

ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name	Mixed Use Building	Docket #	V 25 - 116
Address	83 Central Street	Docket #	C -
City	Hudson	Hearing	1/12/2026
Bldg Type		Time of hearing	1:00 PM
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: \$104,435	Exhibit: 1 V25-116 AAB 1-89	
Assessed Value:	\$188,300		

Variances to be addressed:

Petitioner seeks relief from: 25.1: All public entrance(s) of a building or tenancy in a building shall be accessible

On August 21, 2025 the Board received an application for variance for the above referenced address and on September 8, 2025 the Board voted to Grant relief to 12.1.1, 20.1, 28.1, and 28.12 on the condition that no unique services or events are held on the inaccessible level and that the relief is for this tenant and use only and to Schedule a hearing for the request for relief from 25.1 (See AAB 27-89)

Between September an October 10, 2025 the Board received additional information from the applicant and the MetroWest Center for Independent Living and on October 21, 2025 the Board voted to Affirm the original hearing date for this case. (See AAB 2-26)



83 Central Street, Hudson

From Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Date Thu 10/23/2025 8:37 AM

Bcc 'Pam Helinek' <phelinek@townofhudson.org>; mdempsey@mwcil.org <mdempsey@mwcil.org>; info@mwcil.org <info@mwcil.org>; 'Robert Berger' <rberger@townofhudson.org>; jen@serenehealthservices.com <jen@serenehealthservices.com>

📎 1 attachment (354 KB)

Mixed Use Building, 83 Central Street, Hudson (V25-116) - Amended Notice of Action.pdf;

Good morning,

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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE OF
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
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

Docket Number **V 25 116**

AMENDED NOTICE OF ACTION

RE: Mixed Use Building, 83 Central Street, Hudson

On October 9, 2025 , the Architectural Access Board received a filing in the above referenced matter. This filing was subsequently reviewed by the Board at its meeting on October 20, 2025 .

After reviewing the information provided, the Board voted to accept the filing.

AFFIRM the existing hearing date.

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: October 21, 2025

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn G. Marsteller WJ

Chairperson
ARCHITECTURAL ACCESS BOARD

Re: Mixed Use Building, 83 Central Street, Hudson (V25-116)

From Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Date Tue 10/21/2025 9:02 AM

To Mark Dempsey <mdempsey@mwcil.org>

Hi Mark,

The Board voted to keep the hearing for 83 Central Street, and yes he started yesterday but it may take a few days for his equipment to be fully set up.

Thanks!

From: Mark Dempsey <mdempsey@mwcil.org>

Sent: Tuesday, October 21, 2025 8:59:58 AM

To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Subject: Mixed Use Building, 83 Central Street, Hudson (V25-116)

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Morning Molly

Hope you are well on this terrible Tuesday. First did the Board take any action on V25-116, second is there a new compliance officer?

Thank you

--

Mark Dempsey

Independent Living Coordinator

MetroWest Center for Independent Living

One Clarks Hill, Suite 200

Framingham, MA 01702

508-875-7853 x137 V/TTY

508-875-8359 FAX

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Re: Mixed Use Building, 83 Central Street, Hudson (V25-116)

From Mark Dempsey <mdempsey@mwcil.org>
Date Thu 10/16/2025 1:49 PM
To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

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thank you Molly

Mark Dempsey
Independent Living Coordinator
MetroWest Center for Independent Living
One Clarks Hill, Suite 200
Framingham, MA 01702
508-875-7853 x137 V/TTY
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On 2025-10-16 13:44, Griffin, Molly (DPL) wrote:

Hi Mark,

Confirming receipt, 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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Mark Dempsey <mdempsey@mwcil.org>
Sent: Thursday, October 16, 2025 1:00 PM
To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>
Cc: Phelinek <phelinek@townofhudson.org>; Rberger <rberger@townofhudson.org>; Pfnoyes <pfnoyes@aol.com>; Simone, Sadie <ssimone@mwcil.org>
Subject: Mixed Use Building, 83 Central Street, Hudson (V25-116)

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Honorable Board Members,
I have reviewed the petitioners appeal regarding the January 12th hearing. The MetroWest Center for Independent Living (MWCIL) would like to go on record urging the Board to keep the hearing as access for this building needs to be addressed. I believe that the issues presented would be better served at a hearing where a dialog between all parties can hopefully resolve the requirements of 521 CMR and better serve people with disabilities

--

Mark Dempsey
Independent Living Coordinator
MetroWest Center for Independent Living
One Clarks Hill, Suite 200
Framingham, MA 01702
508-875-7853 x137 V/TTY
508-875-8359 FAX

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Re: Mixed Use Building, 83 Central Street, Hudson (V25-116)

From Mark Dempsey <mdempsey@mwcil.org>
Date Wed 10/15/2025 4:07 PM
To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

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Thanks Molly

Mark Dempsey
Independent Living Coordinator
MetroWest Center for Independent Living
One Clarks Hill, Suite 200
Framingham, MA 01702
508-875-7853 x137 V/TTY
508-875-8359 FAX

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On 2025-10-15 15:49, Griffin, Molly (DPL) wrote:

Please see attached, thank you.

Molly

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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Mark Dempsey <mdempsey@mwcil.org>
Sent: Wednesday, October 15, 2025 3:48 PM
To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Cc: Simone, Sadie <ssimone@mwcil.org>; Phelinek <phelinek@townofhudson.org>; Rberger <rberger@townofhudson.org>; Pfnoyes <pfnoyes@aol.com>
Subject: Mixed Use Building, 83 Central Street, Hudson (V25-116)

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Afternoon Molly,
Could you send me a copy of any new information that the Board will be discussing on Monday
Thanks

--

Mark Dempsey
Independent Living Coordinator
MetroWest Center for Independent Living
One Clarks Hill, Suite 200
Framingham, MA 01702
508-875-7853 x137 V/TTY
508-875-8359 FAX

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Re: 83 Central Street, Hudson

From Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Date Fri 10/10/2025 9:06 AM
To Jennifer Morais <jen@serenehealthservices.com>

Hi Jennifer,

Confirming receipt, 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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Jennifer Morais <jen@serenehealthservices.com>
Sent: Thursday, October 9, 2025 5:19 PM
To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Subject: Re: 83 Central Street, Hudson

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Good afternoon Molly,

Please see the appeal/objection regarding the hearing request on Section 25.1. attached document below

Thank you,
Jennifer Morais
Director of Operation

On Wed, Sep 10, 2025 at 2:00 PM Jennifer Morais <jen@serenehealthservices.com> wrote:
Hi Molly,

Received. Thank you for the updated notice and the hearing information.
I will be in touch if I have any questions.

Best,
Jennifer

Thank you,
Jennifer Morais
Director of Operation

On Wed, Sep 10, 2025 at 1:43 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 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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

83 Central Street, Hudson (V25-116)

From Mark Dempsey <mdempsey@mwcil.org>

Date Mon 9/8/2025 10:18 AM

To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Cc Rberger <rberger@townofhudson.org>; Pfnoyes <pfnoyes@aol.com>; Phelinek <phelinek@townofhudson.org>; Simone, Sadie <ssimone@mwcil.org>

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Morning AAB members,

The MetroWest Center for Independent Living would like to go on record opposing the request for no vertical access between the levels of the two floors. No cost estimates have been provided for Vertical wheelchair lifts within the building. Parents, aunts, uncles, great grand parents will benefit with access beyond the new set of stairs being provided if they want to visit the day care to see their loved one being interactive with other children. Access between floors will also benefit young moms who may be expecting another child and need temporary use of a wheelchair.

Thank you for your time

--

Mark Dempsey

Independent Living Coordinator

MetroWest Center for Independent Living

One Clarks Hill, Suite 200

Framingham, MA 01702

508-875-7853 x137 V/TTY

508-875-8359 FAX

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Re: Mixed Use Building, 83 Central Street, Hudson (V25-116)

From Mark Dempsey <mdempsey@mwcil.org>
Date Thu 9/4/2025 2:56 PM
To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

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Thank you Molly

Mark Dempsey
Independent Living Coordinator
MetroWest Center for Independent Living
One Clarks Hill, Suite 200
Framingham, MA 01702
508-875-7853 x145 V/TTY
508-875-8359 FAX

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On 2025-09-04 14:49, Griffin, Molly (DPL) wrote:

Hi Mark,

Please see attached.

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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Mark Dempsey <mdempsey@mwcil.org>
Sent: Thursday, September 4, 2025 2:43 PM
To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>
Cc: Simone, Sadie <ssimone@mwcil.org>; Phelinek <phelinek@townofhudson.org>; Pfnoyes <pfnoyes@aol.com>; Rberger <rberger@townofhudson.org>
Subject: Mixed Use Building, 83 Central Street, Hudson (V25-116)

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Afternoon AAB Staff
Could you provide a copy of any new information the Board has received regarding the Mixed Use Building, 83 Central Street, Hudson (V25-116).
Thank you for your assistance

--

Mark Dempsey
Independent Living Coordinator
MetroWest Center for Independent Living
One Clarks Hill, Suite 200
Framingham, MA 01702
508-875-7853 x145 V/TTY
508-875-8359 FAX

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To the Commonwealth of Massachusetts Architectural Access Board

Reference Docket Number: V25 116

RE: 83 Central Street, Hudson, MA – Additional Information Requested (Decision Date: 7/28/25)

Dear Members of the Board,

I am writing to provide clarification and additional information regarding the property at 83 Central Street.

First, I would like to note that the property is not a mixed-use facility. The property was previously utilized as a warehouse by a landscaping company, which included office space and a showroom. The current owner and tenant intend to repurpose the building for **Educational Use (E, I-4)**, specifically as a licensed daycare center serving children 2 1/2 years of age and older.

1. Multi-Purpose Room

The room previously labeled as a “Multi-Purpose Room” is, in fact, a classroom. At this time, it has not been designated specifically as a Pre-K or Pre-School program. To avoid misinterpretation, the plans have been revised to identify it solely as a “Classroom.” Both floors of the building include classrooms equipped with cabinets and sinks. (See amended proposed plan.)

2. Quiet/Private Room

The “Quiet/Private Room” has been clarified as an “Office.” This space will be reserved for the Owner and/or Assistant Director. (See amended proposed plan.)

3. Playground

The playground will be constructed in compliance with **AAB Section 19.7**. No request for relief is being made at this time.

4. Lower Level Occupancy

The lower level will accommodate fewer than 50 occupants, which is below the threshold requiring two means of egress. Accordingly, the main accessible entry/egress satisfies the requirements of **Section 20.11.1**, which mandates one ADA-compliant means of egress.

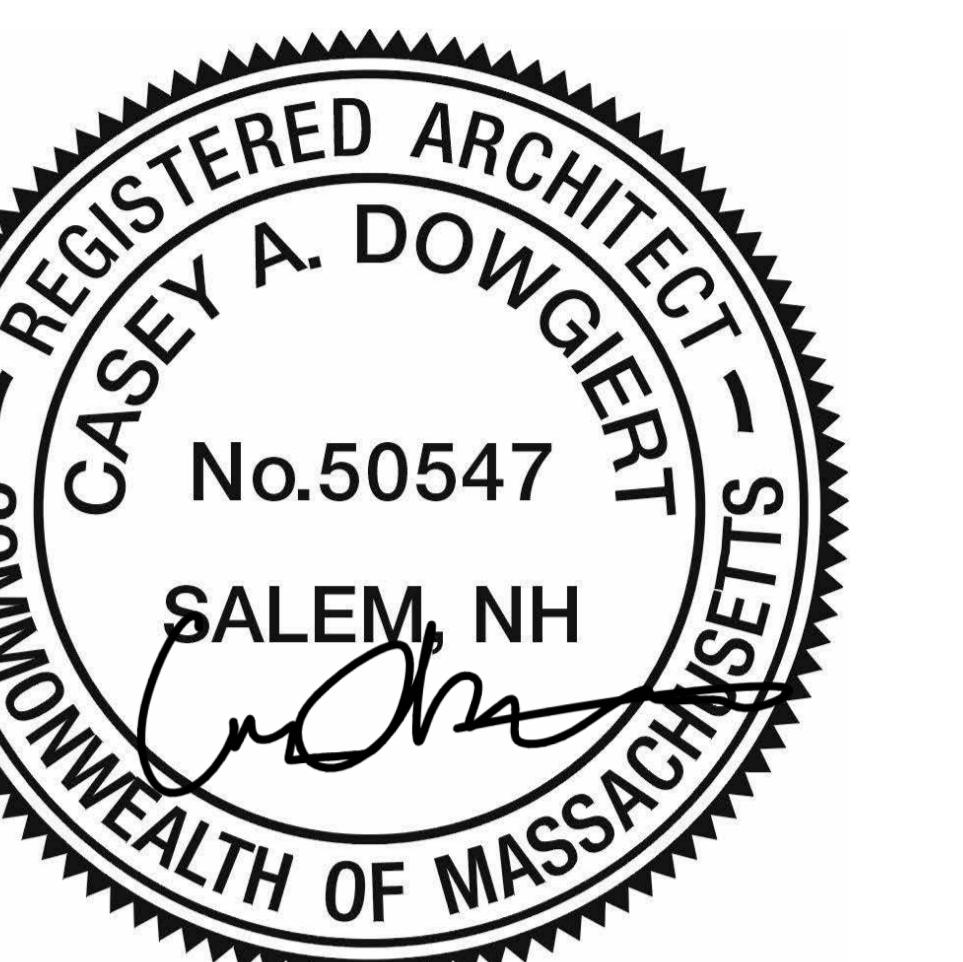
5. Means of Egress

Both floors of the building are served by two means of egress. On the accessible lower floor, an **Area of Rescue Assistance** is provided due to site grading, which prevents construction of a compliant walkway or ramp at the level of exit discharge. In accordance with **Section 20.11.2**, such an area of rescue is permitted. Moreover, per **Section 20.12**, an area of rescue is not required in existing buildings undergoing alteration, remodeling, or reconstruction, or in facilities equipped with a supervised automatic sprinkler system. This building meets both conditions.

We trust this clarifies the intended use of the property and demonstrates full compliance with applicable MAAB and ADA requirements. Thank you for your consideration.

Respectfully submitted,
Jennifer Morais
Owner

ARCHITECT STAMP:



CONSULTANT:

GENERAL CONTRACTOR:

PROPERTY OWNER: Jennifer Morais

Ridge rd, Hudson MA
1749

PROJECT ADDRESS:

3 Central St. Hudson

REVIZIÖN:

D.	Description	Date

PROJECT NO. :

SUE: AAB Variance Package

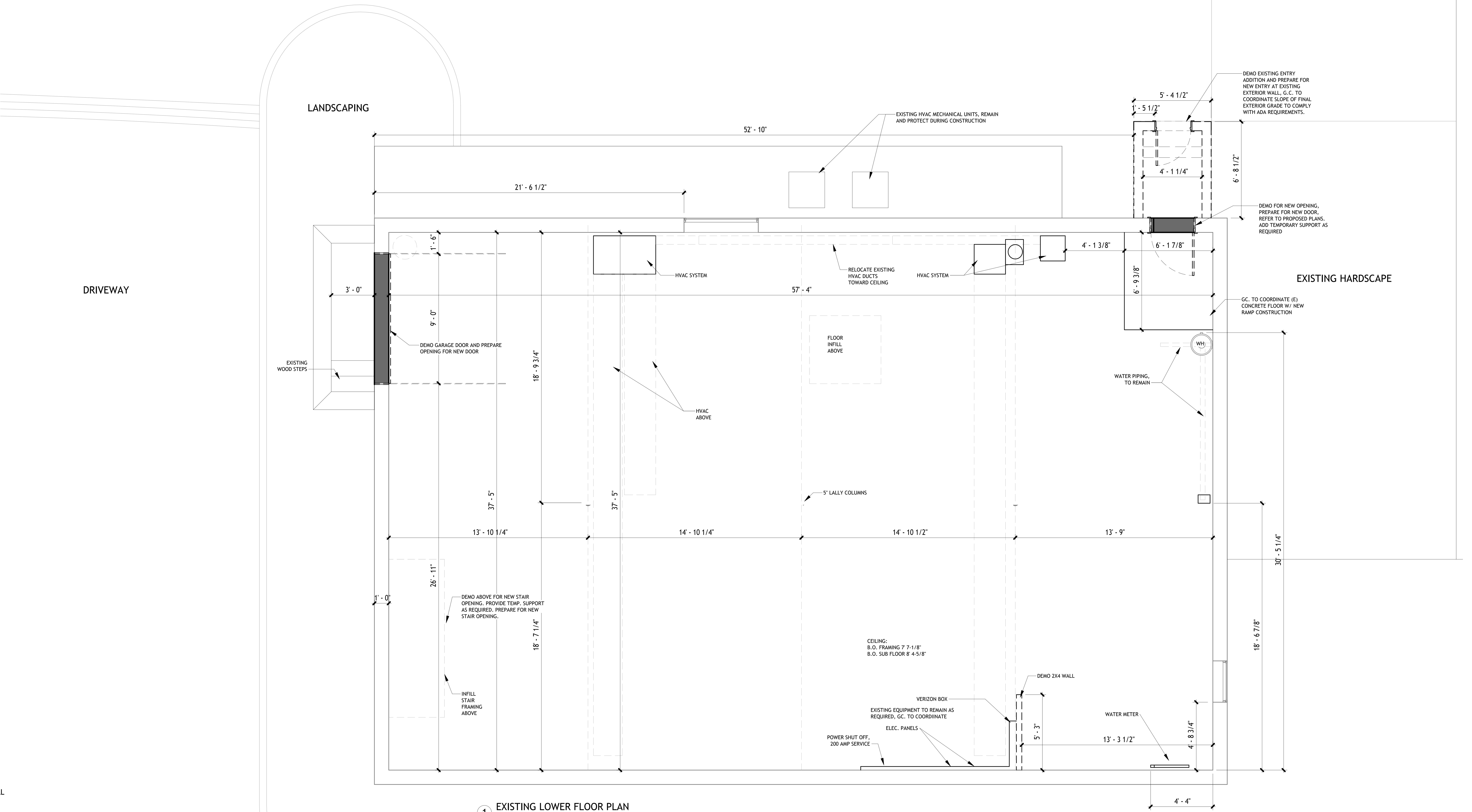
DATE: 6/25/2025

RECEIPT NO.:

