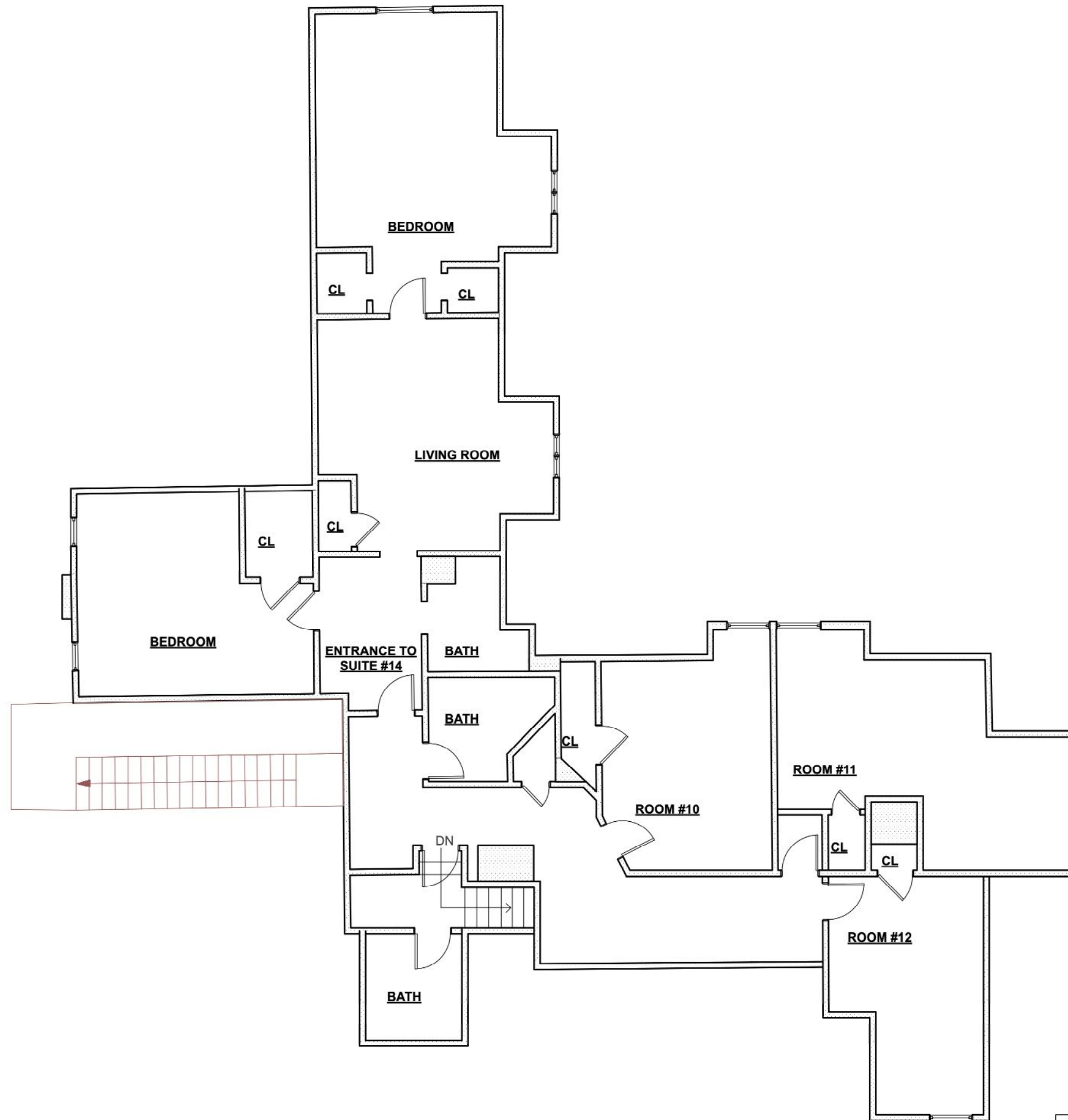
**1ST FLOOR DEMOLITION PLAN,  
MAAB**

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**THE APPLE TREE INN**  
 THE APPLE TREE INN  
 10 RICHMOND HILL RD  
 LENOX, MA 01240