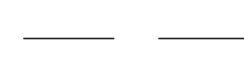
AE1.0

Existing/Demo Lower Floor

PARKING LOT



Wall Legend

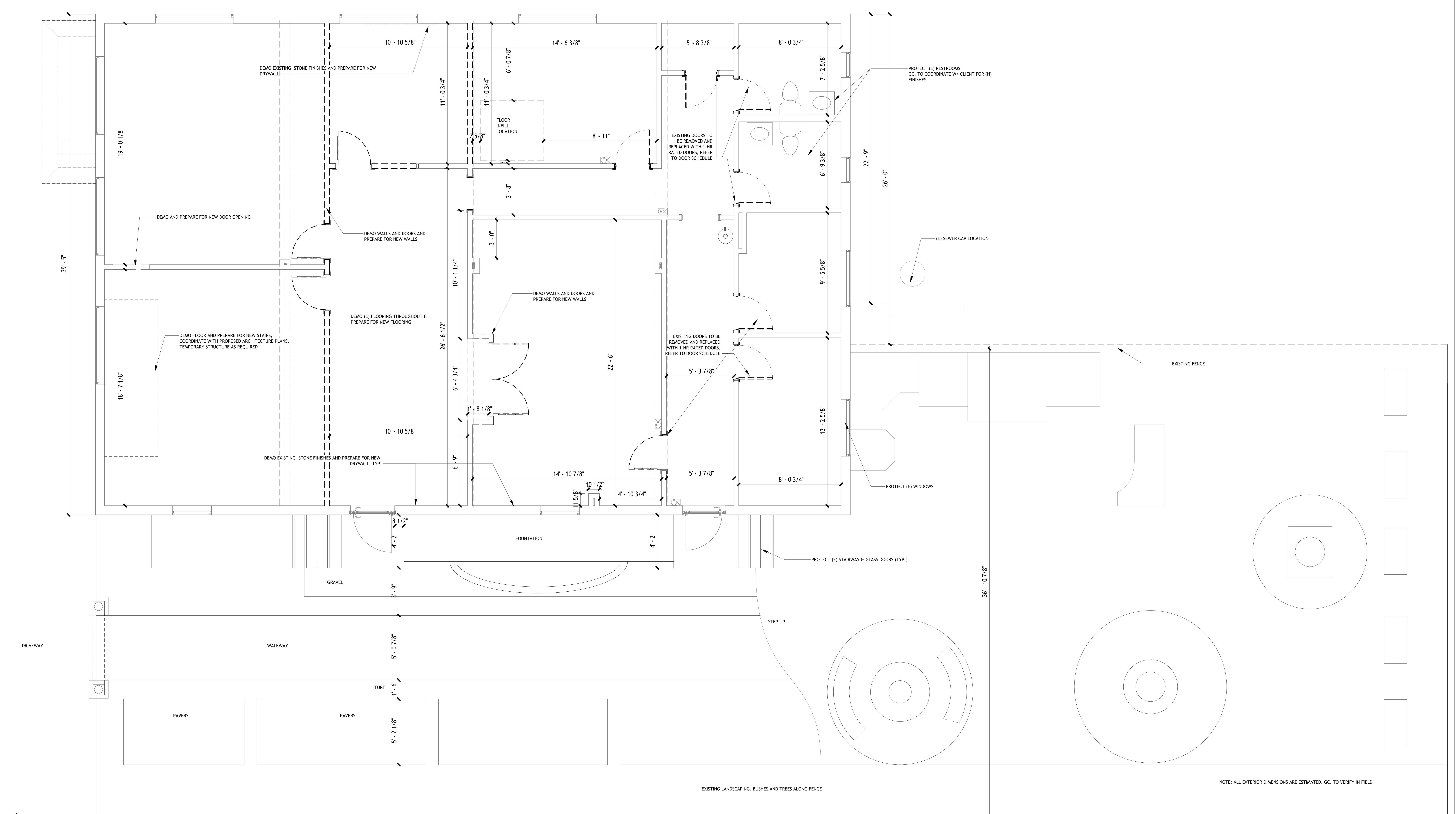
-  MASONRY FOUNDATION WALL
-  NEW STUD WALL
-  DEMO
-  EXISTING WALL TO REMAIN
-  1-HR FIRE RATING

General Notes

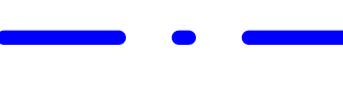
- 1 G.C. IS RESPONSIBLE FOR COMPLETING ALL WORK ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- 2 G.C. IS RESPONSIBLE TO COORDINATE WITH ALL TRADES AND VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
- 3 ALL WINDOWS AND DOORS ARE TO BE COMPLIANT WITH THE MA ENERGY CODE.
- 4 ALL NEW WINDOWS AND DOORS SHALL BE PROPERLY FLASHED AND WEATHER TIGHT. REFER TO WINDOW AND DOOR SCHEDULE FOR MORE INFORMATION.
- 5 ALL LOAD BEARING WALLS WITH OPENING SHALL BE REINFORCED APPROPRIATELY AND PER CODE.
- 6 ALL FIRE RATED WALLS & FLOORS/ ANY WALL OR FLOOR THAT SEPARATES SHALL BE PROTECTED ACCORDING TO FEDERAL & STATE CODE.
- 7 ALL MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE PROVIDED AS NEW AND IN AN "UNUSED" CONDITION UNLESS OTHERWISE STATED IN THE PERMIT SET OR OWNER APPROVE
- 8 ALL DISCREPANCIES IN THE FIELD SHALL BE RECORDED AND GIVEN TO THE OWNER AT END OF CONTRACT.
- 9 ANY AND ALL DESIGN DISCREPANCIES SHALL BE APPROVED BY OWNER.
- 10 G.C. IS RESPONSIBLE TO SIZE ALL LUMBER PER CODE & PROVIDE ENGINEERING CERTS. AS NEEDED.

Demolition Note

- 1 DIMENSIONS INDICATED ARE EXISTING AND SHALL BE VERIFIED. G.C. IS RESPONSIBLE TO COORDINATE ALL EXISTING CONDITIONS AND DIMENSIONS WITH PROPOSED PLANS.
- 2 G.C. IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS, EQUIPMENT FIXTURES IDENTIFIED TO BE SAVED AND/OR REUSED.
- 3 G.C. IS RESPONSIBLE FOR TESTING & REMOVAL ACCORDING TO FEDERAL, STATE AND LOCAL REGULATIONS.
- 4 PRIOR TO DEMOLISH/REMOVALS G.C. TO COORDINATE ALL TEMPORARY SUPPORTS, COORDINATION WITH ALL TRADES AND MAKE SAFE STRUCTURE, WIRES, AND PIPES.
- 5 PRIOR TO DEMOLISH AND CONSTRUCTION G.C. IS RESPONSIBLE FOR OBTAINING PERMITS FOR THE SATISFACTORY COMPLETION OF THE WORK AND COMPLETES WITH THE PERMIT APPROVAL CONDITIONS.
- 6 ALL DEMOLITION IS TO BE COMPLETE PRIOR TO ANY NEW WORK STARTING.
- 7 G.C. TO COORDINATE DEMOLITION OF ALL ELEC. MECH. AND PLUMBING WORK AND MAKE SURE THAT ALL SYSTEMS ARE MADE SAFE AND REMOVED IN THEIR ENTIRETY.
- 8 G.C. TO IDENTIFY LOCATION OF ALL SERVICE LINES AND COORDINATE WITH ALL TRADES: ELECTRICAL SERVICE, WATER SERVICE, ALL METERS, SEWER LINES, ETC.



Wall Legend

-  MASONRY FOUNDATION WALL
-  NEW STUD WALL
-  DEMO
-  EXISTING WALL TO REMAIN
-  1-HR FIRE RATING

General Notes

- 1 G.C. IS RESPONSIBLE FOR COMPLETING ALL WORK ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- 2 G.C. IS RESPONSIBLE TO COORDINATE WITH ALL TRADES AND VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
- 3 ALL WINDOWS AND DOORS ARE TO BE COMPLIANT WITH THE MA ENERGY CODE.
- 4 ALL NEW WINDOWS AND DOORS SHALL BE PROPERLY FLASHED AND WEATHER TIGHT. REFER TO WINDOW AND DOOR MANUFACTURER'S SPECIFICATIONS.
- 5 ALL LOAD BEARING WALLS WITH OPENING SHALL BE REINFORCED APPROPRIATELY AND PER CODE.
- 6 ALL FIRE RATED WALLS & FLOORS/ ANY WALL OR FLOOR THAT SEPARATES SHALL BE PROTECTED ACCORDING TO THE LOCAL FIRE CODE.
- 7 ALL MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE PROVIDED AS NEW AND IN AN "UNUSED" CONDITION.
- 8 ALL DISCREPANCIES IN THE FIELD SHALL BE RECORDED AND GIVEN TO THE OWNER AT END OF CONTRACT.
- 9 ANY AND ALL DESIGN DISCREPANCIES SHALL BE APPROVED BY OWNER.
- 10 G.C. IS RESPONSIBLE TO SIZE ALL LUMBER PER CODE & PROVIDE ENGINEERING CERTS AS NEEDED.

Demolition Notes

- 1 DIMENSIONS INDICATED ARE EXISTING AND SHALL BE VERIFIED. G.C. IS RESPONSIBLE TO COORDINATE ALL EXISTING CONDITIONS AND DIMENSIONS WITH PROPOSED PLANS.
- 2 G.C. IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS, EQUIPMENT FIXTURES IDENTIFIED TO BE SAVED AND/OR REUSED.
- 3 G.C. IS RESPONSIBLE FOR TESTING & REMOVAL ACCORDING TO FEDERAL, STATE AND LOCAL REGULATIONS.
- 4 PRIOR TO DEMOLISH/REMOVALS G.C. TO COORDINATE ALL TEMPORARY SUPPORTS, COORDINATION WITH ALL TRADES AND MAKE SAFE STRUCTURE, WIRES, AND PIPES.
- 5 PRIOR TO DEMOLISH AND CONSTRUCTION G.C. IS RESPONSIBLE FOR OBTAINING PERMITS FOR THE SATISFACTORY COMPLETION OF THE WORK AND COMPLIES WITH THE PERMIT APPROVAL CONDITIONS.
- 6 ALL DEMOLITION IS TO BE COMPLETE PRIOR TO ANY NEW WORK STARTING.
- 7 G.C. TO COORDINATE DEMOLITION OF ALL ELEC. MECH. AND PLUMBING WORK AND MAKE SURE THAT ALL SYSTEMS ARE MADE SAFE AND REMOVED IN THEIR ENTIRETY.
- 8 G.C. TO IDENTIFY LOCATION OF ALL SERVICE LINES AND COORDINATE WITH ALL TRADES: ELECTRICAL SERVICE, WATER SERVICE, METER, SEWER LINES, ETC.

General Notes

- 1 G.C. IS RESPONSIBLE FOR COMPLETING ALL WORK ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS
- 2 G.C. IS RESPONSIBLE TO COORDINATE WITH ALL TRADES AND VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
- 3 ALL WINDOWS AND DOORS ARE TO BE COMPLIANT WITH THE MA ENERGY CODE.
- 4 ALL NEW WINDOWS AND DOORS SHALL BE PROPERLY FLASHED AND WEATHER TIGHT. REFER TO WINDOW AND DOOR
- 5 ALL LOAD BEARING WALLS WITH OPENING SHALL BE REINFORCED APPROPRIATELY AND PER CODE.
- 6 ALL FIRE RATED WALLS & FLOORS/ ANY WALL OR FLOOR THAT SEPARATES SHALL BE PROTECTED ACCORDING TO
- 7 ALL MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE PROVIDED AS NEW AND IN AN "UNUSED" CONDITION UNLESS
- 8 ALL DISCREPANCIES IN THE FIELD SHALL BE RECORDED AND GIVEN TO THE OWNER AT END OF CONTRACT.
- 9 ANY AND ALL DESIGN DISCREPANCIES SHALL BE APPROVED BY OWNER.
- 10 G.C. IS RESPONSIBLE TO SIZE ALL LUMBER PER CODE & PROVIDE ENGINEERING CERTS AS NEEDED

The image features a large, stylized purple number '3' at the top right. Below it, the word 'ARCHITECTS' is written in a bold, sans-serif font, with the 'I' in 'ARCHITECTS' replaced by a vertical line that aligns with the vertical stroke of the '3'. To the left of this, the address 'ORCHARD VIEW DRIVE' and 'MERRIMACK, NH 03053' is listed. To the right is the phone number '857.212.5228'. A horizontal line separates this information from the stamp below. The stamp is circular with a serrated outer edge. The text 'REGISTERED ARCHITECT' is at the top, 'CASEY A. DOWGIERT' is in the center, 'No.50547' is below that, 'SALEM, NH' is at the bottom, and 'COMMONWEALTH OF MASSACHUSETTS' is at the bottom. A signature 'Casey' is written across the bottom of the stamp.

CONSULTANT:

GENERAL CONTRACTOR:

PROPERTY OWNER: Jennifer Morais

Ridge rd, Hudson MA
1749

PROJECT ADDRESS:

3 Central St. Hudson

REVIZIÖN:

PROJECT NO.:

SUE: AAB Variance Package

DATE: 6/25/2025

FEET NO. :

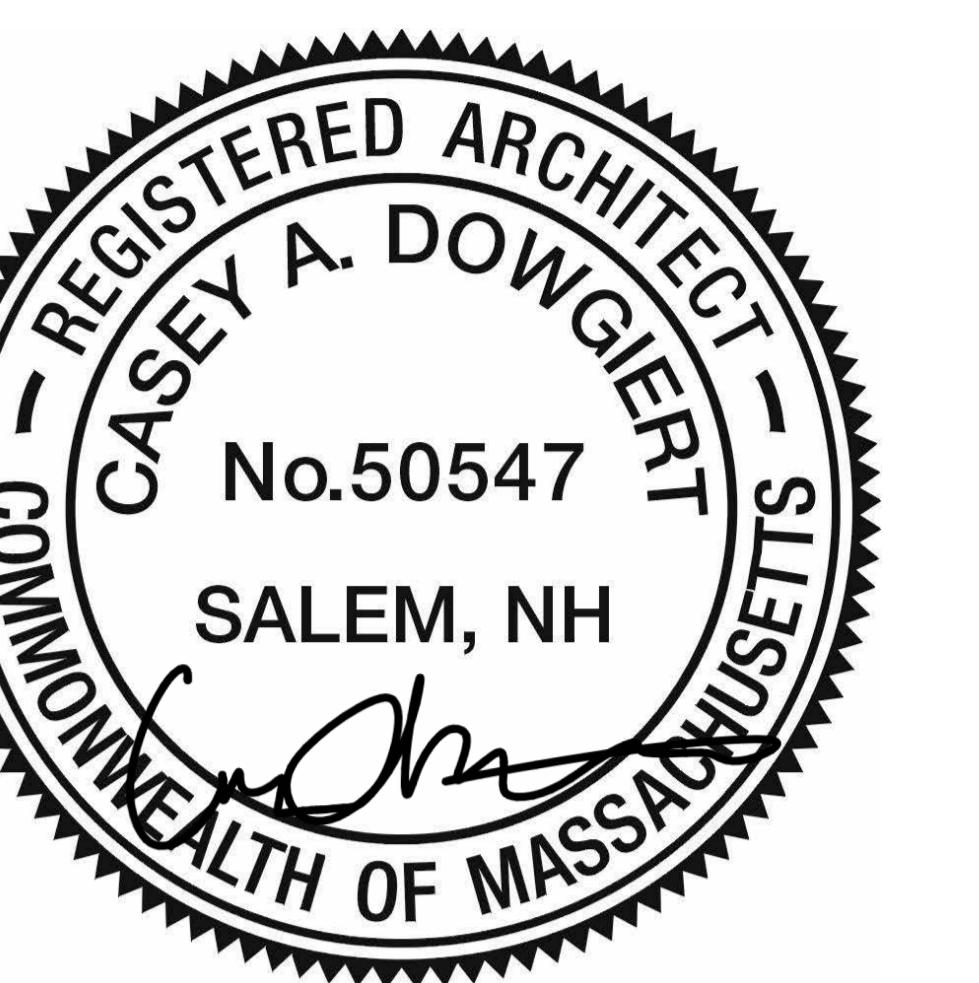
AE 1

ALI . I

Existing / Demo

First Floor Plan

ARCHITECT STAMP:



CONSULTANT:

GENERAL CONTRACTOR:

PROPERTY OWNER: Jennifer Morais

8 Ridge rd, Hudson MA
01749

PROJECT ADDRESS:
83 Central St. Hudson
MA

REVISIONS:

PROJECT NO.:


ISSUE: AAR Variance Package

ISSUE: AAD Variance Part

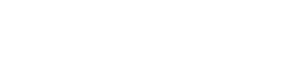
DATE: 6/25/2025

AE1.2

Existing Roof Plan

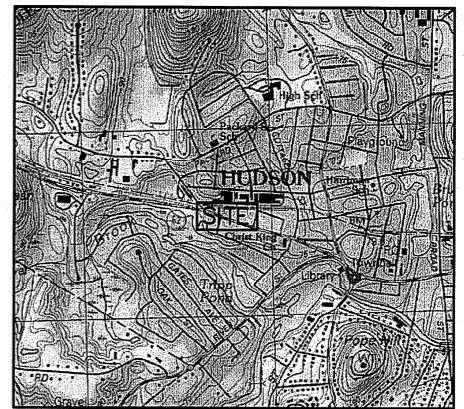
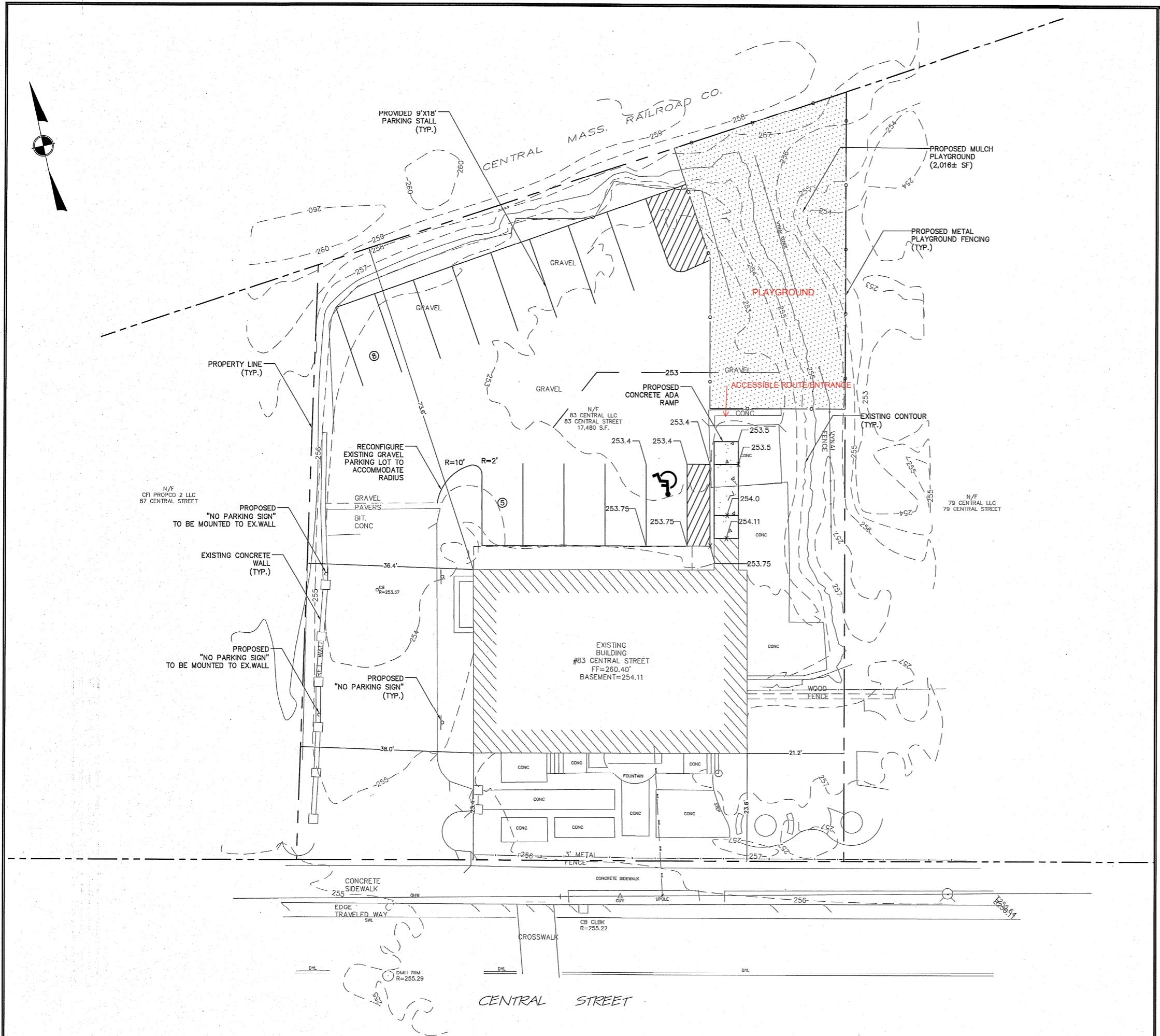


Wall Legend

-  MASONRY FOUNDATION WALL
-  NEW STUD WALL
-  DEMO
-  EXISTING WALL TO REMAIN
-  1-HR FIRE RATING

General Notes

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NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR
THE PURPOSE OF OBTAINING STATE
AND LOCAL PERMITS AND ARE NOT
INTENDED TO BE USED AS
CONSTRUCTION DOCUMENTS.

ZONING SUMMARY:

DISTRICT: IA DIMENSIONAL REQUIREMENTS:	REQUIRED:	EXISTING:	PROPOSED:	CONFORMS:
MIN. LOT AREA:	30,000 SF	17,480 SF.	17,480 SF.	Y*
MIN. FRONTAGE:	150 FT.	120 FT.	120 FT.	Y*
MIN. FRONT YARD:	20 FT.	23.4 FT.	23.4 FT.	Y
MIN. SIDE YARD:	20 FT.	21.6 FT.	21.6 FT.	Y
MIN. REAR YARD:	30 FT.	73.6 FT	73.6 FT	Y
OPEN GRAF/ACR:	35%	10%	20.3%	Y

***PRE-EXISTING NONCONFORMING**

PARKING SUMMARY:

REQUIRED SPACES: N/A (NOT OUTLINED IN ZONING BYLAWS)
SPACES PROVIDED: 13

Drawn By: Designed By: Checked By:
JRP JRP

McCarty Engineering, Inc.
Civil Engineers
42 Tucker Drive, Leominster, MA 01453
phone: (978) 534-1318 fax: (978) 840-6907
www.mccartyengineering.com

Project Name
3 Central Street
Hudson, MA

Sheet Title
Proposed Layout
Plan

(IN FEET)
1 inch = 10 ft.

Job No: 490.00 Sheet No.
File Name: 490.00P-CPB01
Date: August 7, 2025
Scale: 1"=10'

Mixed Use Building, 83 Central Street, Hudson (V25-116)

From Mark Dempsey <mdempsey@mwcil.org>

Date Thu 10/16/2025 1:00 PM

To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>

Cc Phelinek <phelinek@townofhudson.org>; Rberger <rberger@townofhudson.org>; Pfnoyes <pfnoyes@aol.com>; Simone, Sadie <ssimone@mwcil.org>

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.

Honorable Board Members,

I have reviewed the petitioners appeal regarding the January 12th hearing. The MetroWest Center for Independent Living (MWCIL) would like to go on record urging the Board to keep the hearing as access for this building needs to be addressed. I believe that the issues presented would be better served at a hearing where a dialog between all parties can hopefully resolve the requirements of 521 CMR and better serve people with disabilities

--

Mark Dempsey

Independent Living Coordinator

MetroWest Center for Independent Living

One Clarks Hill, Suite 200

Framingham, MA 01702

508-875-7853 x137 V/TTY

508-875-8359 FAX

MetroWest Center for Independent Living, Inc. is a scent free workplace. To accommodate full participation Consumers, Staff, Volunteers, Community Partners and Business partners must refrain from wearing any scented deodorants, perfumes, etc. when visiting or working in our office.

This electronic message transmission contains information from MetroWest Center for Independent Living that may be confidential or privileged. The information is intended solely for the addressee(s) and use by any other party is not authorized. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this transmission in error, please notify us immediately by telephone (1-508-875-7853) or by electronic mail at mdempsey@mwcil.org. Thank you.

Re: 83 Central Street, Hudson

From Jennifer Morais <jen@serenehealthservices.com>

Date Thu 10/9/2025 5:22 PM

To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

2 attachments (596 KB)

Notice of Hearing.pdf; Docket No. V25-116 .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.

Good afternoon Molly,

Please see the appeal/objection regarding the hearing request on Section 25.1. attached document below

Thank you,
Jennifer Morais
Director of Operation

On Wed, Sep 10, 2025 at 2:00 PM Jennifer Morais <jen@serenehealthservices.com> wrote:

Hi Molly,

Received. Thank you for the updated notice and the hearing information.
I will be in touch if I have any questions.

Best,
Jennifer

Thank you,
Jennifer Morais
Director of Operation

On Wed, Sep 10, 2025 at 1:43 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 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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

Re: Request for Appeal/Objection – Hearing on Section 25.1

Docket No.: V25-116

Project: Mixed Use Building, 83 Central Street, Hudson

Dear Chairperson and Members of the Board,

I am writing in reference to the Notice of Hearing scheduled for January 12, 2026 concerning the above-referenced property. Specifically, I wish to appeal and clarify the matter related to Section 25.1 of the Massachusetts Architectural Access Board regulations.

The entrance at the parking lot is, and will remain, the only public entrance to the building, in full compliance with Section 25.1. All other doors are designated solely for egress and are not used by the public or employees for daily entry or exit. The only exception would be in the case of an emergency, where individuals may need to exit through those egress doors.

Importantly:

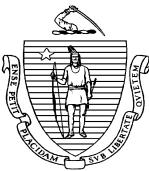
- The existing stairs at the egress points will remain in place as-is.
- There will be no public or employee access through those doors under ordinary conditions.
- The public entrance is fully accessible and will serve as the exclusive point of access, consistent with Section 25.1.

In light of these facts, I respectfully request that the Board reconsider the necessity of a variance hearing regarding Section 25.1, as the project already satisfies the requirements for an accessible public entrance.

Thank you for your attention and consideration. Please confirm receipt of this request.

Respectfully submitted,

Jennifer Morais



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
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 25 116**

RE: Mixed Use Building , 83 Central Street, Hudson

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **January 12, 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: Jennifer Morais for modification of or substitution of the following Rules and Regulations: 25.1
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

Dawn Grannellor WT

Chairperson

Date: September 10, 2025

cc: Local Building Inspector
Independent Living Center
Local Disability Commission



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
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 25 116

RE: Mixed Use Building , 83 Central Street , Hudson

On August 21, 2025 the Architectural Access Board received an additional submission from Petitioner. The additional documents were reviewed by the Board on September 8, 2025. At that meeting, the Board voted as follows:

#	<u>Section</u>	<u>Result</u>
1	12.1.1, 20.1, 28.1 & 28.12	GRANTED as proposed on the condition that: no unique services or events are held on the inaccessible level and that relief is for this tenant and use only
2	25.1	SCHEDULE 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: September 9, 2025

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Grannellor WT

Chairperson

ARCHITECTURAL ACCESS BOARD

AAB 27

Re: 83 Central Street, Hudson

From Jennifer Morais <jen@serenehealthservices.com>

Date Tue 8/26/2025 2:22 PM

To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

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.

Thank you for the quick response and update. I appreciate it

Thank you,
Jennifer Morais
Director of Operation

On Tue, Aug 26, 2025 at 2:21 PM Griffin, Molly (DPL) <Molly.Griffin@mass.gov> wrote:

Hi Jennifer,

The Board will review the materials at the next Board meeting on 9/8 and will make another decision from there.

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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Jennifer Morais <jen@serenehealthservices.com>
Sent: Tuesday, August 26, 2025 2:14 PM

To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Subject: Re: 83 Central Street, Hudson

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,

Thank you for confirming receipt.

Just out of curiosity, what is the next step in the process?

Thanks,
Jennifer

Thank you,
Jennifer Morais
Director of Operation

On Thu, Aug 21, 2025 at 12:40 PM Griffin, Molly (DPL) <Molly.Griffin@mass.gov> wrote:

Hi Jennifer,

Confirming receipt, 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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Jennifer Morais <jen@serenehealthservices.com>

Sent: Thursday, August 21, 2025 11:38 AM

To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Subject: Re: 83 Central Street, Hudson

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.

Good morning Molly,

I hope all is well with you.

The additional information requested by the board is attached.

Best,
Jennifer



Virus-free.www.avast.com

On Tue, Jul 29, 2025 at 1:48 PM Griffin, Molly (DPL) <Molly.Griffin@mass.gov> wrote:

Good afternoon,

Please find attached the Notice or Decision 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>, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

--

Thank you,

Jennifer Morais

Director of Operation

Serene Health Services LLC

774-245-4454

Re: 83 Central Street, Hudson

From Jennifer Morais <jen@serenehealthservices.com>

Date Thu 8/21/2025 11:42 AM

To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

4 attachments (4 MB)

Docket Number_V25 116.pdf; 02_83 Central St-Attachment A-Hudson MA_AAB Existing.Demo Plans.pdf; 03_83 Central St_Attachment B-Hudson MA_AAB Proposed Plans.pdf; 07_83 Central St- Proposed Site Plan.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.

Good morning Molly,

I hope all is well with you.

The additional information requested by the board is attached.

Best,
Jennifer

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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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

--

Thank you,

Jennifer Morais
Director of Operation


Serene Health Services LLC
774-245-4454

83 Central Street Hudson, MA		
Project: Daycare		
Local Public Authority: Town of Hudson, MA		
Applicable Building Code: IBC 2015 / IEBC 2015/		
Applicable Electrical Code: NEC 2023		
Applicable Plumbing Code: 248 CMR 10.00: Uniform state plumbing code		
Applicable Fire Prevention & Electric Code: NFPA2015, SAF-FMP 300		
Applicable Energy Conservation Code: IECC2021w/ MA Amendments & MA Stretch Code		
1. Use Group: TENANT: Educational Group E; Institutional Use (I-4)		(Chapter 3)
		Section 305, 308.6
2. Type of Construction: Type III		Table 1004.1.2
3a. Allowable Area: 9,500sf		(Table 503)
3b. Allowable Area with Sprinkler Increase:	The building is non-sprinklered	
4. Actual Area: Building: 4,686 sf		
5a. Allowable Height: 55': 3 Stories		(Table 504.3)
6. Actual Height: 1 story		
7. Fire resistance Rating in Hours:		(Table 601)
Primary Structural Frame	1	
Bearing Walls - Exterior	2	
Bearing Walls - Interior	1	
Non-Bearing Walls - Exterior (Depending on distance to adjacent structures)	0	
Non-Bearing Walls - Interior	0	
Floor Construction and Secondary Members	1	
Roof Construction	1	
8. Tenant Occupant Load: E Use: Child Daycare (I-4)		(Table 1004.1.2)
	2825NSF/35NSF=80 occupants	
	80 Occupants Total allowed	
9. Common Path of Egress Travel: E=75' without sprinklers (THE BUILDING IS UNPROTECTED)		(Table 1014.3)
10. Travel Distance: 200 w/o sprinkler and 250 w/ sprinkler		(Table 1017.2)
11. Corridor Fire Rating: Use E WITHOUT SPRINKLER-1HR for an occupant load greater than 30.		(Table 1020.1)
12. Tenant Separation Walls:		(IBC Table 508.4)
13. Stairway Enclosure Rating:	No other tenant	(IBC 1022.2)
14. Egress Width: E USE Area Only: 0.2" per occupant non-sprinklered for all other egress (doors) = 0.2*80 =16" Min. door width 36"		(780CMR: 1005.1 Exceptions)
Egress Stairway Width:	E USE Area Only: 0.3" per occupant non-sprinklered for all other egress (doors) = 0.3*80 =24" Min. width 36"	
15. Minimum # of Means of Egress:	2	Section 1006.3.1
16. Fire Protection/Sprinkler Requirement:	Building is existing & Non Sprinklered	Section 903

Wall Legend	
	MASONRY FOUNDATION WALL
	NEW STUD WALL
	DEMO
	EXISTING WALL TO REMAIN
	1-HR FIRE RATING

Life Safety Legend	
	COMBINATION SMOKE AND CARBON MONOXIDE HARD WIRED DETECTOR
	SMOKE HARD WIRED DETECTOR
	HEAT HARD WIRED DETECTOR
	EXIT SIGN
	PULL STATION
	FIRE EXTINGUISHER
	FIRE ALARM INDICATOR/HORN STROBE
	EMERGENCY STROBE LIGHT