AD-101 m  
**AAB 76**  
 DATE: 11-25-2025





3

Demo

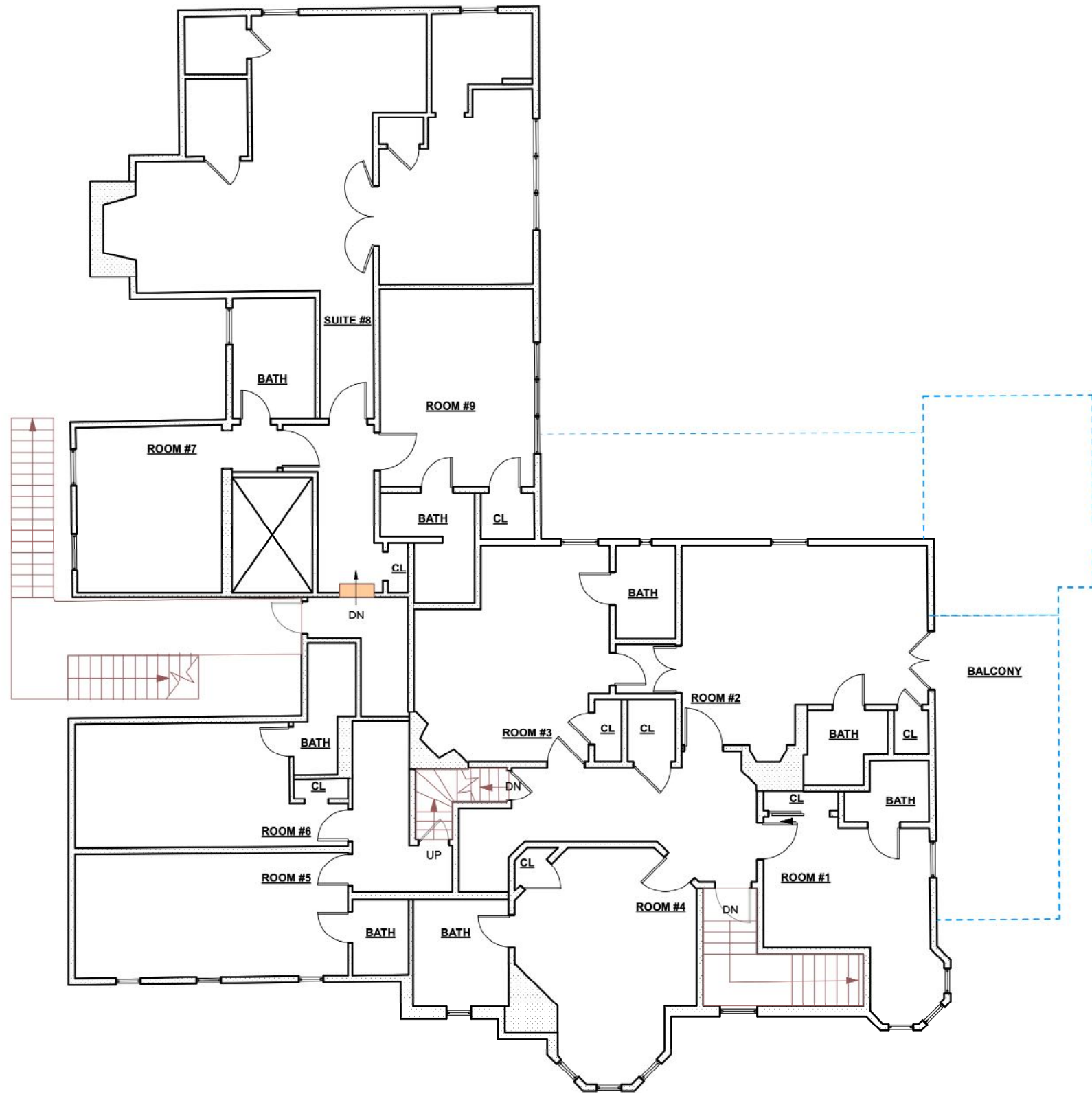
**3RD FLOOR DEMOLITION PLAN,  
MAAB**

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**THE APPLE TREE INN**  
 THE APPLE TREE INN  
 10 RICHMOND HILL RD  
 LENOX, MA 01240

AD-103 m  
**AAB 77**  
 DATE: XXXX/2025





2

Demo

**2ND FLOOR DEMOLITION PLAN,  
MAAB**

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**THE APPLE TREE INN**  
 THE APPLE TREE INN  
 10 RICHMOND HILL RD  
 LENOX, MA 01240

AD-102 m  
**AAB 78**  
 DATE: 11-25-2025