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① CODE REVIEW & LIFE SAFETY PLAN
1/4" = 1'-0"

i3
ARCHITECTS
25 ORCHARD VIEW DRIVE
LONDONDERRY, NH 03053
857.212.5228

ARCHITECT STAMP:
REGISTERED ARCHITECT -
CASEY A. DOWGERT
No. 50547
SALEM, NH

CONSULTANT:
GENERAL CONTRACTOR:
PROPERTY OWNER:
Jennifer Moraes
8 Ridge rd, Hudson MA
01749
PROJECT ADDRESS:
83 Central St. Hudson
MA
REVISIONS:

No.	Description	Date
1	Revision 1	8/20/2025

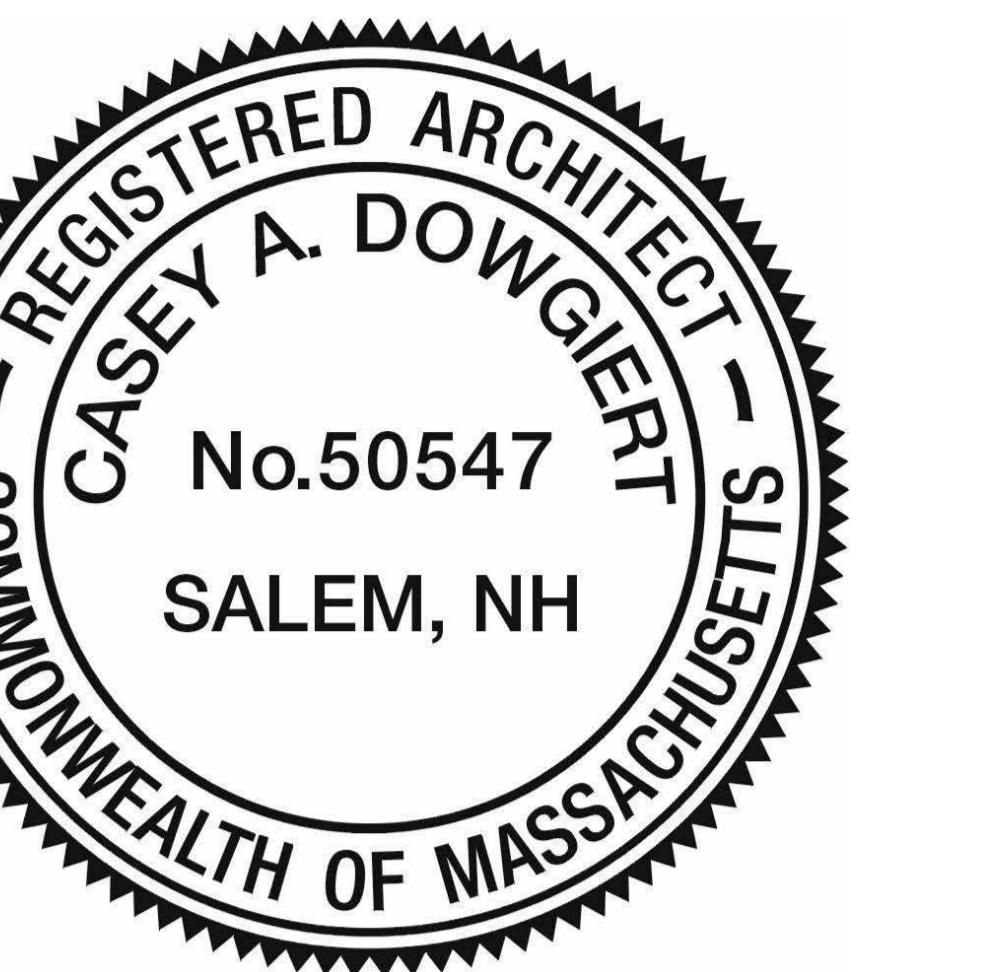
PROJECT NO.:
ISSUE: AAB Variance Package
DATE: 6/25/2025
SHEET NO.:

AG1.2
Code Review,
Egress & Life
Saftey Plan
SCALE: AS NOTED

HARD VIEW DRIVE 857.212.522
ANDERRYS, NH 03053

212.5228

TECT STAMP:



ULTANT:

GENERAL CONTRACTOR:

PROPERTY OWNER: Jennifer Morais

edge rd, Hudson MA
49

RECEIVING ADDRESS:
Central St. Hudson

SIONS:

Description	Date


ECT NO. :

1: AAP Variance Package

6 / 25 / 2025

07/23/2023

AG1.3



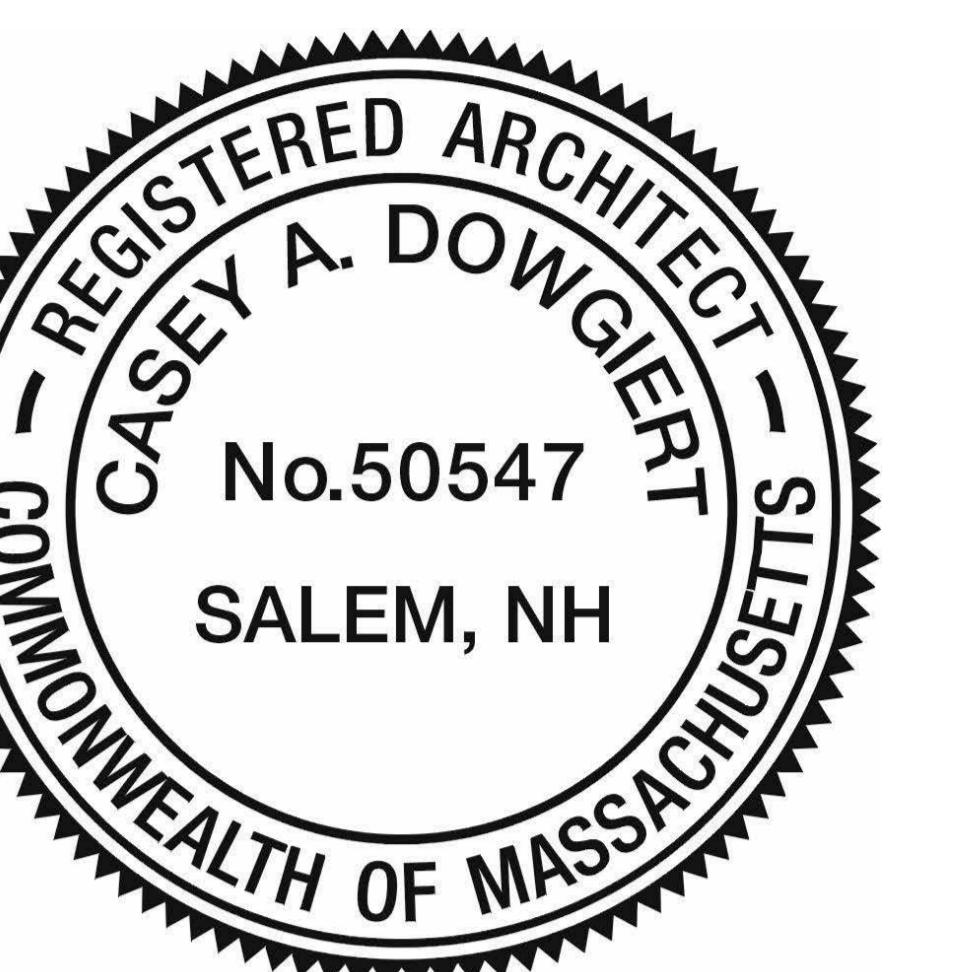
Wall Legend

	MASONRY FOUNDATION WALL	
	NEW STUD WALL	
	DEMO	
	EXISTING WALL TO REMAIN	
	C COMBINATION SMOKE AND CARBON MONOXIDE HARD WIRED DETECTOR	
	SD SMOKE HARD WIRED DETECTOR	
	H HEAT HARD WIRED DETECTOR	
	EXIT SIGN	
	PULL STATION	

General Notes

- 1 G.C. IS RESPONSIBLE FOR COMPLETING ALL WORK ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- 2 G.C. IS RESPONSIBLE TO COORDINATE WITH ALL TRADES AND VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
- 3 ALL WINDOWS AND DOORS ARE TO BE COMPLIANT WITH THE MA ENERGY CODE.
- 4 ALL NEW WINDOWS AND DOORS SHALL BE PROPERLY FLASHED AND WEATHER TIGHT. REFER TO WINDOW AND DOOR SCHEDULE FOR MORE INFORMATION.
- 5 ALL LOAD BEARING WALLS WITH OPENING SHALL BE REINFORCED APPROPRIATELY AND PER CODE.
- 6 ALL FIRE RATED WALLS & FLOORS/ ANY WALL OR FLOOR THAT SEPARATES SHALL BE PROTECTED ACCORDING TO FEDERAL & STATE CODE.
- 7 ALL MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE PROVIDED AS NEW AND IN AN "UNUSED" CONDITION UNLESS OTHERWISE STATED IN THE PERMIT SET OR OWNER APPROVED
- 8 ALL DISCREPANCIES IN THE FIELD SHALL BE RECORDED AND GIVEN TO THE OWNER AT END OF CONTRACT.
- 9 ANY AND ALL DESIGN DISCREPANCIES SHALL BE APPROVED BY OWNER.
- 10 G.C. IS RESPONSIBLE TO SIZE ALL LUMBER PER CODE & PROVIDE ENGINEERING CERTS. AS NEEDED.

ARCHITECT STAMP:



CONSULTANT:

GENERAL CONTRACTOR:

PROPERTY OWNER: Jennifer Morais

Ridge rd, Hudson MA
1749

PROJECT ADDRESS:

3 Central St. Hudson

S:

D.	Description	Date
	Revision 1	8/20/2025

PROJECT NO.:

SUF: AAB Variance Package

DATE: 6/25/2025

HEET NO.:

A1.1

Proposed Floor Plans

Wall Legend

-  MASONRY FOUNDATION WALL
-  NEW STUD WALL
-  DEMO
-  EXISTING WALL TO REMAIN

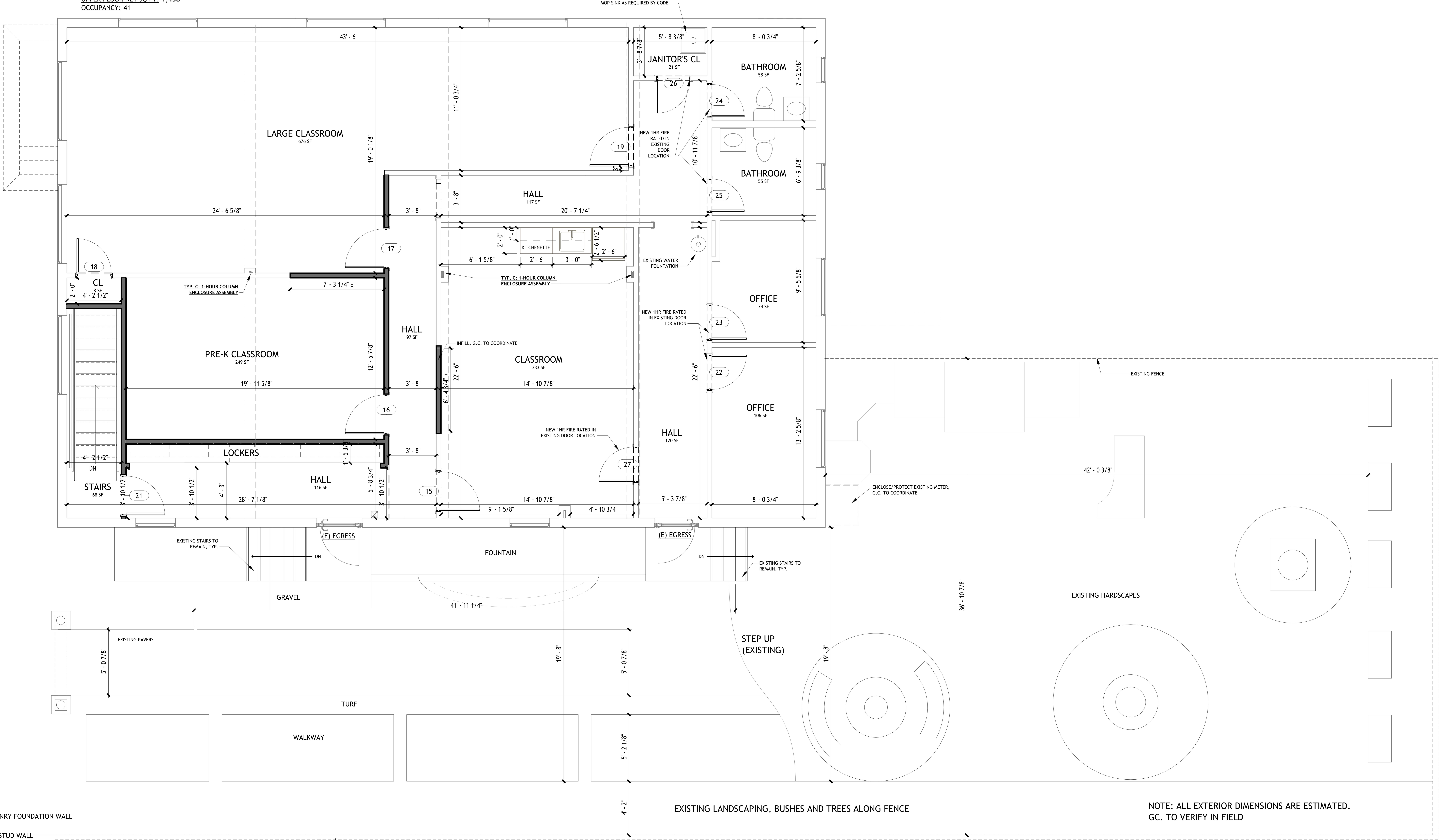
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PROPOSED LOWER FLOOR PLAN

TOTAL NET SQ FT: 2,825
TOTAL OCCUPANCY: 80

UPPER FLOOR NET SQ FT: 1,438
OCCUPANCY: 41



Wall Legend

The diagram illustrates a cross-section of a wall with the following components from left to right:

- MASONRY FOUNDATION WALL:** Represented by a black rectangle with a dashed line at the top.
- NEW STUD WALL:** Represented by a dark gray rectangle with two horizontal lines inside.
- DEMO:** Represented by three small, empty rectangles.
- EXISTING WALL TO REMAIN:** Represented by a black rectangle.
- 1-HR FIRE RATING:** Represented by a blue line with a dashed line below it.

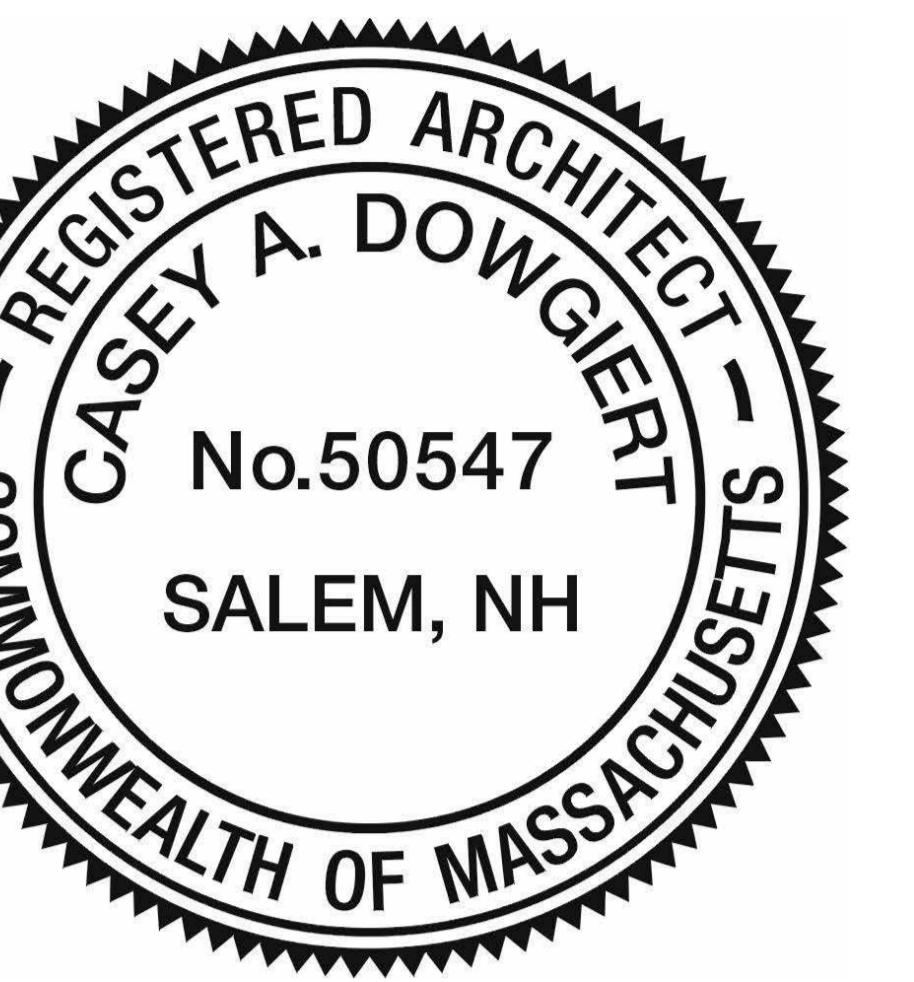
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- 10 G.C. IS RESPONSIBLE TO SIZE ALL LUMBER PER CODE & PROVIDE ENGINEERING CERTS. AS NEEDED.

**NOTE: ALL EXTERIOR DIMENSIONS ARE ESTIMATED.
GC. TO VERIFY IN FIELD**

A circular architectural stamp. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "COMMONWEALTH OF MASSACHUSETTS" at the bottom, separated by a horizontal line. The inner circle contains "CASEY A. DOWGIERT" at the top and "No.50547" in the center, with "SALEM, NH" at the bottom.

ARCHITECT STAMP:



CONSULTANT:

GENERAL CONTRACTOR:

PROPERTY OWNER: Jennifer Morais

Ridge rd, Hudson MA
1749

PROJECT ADDRESS:

3 Central St. Hudson

REVISIONS:

o.	Description	Date
	Revision 1	8/20/2025

PROJECT NO. :

SUE: AAB Variance Package

DATE: 6/25/2025

A1.2

Proposed Floor Plans

CALENDAR

Re: Variance Application - 83 Central st, Hudson

From Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Date Wed 7/23/2025 10:37 AM

To Jennifer Morais <jen@serenehealthservices.com>

The meetings are virtual still and open to the public, the agenda will be posted probably later today and within it is the link which can be found here: [AAB 2025 Meeting List | Mass.gov](#)

No one has to attend, the Board cannot take comments from applicants or participants while reviewing cases so you are welcome to attend if you want to listen, but it is not necessary.

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, 6th Floor

Boston, MA 02110-2012

www.mass.gov/AAB

617-727-0660

From: Jennifer Morais <jen@serenehealthservices.com>

Sent: Wednesday, July 23, 2025 10:32 AM

To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Subject: Re: Variance Application - 83 Central st, Hudson

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.

Just one more question

Does anyone need to attend? Is it virtual?

Thank you,

Jennifer Morais
Director of Operation

On Wed, Jul 23, 2025 at 11:24 AM Griffin, Molly (DPL) <Molly.Griffin@mass.gov> wrote:

Hi Jennifer,

Thank you and same to you! This application is slated to be reviewed at the next Board meeting, which is scheduled for this coming Monday, July 28th. Please let me know if you have any other questions.

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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Jennifer Morais <jen@serenehealthservices.com>

Sent: Wednesday, July 23, 2025 10:20 AM

To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Subject: Re: Variance Application - <83 Central st, Hudson>

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.

Good morning Molly,

I hope you are having a blessed morning\!

I would like to know if there is any update regarding the variance application for the proposed daycare at 83 Central St, Hudson.

Thank you,
Jennifer

Thank you,
Jennifer Morais
Director of Operation

On Tue, Jul 1, 2025 at 11:17 AM Griffin, Molly (DPL) <Molly.Griffin@mass.gov> wrote:
Great, 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, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Jennifer Morais <jen@serenehealthservices.com>
Sent: Tuesday, July 1, 2025 10:06 AM
To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Cc: Joyce, William (DPL) <William.Joyce@mass.gov>
Subject: Re: Variance Application - <83 Central st, Hudson>

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.

Good morning Molly,

Thank you for your email.

I have attached the completed service page to this email. Please let me know if you need anything else from my end.

Thanks,
Jennifer

Thank you,
Jennifer Morais
Director of Operation

On Tue, Jul 1, 2025 at 9:52 AM Griffin, Molly (DPL) <Molly.Griffin@mass.gov> wrote:

Hi Jennifer,

Thank you very much for sending this in. The last page of the application itself, the Service Notice, is incomplete. Could you please send a copy of the application and all attachments to the following:

Pam Helinek, Hudson Commission on Disabilities: phelinek@townofhudson.org
MetrowWest Center for Independent Living: info@mwcil.org

Once you send those could you please complete the Service Notice with the date you emailed the parties the application package, and then I can process this application.

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>, 6th Floor

Boston, MA 02110-2012

www.mass.gov/AAB

617-727-0660

From: Jennifer Morais <jen@serenehealthservices.com>

Sent: Monday, June 30, 2025 8:00 AM

To: Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Subject: Variance Application - <83 Central st, Hudson>

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.

Good Morning,

I hope all is well with you

Could you please advise on the application and supporting documents attached to this email?

Thanks,
Jennifer

--

Thank you,

Jennifer Morais
Director of Operation

Serene Health Services LLC

774-245-4454

Re: Response to Variance Request for 83 Central Street in Hudson

From Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Date Fri 7/11/2025 10:29 AM

To Pam Helinek <phelinek@townofhudson.org>; Joyce, William (DPL) <William.Joyce@mass.gov>

Cc Robert Berger <rberger@townofhudson.org>

Hi Pam,

Confirming receipt, 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, 6th Floor

Boston, MA 02110-2012

www.mass.gov/AAB

617-727-0660

From: Pam Helinek <phelinek@townofhudson.org>

Sent: Friday, July 11, 2025 9:59 AM

To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>

Cc: Robert Berger <rberger@townofhudson.org>

Subject: Response to Variance Request for 83 Central Street in Hudson

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.

Hello,

I've attached the response from the Hudson Commission on Disabilities to the variance request for 83 Central Street. The Commission appreciates the AAB's consideration of their comments.

Thank you,

Pam Helinek
Asst Director of Planning and Community Development/
Conservation Agent
Town of Hudson, MA

978-562-2948

*****New Town Hall Hours*****

Monday, Wednesday, Thursday: 8AM-4:30PM

Tuesday: 8:00AM- 6:30PM

Friday: 8:00AM-Noon



Town of Hudson Commission on Disabilities

78 Main Street, Hudson, MA 01749

Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012

July 11, 2025

Re: Variance Requests for 83 Central Street, Hudson

Dear Members of the Architectural Access Board,

The Hudson Commission on Disabilities recently received a copy of the variance application for the Serene Learning Center daycare project planned for a vacant property at 83 Central Street. We urge you to deny all requested variances, or at least require further modifications to the current proposed design.

There is a substantial public benefit to a daycare being fully accessible, not only to children, parents, grandparents, and other caregivers - including potential daycare staff - with disabilities, but also to parents and caregivers of young children in general, who can reasonably be expected to use strollers within the building and in the outdoor play area. In the proposed design, the largest classroom in the building, the multi-purpose room, and what appears to be a staff office on the first floor are not accessible, nor is the outdoor play area. (The variance request claims the outdoor play area is accessible, but the plans show a step up.) This would severely diminish the possibility of a disabled person working for the daycare, of a disabled child being able to play with their peers upstairs or outside, or of a disabled parent or other caregiver to accompany and pick up their child throughout the building or attend events held in the large classroom or multi-purpose room. The applicant claims the accessible spaces on the ground floor provide equal access, but we disagree, given that key public and staff functions are only available on the first floor.

Most concerningly, the proposed ground floor entrance design includes ramps and minimum turning radii, but it appears that the front door #01 itself is not accessible as it seems not to have the required push side clearances, per 521 CMR 26.6.4. The front door appears not to have 12" clear on its door handle push side as required, and the first interior landing before the ramp is only 3' - 6 7/8" (42-7/8") clear; 521 CMR 26.6.4 requires 4'-0" (48"). **This renders the entire front entrance route - and therefore the entire building - effectively inaccessible.** At minimum, this design needs to be revised to create a truly accessible route on the ground floor.

We understand installing an elevator may be financially impractical for the applicant. However, there is no indication that their contractor or architect explored the potentially less costly alternative of a wheelchair lift, as allowable under 521 CMR 28. Modern lifts, whether interior or exterior, can manage heights of at least 14'-0" (168") and take up a smaller footprint than the quoted elevator. A good-faith effort should be made to determine the feasibility of a lift.

The applicant rightly claims that access to affordable childcare should be a priority in the Commonwealth. However, a daycare without physical accessibility is not truly accessible, regardless of the consumer cost. Financial barriers often disproportionately affect caregivers and children with disabilities, exacerbating the physical barriers they face, and further reducing their viable options for accessible, affordable childcare.



Town of Hudson
Commission on Disabilities

78 Main Street, Hudson, MA 01749

Thank you very much for your time and consideration. We look forward to your response.

Sincerely,

Town of Hudson Commission on Disabilities

Andrea Erickson, Chair

Aileen Journey

George Luoto

Sheryl Marrazzo

Mark J. Terra-Salomão, AIA

Variance - 83 Central Street, Hudson

From Mark Dempsey <mdempsey@mwcil.org>

Date Thu 7/3/2025 1:40 PM

To Benitez, Arelyn (DPL) <Arelyn.Benitez@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>

Cc Simone, Sadie <ssimone@mwcil.org>; Rberger <rberger@townofhudson.org>; tdesimone@townofhudson.org <tdesimone@townofhudson.org>

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 AAB Staff

I want to bring to the Boards attention that no permit has been issued and the building is a vacant two (2) story masonry structure. It is basically a blank canvas to be worked on for the incoming tenant.

The relief from 12.1.1 and access to the upper level of the building (Sections 25 and 28). The MWCIL opposes the requests as there is a substantial benefit to people with disabilities who want to watch their child, niece, nephew or grandchild in the daycare setting or be dropping them off or picking them up. You also have young parents who may have a toddler that will attend the daycare and they may have a newborn or infant in a stroller unable to access the upper level. Requests #2, #3 and #4 are primarily seeking relief from the upper level being accessible. No access on the street side of the building (Section 25 and 24 in the application). No interior vertical access (Section 28) but they are planning on creating a connecting interior stair.

I hope the Board will DENY the requests before them on this request as the benefits to people with disabilities are substantial.

--

Mark Dempsey

Independent Living Coordinator

MetroWest Center for Independent Living

One Clarks Hill, Suite 200

Framingham, MA 01702

508-875-7853 x145 V/TTY

508-875-8359 FAX

MetroWest Center for Independent Living, Inc. is a scent free workplace. To accommodate full participation Consumers, Staff, Volunteers, Community Partners and Business partners must refrain from wearing any scented deodorants, perfumes, etc. when visiting or working in our office.

This electronic message transmission contains information from MetroWest Center for Independent Living that may be confidential or privileged. The information is intended solely for the addressee(s) and use by any other party is not authorized. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this transmission in error, please notify us immediately by telephone (1-508-875-7853) or by electronic mail at mdempsey@mwcil.org. Thank you.

Variance - 83 Central Street, Hudson

From Mark Dempsey <mdempsey@mwcil.org>

Date Thu 7/3/2025 1:40 PM

To Benitez, Arelyn (DPL) <Arelyn.Benitez@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>

Cc Simone, Sadie <ssimone@mwcil.org>; Rberger <rberger@townofhudson.org>; tdesimone@townofhudson.org <tdesimone@townofhudson.org>

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**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>
1 Building Department	Robert Berger Building Commissioner Town of Hudson, MA 78 Main st, Hudson MA 01749	email	06/30/2025
2 Local Commission on Disability (If Applicable)	Pam Helinek Hudson Commission on Disabilities	Email	07/01/25
3 Independent Living Center	Metrowest Center for Independent Living	Email	07/01/25



Signature

06/28/2025

Date

Re: Variance Application - 83 Central st, Hudson

From Jennifer Morais <jen@serenehealthservices.com>

Date Tue 7/1/2025 10:09 AM

To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Cc Joyce, William (DPL) <William.Joyce@mass.gov>

 1 attachment (543 KB)

Service page.png;

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Good morning Molly,

Thank you for your email.

I have attached the completed service page to this email. Please let me know if you need anything else from my end.

Thanks,
Jennifer

Thank you,
Jennifer Morais
Director of Operation

On Tue, Jul 1, 2025 at 9:52 AM Griffin, Molly (DPL) <Molly.Griffin@mass.gov> wrote:

Hi Jennifer,

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Pam Helinek, Hudson Commission on Disabilities: phelinek@townofhudson.org
MetrowWest Center for Independent Living: info@mwcil.org

Once you send those could you please complete the Service Notice with the date you emailed the parties the application package, and then I can process this application.

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>, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Jennifer Morais <jen@serenehealthservices.com>
Sent: Monday, June 30, 2025 8:00 AM
To: Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Subject: Variance Application - <83 Central st, Hudson>

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Good Morning,
I hope all is well with you
Could you please advise on the application and supporting documents attached to this email?

Thanks,
Jennifer

--

Thank you,

Jennifer Morais
Director of Operation

Serene Health Services LLC
774-245-4454

Salim Kassouf
Fadi Kassouf
131 Dudley Road
Berlin, MA 01503
Sam@bostonfederal.com
Fadi@kassoufmanagment.com

(781) 249-4951

(781) 249-25-49

6/28/2025

Massachusetts Architectural Access Board
One Ashburton Place, Room 1310
Boston, MA 02108

Subject: Authorization for Tenant to Apply for MAAB Variance

To Whom It May Concern,

I am the property owner of 83 Central st, Hudson MA, which is currently leased to Jennifer Morais. I am writing to formally grant permission to my tenant to apply for a variance with the Massachusetts Architectural Access Board (MAAB) in relation to accessibility requirements at the above-referenced property.

Jennifer Morais, the owner of Serene Learning Center is authorized to submit the application, provide all necessary supporting documentation, and correspond directly with the MAAB regarding this matter.

Please feel free to contact me should you require any additional information or documentation to process this request.

Sincerely,

Print Name: Fadi Kassouf

Signature:

A handwritten signature in black ink, appearing to read "Fadi Kassouf", is written over a horizontal line. The signature is fluid and cursive, with a prominent loop on the right side.



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

1 Federal St., Suite 0600 • Boston • MA • 02110-2012
V: 617-727-0660 • 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 & 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:

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

E-mail: _____

Telephone: _____

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

4. Total square footage of the building/facility: _____

Per floor: _____

a. Total square footage of tenant space (if applicable): _____

5. What was the original year of construction for the building/facility: _____?

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):

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

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 a Registered Historic District

Listed in the State Register of Historic Places

Eligible for listing

(In which registry?)

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?

2.6 3.2 3.3.1(a) 3.3.1(b) 3.3.2 3.3.4 3.4

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>

(Use additional sheets if necessary.)

11. List the anticipated construction cost for any work not yet permitted or for any relevant work which does not require a permit:

12. Has a certificate of occupancy been issued for the facility? Yes No
If yes, state the date it was issued: _____

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/IMPROVEMENTS ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building or facility is located: _____
Is the assessment at 100%? Yes 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:

Please list specific technical sections, not 521 CMR 3.

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:

E-mail: _____

Telephone: _____

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

E-mail: _____

Telephone: _____

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

Date: _____

✓ ✓ ✓

Signature of owner or authorized agent (required)

PLEASE PRINT:

Name _____

Organization (If Applicable)

Address

Address 2 (optional)

City/Town

State

Zip Code

E-mail

Telephone

SERVICE NOTICE

I, _____, as _____
(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>
1 Building Department			
2 Local Commission on Disability (If Applicable)			
3 Independent Living Center			



Signature

Date

Request #1 Seeking relief: 12.1.1 (1st Floor only)

We are respectfully seeking relief under 521 CMR Section 12.1.1 for the existing first floor of the building, based on both financial hardship and feasibility constraints.

The existing structure is a single-story building with a non-connected lower level. The proposed use is a licensed childcare facility for children over 2½ years old. The lower level will be fully renovated to comply with all accessibility requirements under 521 CMR, including a fully accessible entrance, accessible restroom facilities, water fountain, staff kitchenette, and compliant egress. This level will replicate the classroom program intended for the first floor, ensuring equal access to all essential services and educational spaces for individuals with disabilities.

The first floor is approximately a half-story (5–6 risers) above grade at the front (street-facing side) and becomes a full story above grade along the sides and rear (parking lot side). Due to the building's existing configuration and topography, retrofitting the front entrance with an exterior ramp presents significant design and cost challenges. The General Contractor has provided a cost estimate of \$60,000–\$65,000 to install a compliant exterior ramp at the front of the building. The proposed ramp would need to be of substantial size and scale due to grade changes, and would require invasive structural modifications to the existing masonry façade and foundation.

In addition, the installation of a vertical platform lift or elevator has been evaluated and estimated at approximately \$110,000—more than 50% of the building's current assessed value. This solution is also considered infeasible, as it does not result in a proportional increase in the building's functionality or valuation.

To accommodate accessibility needs, the lower level—fully compliant and accessible—will be the designated accessible floor for occupants requiring such access. All key program functions located on the first floor will be mirrored on the accessible lower level.

Given the substantial financial burden, structural limitations, and full accessibility being provided on the lower level, we respectfully request a waiver for first-floor accessibility in accordance with 521 CMR 12.1.1. This relief will allow us to operate the daycare program safely and inclusively while maintaining financial and structural viability for the project.

Request #2 Seeking relief: 20.1 (1st Floor only)

We respectfully request relief from providing an accessible route to the first floor of the existing structure, pursuant to 521 CMR Section 5.00 – *Impracticability*. This request applies solely to the first floor, as the lower level will be fully accessible and meet all applicable requirements under 521 CMR 20.

Compliance with first-floor accessibility is impracticable due to both **physical constraints** of the existing building and **disproportionate financial burden**, as detailed below:

1. Physical and Structural Constraints

- The building is compact in footprint, measuring approximately **52 feet by 39.5 feet**.
- Installing an **interior ramp** to address the grade change from exterior to first floor is physically infeasible. A code-compliant ramp would require a run of approximately 40+ feet (including landings), which exceeds the available interior space and would displace essential program areas.
- An **exterior ramp** at the front of the building has been evaluated but found to be non-compliant with slope and landing requirements due to the significant grade differential and limited frontage. Any viable ramp design would require a large switchback system, significantly altering the façade and structurally impacting the existing masonry and foundation.

2. Financial Infeasibility

- Installation of a **wheelchair lift or elevator** to serve the first floor has been professionally estimated at **\$110,000**, which exceeds **50% of the building's current assessed value** (see attached assessor's record). Per 521 CMR 5.3, this qualifies as an undue financial burden.
- Construction of a **compliant exterior ramp**—while technically possible in theory—would cost between **\$60,000 and \$65,000**, according to the General Contractor. Given the limited scope of interior tenant improvements and the temporary nature of tenant use, this represents a significant and unjustifiable cost.

3. Accessibility Provided Through Alternative Compliance

- The **lower level**, which is being fully renovated, will provide an **equivalent programmatic experience**, including:
 - Accessible classrooms
 - Accessible restrooms
 - Water fountain
 - Staff kitchenette
 - Code-compliant egress and entry via an exterior ramp
- An **accessible outdoor play area** will also be located at the rear of the building.
- All services offered on the first floor will be **mirrored on the accessible lower level**, ensuring no programmatic disadvantage for individuals with disabilities.

Conclusion

Given the substantial structural limitations and disproportionate cost of compliance—combined with a robust accessible design provided at the lower level—we assert that compliance with 521 CMR on the first floor is **impracticable** under Section 5.00. This request is made in good faith with the goal of delivering a fully inclusive facility within reasonable constraints.

Attachments:

- Building floor plans
- Cost estimates for lift/elevator and ramp
- Town property assessment record
- Accessibility layout of lower level

Request #3 Seeking relief: 25.1 (First floor only)

We are respectfully requesting relief under 521 CMR §5.00 for the two existing exterior egress entrances serving the first floor of the building. These entrances are located approximately one half-story above exterior grade (5–6 risers) and currently do not provide an accessible route for wheelchair users.

Basis for Impracticability

Compliance with the applicable accessibility requirements for the first-floor entrances is impracticable due to both **physical constraints** of the existing structure and **disproportionate financial burden**, as defined under 521 CMR §5.1 and §5.3.

1. Physical Constraints of the Site and Structure

- The existing building is a single-story masonry structure with a non-connected lower level.
- Both egress doors on the first floor are significantly elevated above exterior grade:
 - The **front (street-facing) entrance** is approximately 5–6 risers above grade.
 - The **rear and side elevations** present a **full-story grade change**, making ramp installation more complex.
- A code-compliant **exterior ramp** at the front of the building would require a long, switchback layout due to the height differential, which introduces several issues:
 - It would **consume a substantial portion of the site frontage**, conflicting with existing sidewalk clearances.
 - It would **require intrusive structural modifications** to the existing masonry façade and foundation.
 - The ramp would **visually and physically dominate** the front of the building, negatively impacting the structure's function and context.

2. Financial Hardship

- A **General Contractor's estimate** places the cost of constructing a compliant front ramp between **\$60,000 and \$65,000**.
- A **vertical platform lift or elevator** was also evaluated as an alternative and estimated at **\$110,000**.
 - This figure exceeds **50% of the building's current assessed value**, as documented in the attached town assessor's report.
 - Under 521 CMR §5.3, this constitutes a **disproportionate cost** that imposes an undue financial hardship relative to the scope and budget of the project.
- This project is a **tenant fit-out** within an existing structure and does not involve a full building redevelopment, further underscoring the burden of such costs.

3. Equivalent Accessibility Provided

- The **lower level** of the building will be **fully accessible and code-compliant under 521 CMR 25**, and will serve as the primary accessible route and program space.
 - It will include an **accessible entrance, restrooms, water fountain, staff kitchenette, and egress routes**.
 - The classroom program located on the first floor will be **mirrored on the lower level**, ensuring **equivalent access and services** for all users, including individuals with disabilities.
- An **accessible exterior play area** will also be provided at the rear of the building, connected to the lower level.

Conclusion

Given the substantial site and structural limitations, along with the disproportionate financial cost of compliance relative to the building's value and project scope, we assert that full compliance for the first-floor entrances is **impracticable** under 521 CMR §5.00. The proposed accessible lower level ensures that all programmatic elements are fully inclusive and compliant.

This request is made in good faith, with the intention of meeting both the letter and spirit of 521 CMR, while preserving the feasibility of the project.

Attachments in Support of This Request:

- Existing building plans (showing entrance elevations and layouts)
- Site photos of existing egress conditions
- Contractor cost estimates (ramp and lift/elevator)
- Town property assessment record
- Lower level accessibility and program layout plans

Request #4 Seeking Relief: 28.1

We respectfully request relief from the requirement to install an elevator or lift to provide access between floors, as outlined in 521 CMR 28.1 and 28.12, due to both **disproportionate financial cost** and the **limited scope and intent of the project**. This request meets the criteria for impracticability as defined in 521 CMR §5.1 and §5.3.

Project Context

The subject property is an existing single-story structure with a non-connected lower level. The proposed use is a **licensed early childhood daycare center**, designed to address a growing need for affordable childcare in Massachusetts. The project is a **modest tenant fit-out** intended to adaptively reuse the existing structure with minimal alterations.

The programmatic layout will be **split between the two levels**, with the **lower level designed to be fully accessible**, meeting or exceeding all applicable requirements under 521 CMR for accessible entrances, restrooms, classrooms, and amenities.

Basis for Impracticability

1. Financial Hardship and Disproportionate Cost

- A **vertical platform lift or elevator** has been professionally estimated at **\$110,000**.
- This cost **exceeds 50% of the building's assessed value**, as shown in the attached assessor's record, triggering the threshold under 521 CMR §5.3 for disproportionate expense.
- The project budget, developed specifically to support an **affordable daycare model**, does not allow for this level of investment in vertical transportation, especially given that:
 - The building is not being fully redeveloped or expanded.
 - All accessible programming is already provided on the lower level.

- Imposing this requirement would create a **financial hardship** that directly undermines the economic feasibility of establishing this much-needed community resource.

2. Programmatic Equity Provided Without Elevator

- The **lower level will serve as the accessible floor**, with a newly constructed exterior ramp providing access directly from the parking area.
- This level will offer **full compliance with 521 CMR**, including:
 - Multiple accessible classrooms.
 - Accessible restrooms and a compliant drinking fountain.
 - Staff kitchenette.
 - Code-compliant means of egress.
- All critical program functions provided on the first floor will be **duplicated** on the accessible lower level, ensuring **equal opportunity and full participation** for individuals with disabilities.

Public Benefit & Intent of the Project

This project responds to the Commonwealth's well-documented **childcare crisis**, aiming to provide high-quality, affordable care to local families. Granting this relief will directly support the establishment of a vital community service that would otherwise be financially unviable if full vertical access were mandated.

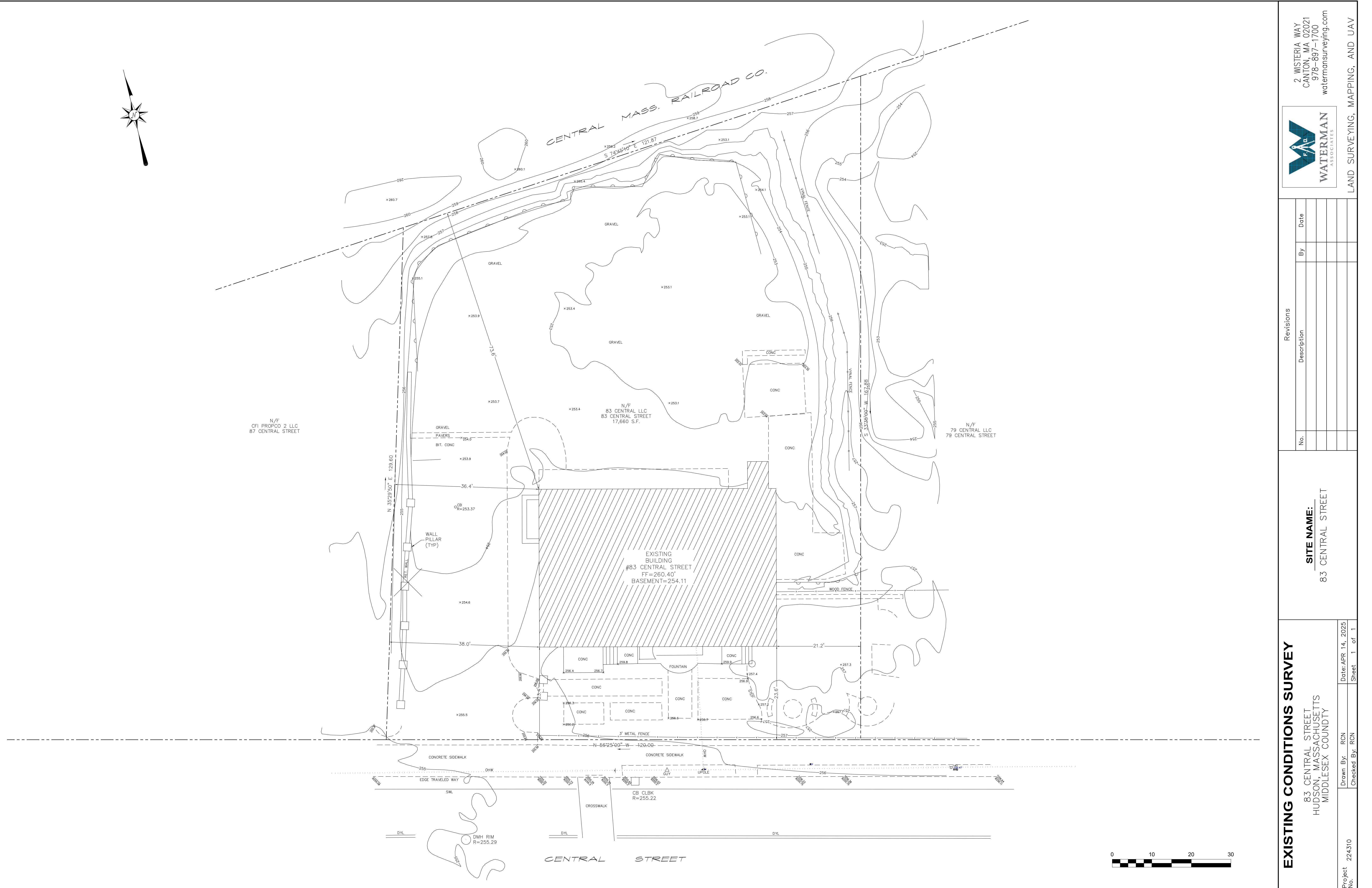
While full compliance with 521 CMR is always a priority, this request seeks to balance the **spirit of access and inclusion** with the practical constraints of reusing an existing structure for a public-benefit use.

Conclusion

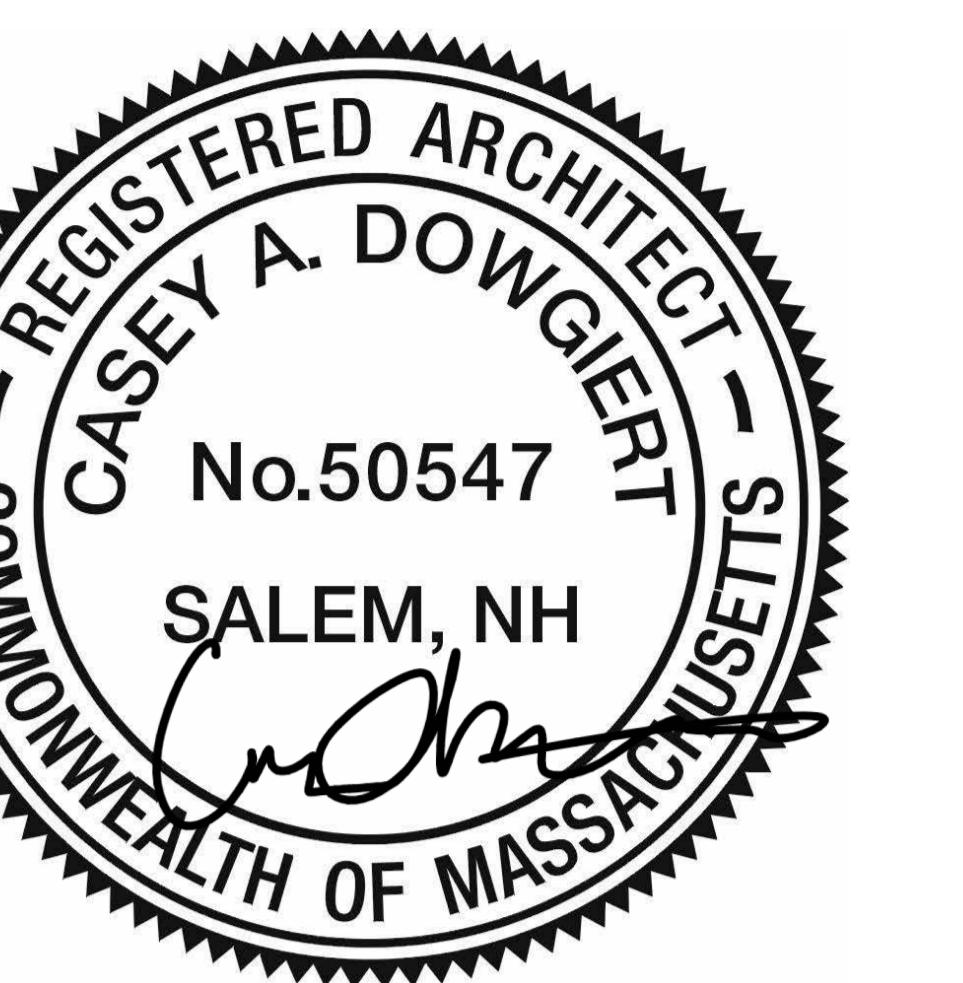
For the reasons outlined above—including the substantial cost, the minimal scope of work, and the full accessibility of the lower level—we believe the requirement for an elevator or lift is **impracticable under 521 CMR §5**. We are committed to providing meaningful access for all individuals and respectfully request the Board's approval of this relief to allow the project to proceed in a compliant, inclusive, and feasible manner.

Attachments in Support of This Request:

- Cost estimate for elevator/lift installation
- Town property assessment record
- Project budget summary
- Floor plans showing accessible layout on lower level
- Narrative of program equivalency between floors



ARCHITECT STAMP:



CONSULTANT:

GENERAL CONTRACTOR:

PROPERTY OWNER: Jennifer Morais

Ridge rd, Hudson MA
1749

PROJECT ADDRESS:

3 Central St. Hudson

A

REVIEWS:

PROJECT NO.:

SUE: AAB Variance Package

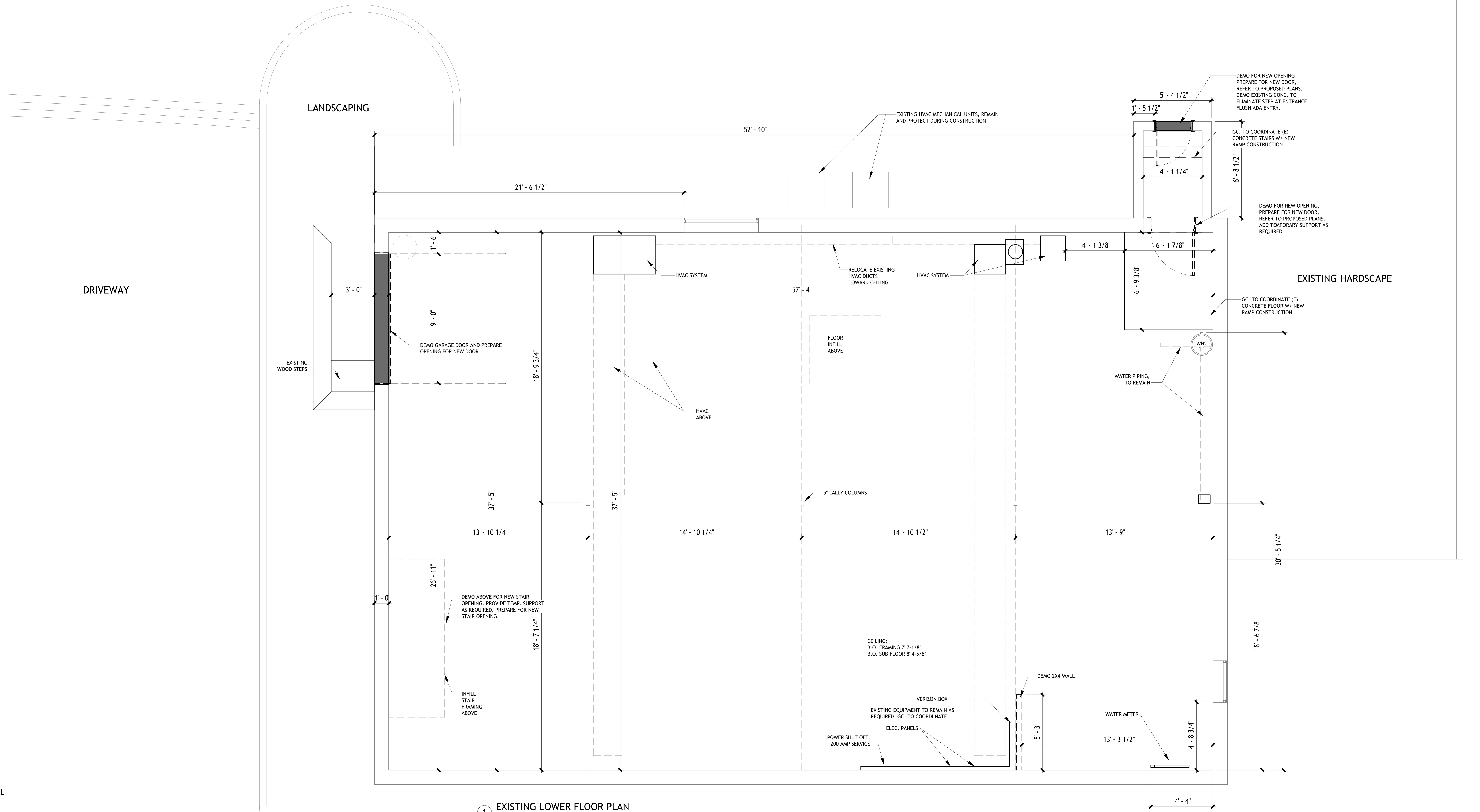
DATE: 6.25.25

HEFT NO. :

AE1.0

Existing/Demo Lower Floor

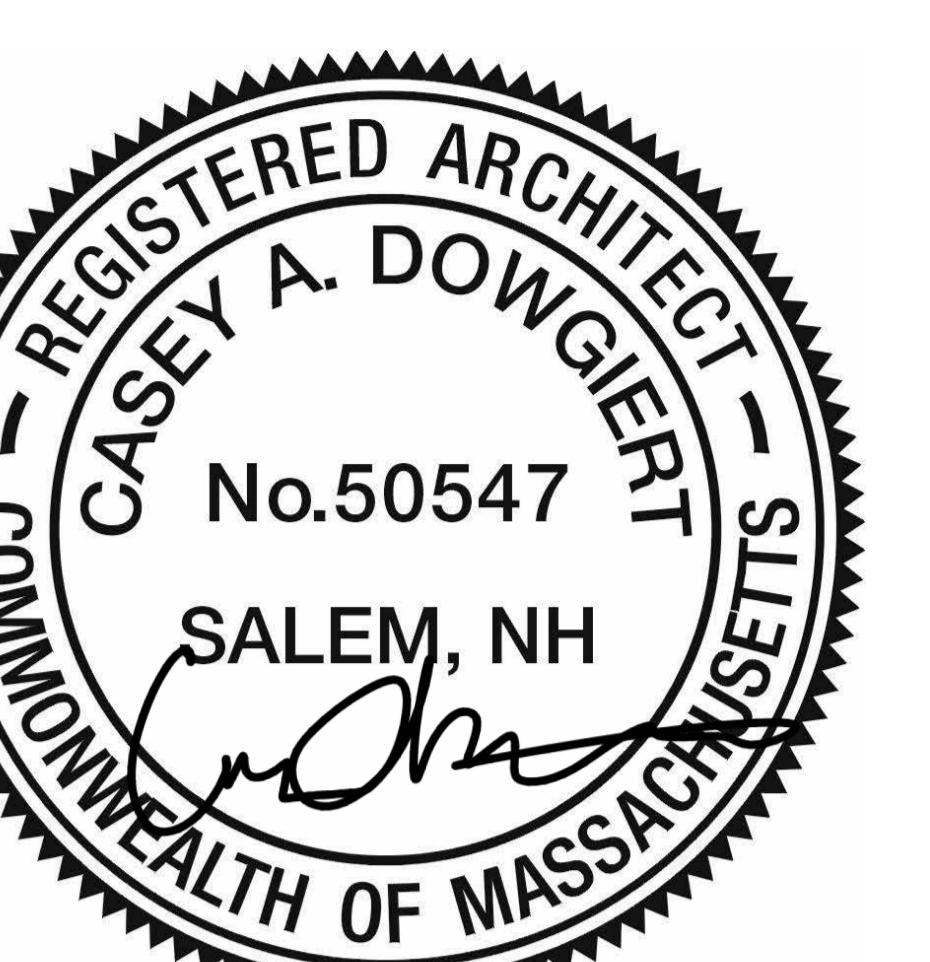
PARKING LOT



Demolition Notes

- 1 G.C. IS RESPONSIBLE FOR COMPLETING ALL WORK ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- 2 G.C. IS RESPONSIBLE TO COORDINATE WITH ALL TRADES AND VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION. G.C. IS RESPONSIBLE TO COORDINATE ALL EXISTING CONDITIONS AND DIMENSIONS WITH PROPOSED PLANS.
- 3 ALL WINDOWS AND DOORS ARE TO BE COMPLIANT WITH THE MA ENERGY CODE.
- 4 ALL NEW WINDOWS AND DOORS SHALL BE PROPERLY FLASHED AND WEATHER TIGHT. REFER TO WINDOW AND DOOR SCHEDULE FOR MORE INFORMATION.
- 5 ALL LOAD BEARING WALLS WITH OPENING SHALL BE REINFORCED APPROPRIATELY AND PER CODE.
- 6 ALL FIRE RATED WALLS & FLOORS/ ANY WALL OR FLOOR THAT SEPARATES SHALL BE PROTECTED ACCORDING TO FEDERAL & STATE CODE.
- 7 ALL MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE PROVIDED AS NEW AND IN AN "UNUSED" CONDITION UNLESS OTHERWISE STATED IN THE PERMIT SET OR OWNER APPROVED.
- 8 ALL DISCREPANCIES IN THE FIELD SHALL BE RECORDED AND GIVEN TO THE OWNER AT END OF CONTRACT.
- 9 ANY AND ALL DESIGN DISCREPANCIES SHALL BE APPROVED BY OWNER.
- 10 G.C. IS RESPONSIBLE TO SIZE ALL LUMBER PER CODE & PROVIDE ENGINEERING CERTS. AS NEEDED.
- 11 DIMENSIONS INDICATED ARE EXISTING AND SHALL BE VERIFIED. G.C. IS RESPONSIBLE TO COORDINATE ALL EXISTING CONDITIONS AND DIMENSIONS WITH PROPOSED PLANS.
- 12 G.C. IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS, EQUIPMENT FIXTURES IDENTIFIED TO BE SAVED AND/OR REUSED.
- 13 G.C. IS RESPONSIBLE FOR TESTING & REMOVAL ACCORDING TO FEDERAL, STATE AND LOCAL REGULATIONS.
- 14 PRIOR TO DEMOLISH/REMOVALS G.C. TO COORDINATE ALL TEMPORARY SUPPORTS, COORDINATION WITH ALL TRADES AND MAKE SURE STRUCTURE, WIRES, AND PIPES.
- 15 PRIOR TO DEMOLISH AND CONSTRUCTION G.C. IS RESPONSIBLE FOR OBTAINING PERMITS FOR THE SATISFACTORY COMPLETION OF THE WORK AND COMPLETION WITH THE PERMIT APPROVAL CONDITIONS.
- 16 ALL DEMOLITION IS TO BE COMPLETE PRIOR TO ANY NEW WORK STARTING.
- 17 G.C. TO COORDINATE DEMOLITION OF ALL ELEC. MECH. AND PLUMBING WORK AND MAKE SURE THAT ALL SYSTEMS ARE MADE SAFE AND REMOVED IN THEIR ENTIRETY.
- 18 G.C. TO IDENTIFY LOCATION OF ALL SERVICE LINES AND COORDINATE WITH ALL TRADES: ELECTRICAL SERVICE, WATER SERVICE, ALM METERS, SEWER LINES, ETC.

ARCHITECT STAMP:



CONSULTANT:

GENERAL CONTRACTOR:

PROPERTY OWNER:
Jennifer Moraes

8 Ridge rd, Hudson MA
01749

PROJECT ADDRESS:
83 Central St. Hudson
MA

REVISIONS:

No.	Description	Date

PROJECT NO.:

ISSUE: AAB Variance Package

DATE: 6.25.25

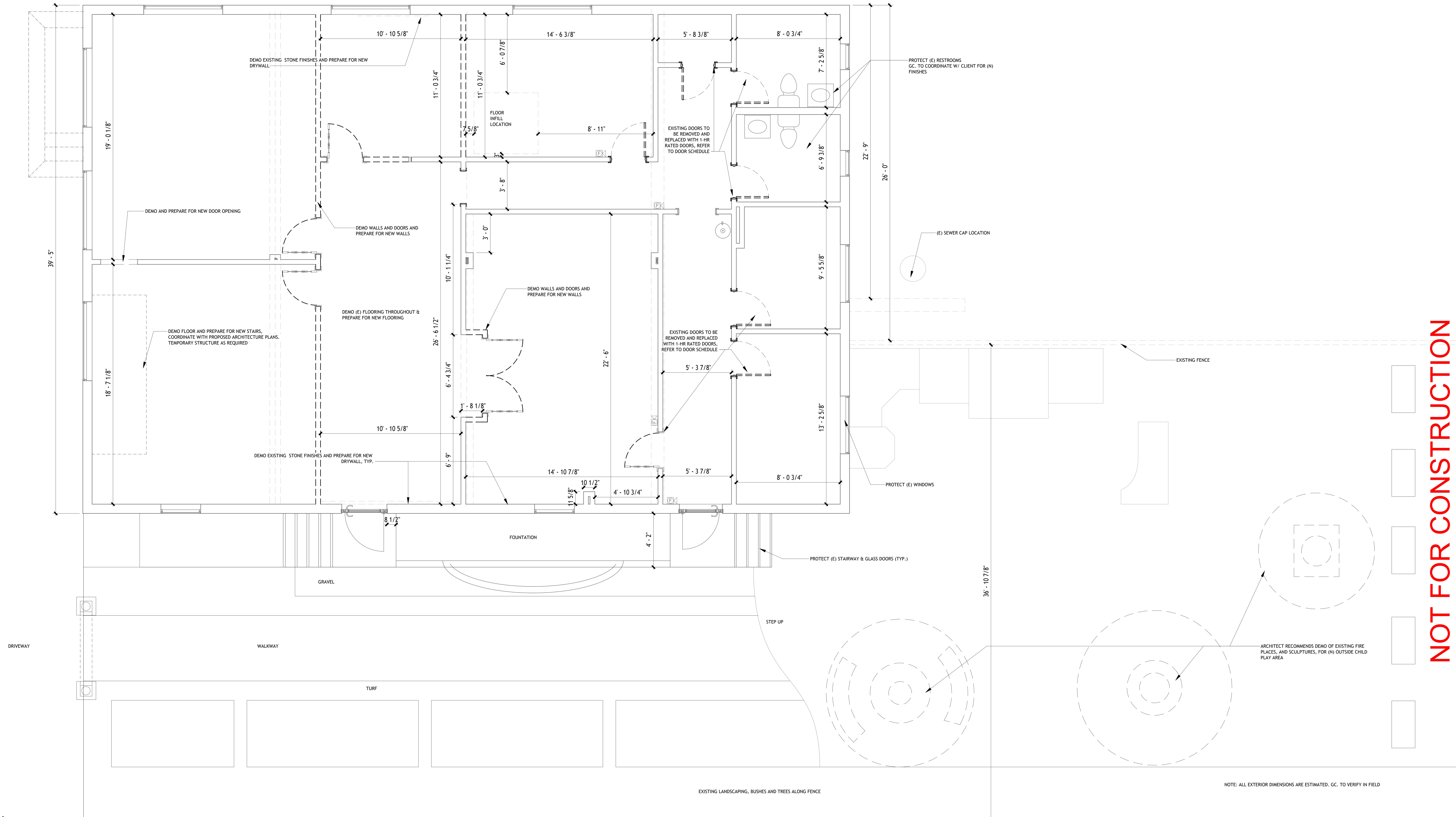
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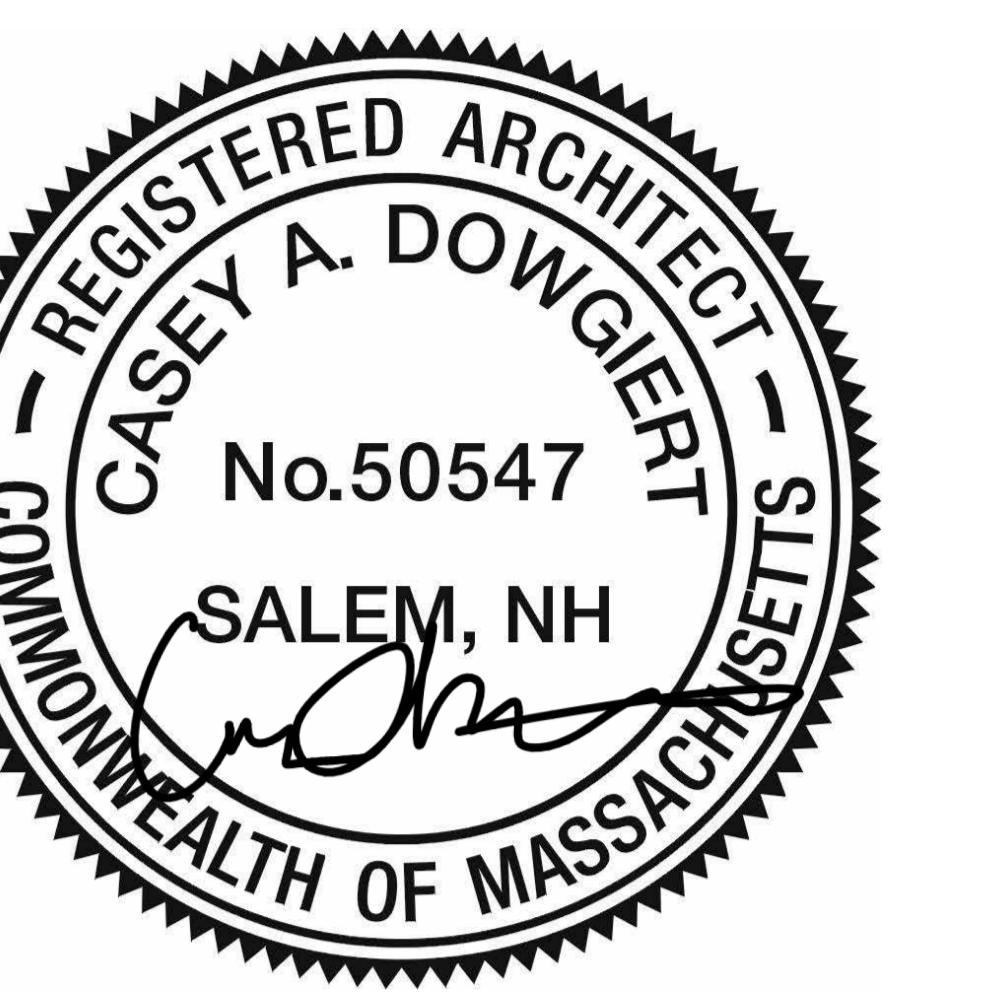
**Existing/ Demo
First Floor Plan**

SCALE: AS NOTED

NOT FOR CONSTRUCTION



ARCHITECT STAMP:



CONSULTANT:

GENERAL CONTRACTOR:

PROPERTY OWNER:
Jennifer Moraes

8 Ridge rd, Hudson MA
01749

PROJECT ADDRESS:
83 Central St. Hudson
MA

REVISIONS:

No.	Description	Date

PROJECT NO.:

ISSUE: AAB Variance Package

DATE: 6.25.25

SHEET NO.:

A1.1

**Proposed Floor
Plans**

SCALE: AS NOTED

NOT FOR CONSTRUCTION

PARKING LOT

LANDSCAPING

DRIVEWAY

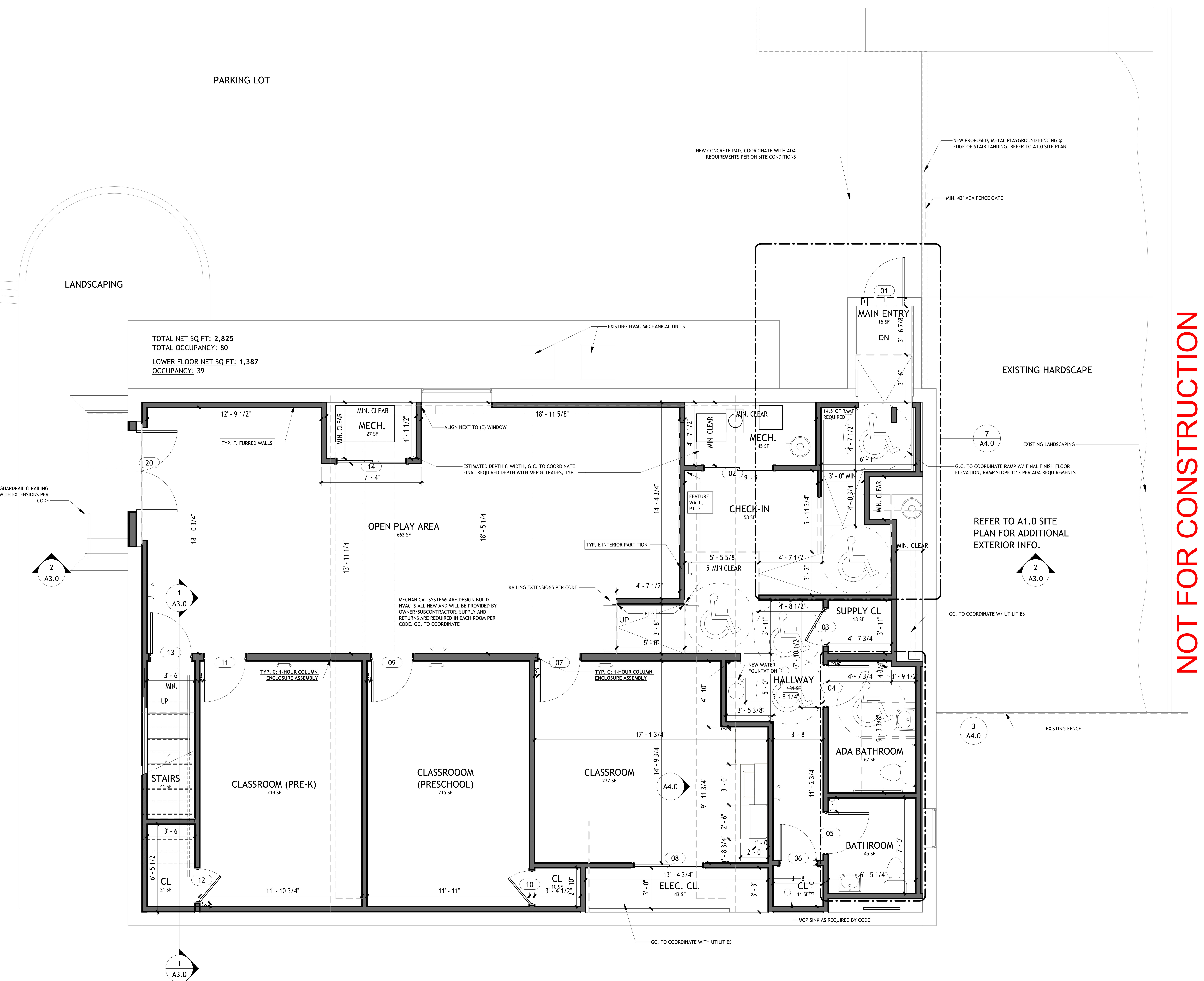
Wall Legend

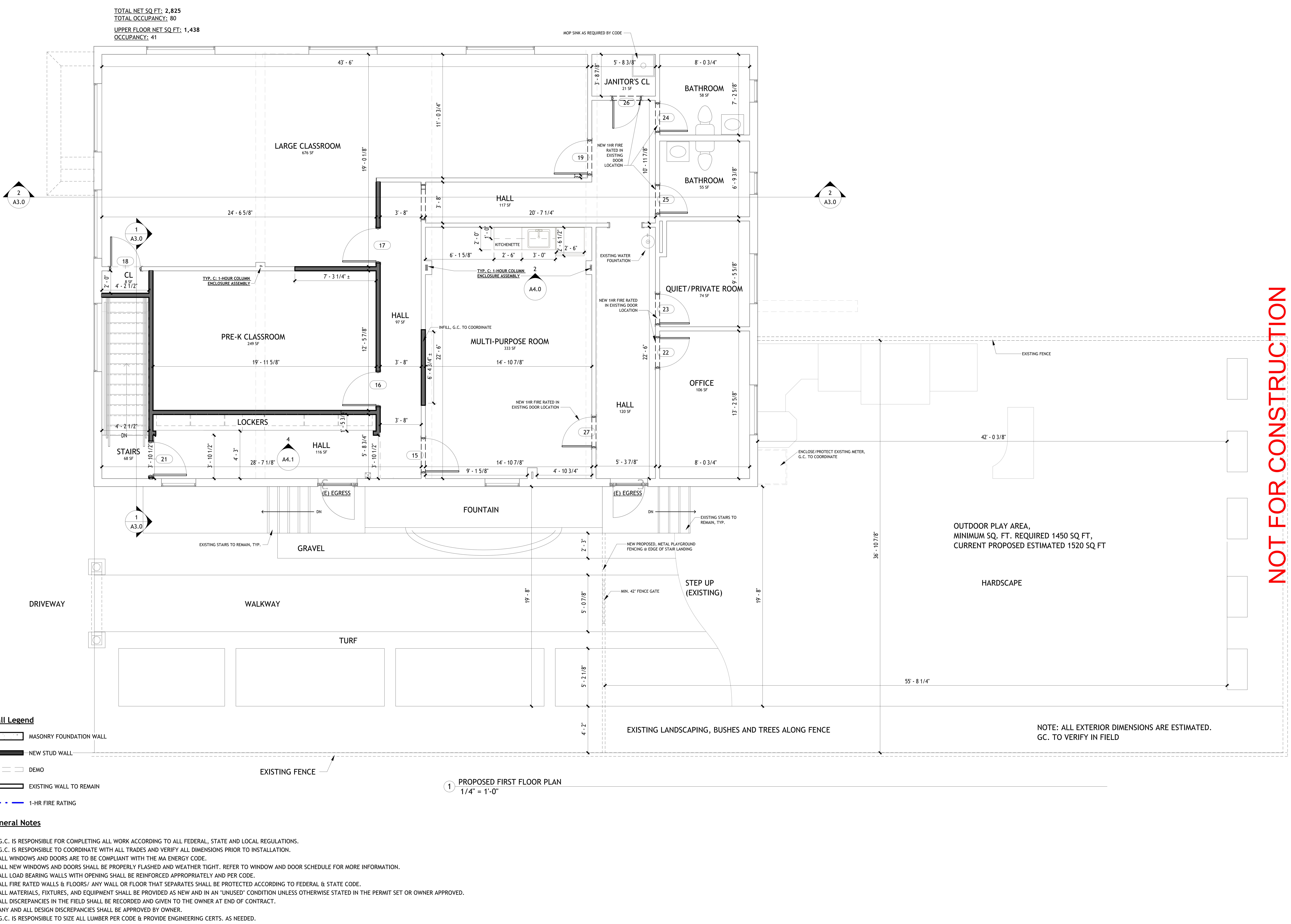
	MASONRY FOUNDATION WALL
	NEW STUD WALL
	DEMO
	EXISTING WALL TO REMAIN
	1-HR FIRE RATING

General Notes

1. G.C. IS RESPONSIBLE FOR COMPLETING ALL WORK ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. G.C. IS RESPONSIBLE TO COORDINATE WITH ALL TRADES AND VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
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7. ALL MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE PROVIDED AS NEW AND IN AN 'UNUSED' CONDITION UNLESS OTHERWISE STATED IN THE PERMIT SET OR OWNER APPROVED.
8. ALL DISCREPANCIES IN THE FIELD SHALL BE RECORDED AND GIVEN TO THE OWNER AT END OF CONTRACT.
9. ANY AND ALL DESIGN DISCREPANCIES SHALL BE APPROVED BY OWNER.
10. G.C. IS RESPONSIBLE TO SIZE ALL LUMBER PER CODE & PROVIDE ENGINEERING CERTS. AS NEEDED.

① PROPOSED LOWER FLOOR PLAN
1/4" = 1'-0"





Attachment C: Existing Photos



PHOTO 1: Existing front entrance #1-5 Steps



PHOTO 2: Existing front entrance #2-6 Steps

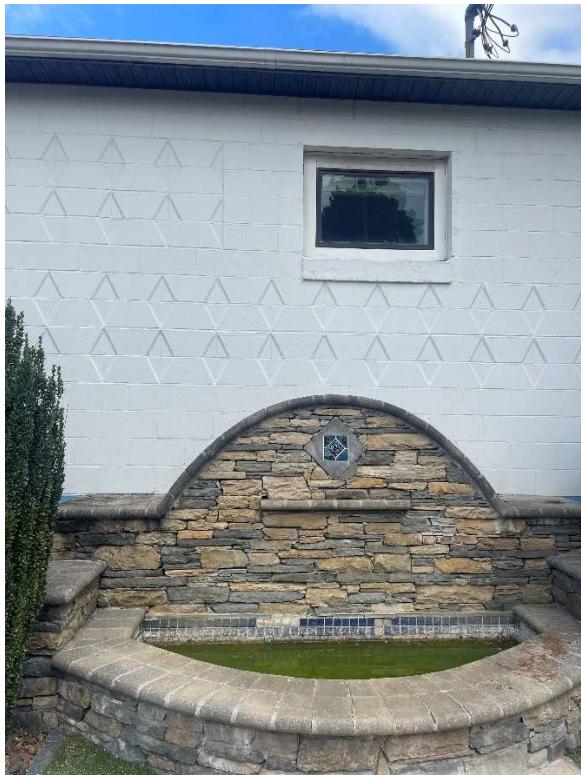


PHOTO 3: Masonry fountain tied to concrete foundation between front steps.



PHOTO 4: Existing Front (Street side) of building with existing front stepped entrances



PHOTO 5: Existing Rear (Parking lot) of building. New proposed accessible entrance from parking lot. Refer to proposed plans.

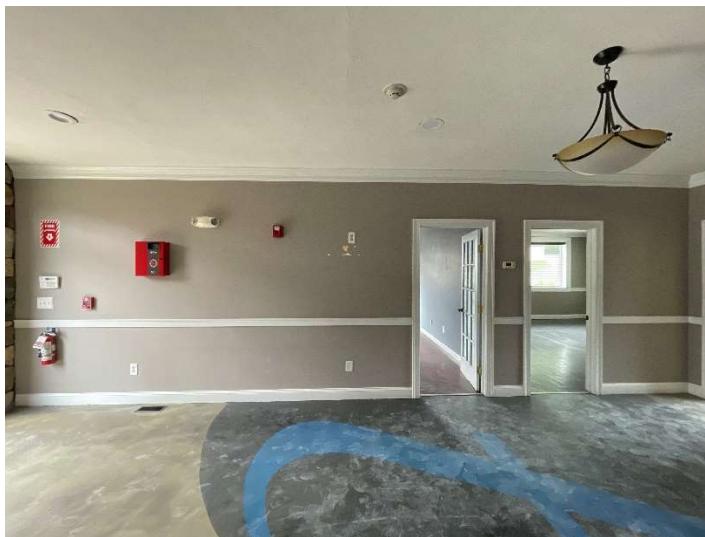


PHOTO 6: Existing finished first floor. Minor modifications per proposed plan.



PHOTO 7: Existing unfinished ground floor. Build connecting stairs in existing location & finish ground floor level for accessibility and per proposed plans.



PHOTO 8: Existing unfinished ground floor. New accessible entrance for day care and finished space per program in proposed plans.

Attachment D: Elevator Budget Estimate

Location: 83 Central Street, Hudson, MA

SERENE LEARNING CENTER ELEVATOR BUDGET ESTIMATE:

Artie Dionisio<adionisio@stanleyelevator.com>

Serene Learning Center - Stanley Holeless Hydro (endura 1-Stage 2500 SP80 Front Right).pdf

194 KB

?

Recommendation and Budget:

- Equipment: Hole-less Hydraulic
- Capacity: 2500 lbs.
- Loading: Class-A
- Speed: ~80 FPM
- **Clear shaft: 8'-4" wide x 5'-9" deep**
- Machine Room: Adjacent to the shaft side wall at the lowest landing serviced.
- Controller: Located in the machine room.
- Pit Depth: 4'-0"
- Overhead: 12'-5" as measured from the finished floor of the top landing serviced to the underside of the hoisting and safety beams (furnished and installed by others)
- NET travel: \leq 12'-8" estimated.
 - Any changes to travel will result in additional costs as well as a potential redesign to the shaft, pit, and overhead dimensions.
- Landings: Two (2)
- Front Openings: Two (2)

- Rear Openings: None (0)
- Side Openings: N/A
- Clear inside cab dimensions: 6'-8" wide x 4'-3" deep x 7'-4" high
- Door size: 3'-6" wide x 7'-0" high
- Finishes: Standard
- Access/Security:
 - Battery lowering.
 - Keyed hall lockouts.
 - Card reader provisions (car side).
- Power Unit: ~15 HP 3-phase motor (208v or 460v/480v)
- **Budget: \$110,000.00 to furnish and install the elevator only (Q1 2026)**

Artie Dionisio
New Installation Sales Manager
 phone. [1-603-341-9707](tel:1-603-341-9707)
 fax. 1-603-882-8818
 email. adionisio@stanleyelevator.com
 9 Henry Clay Drive
 Merrimack, NH 03054-4847

www.stanleyelevator.com

Leading Edge Solutions with Traditional Service Values

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender of this email.



Quote for Premium ADA-Compliant Concrete Ramp Installation

Client Name: Serene Learning Center LLC

Project Address: 83 Central St, Hudson MA 01749

Date: May 10, 2025

Project Description

Design and construction of a **premium-grade, ADA-compliant concrete accessibility ramp system**, including the following components:

- ~24 to 30 linear feet of **poured concrete ramp with landing zones**
- **Stamped and sealed decorative concrete finish**
- **Aluminum powder-coated handrails with vertical pickets**
- **Structural footings and retaining elements**
- **Integrated LED handrail and ground lighting**
- **Custom stone veneer base walls** or planters
- **Drainage solutions** (French drain, grading corrections)
- **Accessibility signage and tactile warning surfaces**
- **Professional landscaping and sod restoration**
- **All permits, design, and inspections included**

Estimated Scope of Work & Pricing

Component	Unit/Qty	Unit Price	Subtotal
Site Clearing, Excavation & Grading	1 Lot	\$6,500	\$6,500
Concrete Ramp w/ Landings (30 ft)	30 ft	\$350	\$10,500
Decorative Stamped Concrete Finish	1 Lot	\$3,000	\$3,000
Aluminum Railing System (30 ft)	30 ft	\$180	\$5,400
Footings, Rebar, Structural Support	1 Lot	\$4,500	\$4,500
Lighting – Inset LEDs & Rail Lighting	1 System	\$6,000	\$6,000
Drainage (French drain + trenching)	1 Lot	\$4,000	\$4,000
Stone Veneer Wall/Base (Optional)	20 ft	\$250	\$5,000
ADA Signage, Tactile Warnings	1 Lot	\$1,500	\$1,500
Landscaping Restoration + Sod	1 Lot	\$3,000	\$3,000
Permit Procurement + Engineering	1 Lot	\$2,500	\$2,500
Project Management + Supervision	1 Lot	\$3,000	\$3,000
Final Cleanup + Inspection Handling	1 Lot	\$1,000	\$1,000

✓ Total Project Cost: \$60,900

Payment Terms

- **40% deposit** upon contract signing: **\$24,360**
- **30% midway payment** upon concrete pour completion: **\$18,270**
- **30% balance** due upon final walkthrough: **\$18,270**

Timeline

- **Estimated duration:** 2.5 to 4 weeks (weather and permitting dependent)
- Phased work includes: site prep, foundation, ramp pour, rail install, finishing, landscaping

Notes

- All work performed to meet or exceed **ADA** and **Massachusetts Building Code** standards
- Electrical and lighting components will be installed by a licensed electrician
- Ramp design includes a **switchback or U-shape layout** to meet ADA slope for higher elevation

83 CENTRAL ST

Location 83 CENTRAL ST

Mblu 18/ / 206/ /

Acct# 18206

Owner 83 CENTRAL, LLC

Assessment \$356,800

PID 1524

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$188,300	\$168,500	\$356,800

Owner of Record

Owner 83 CENTRAL, LLC

Sale Price \$385,000

Co-Owner

Certificate

Address 131 DUDLEY ROAD
BERLIN, MA 01503

Book & Page 80849/32

Sale Date 10/20/2022

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
83 CENTRAL, LLC	\$385,000		80849/32	00	10/20/2022
TERRA LLC	\$380,000		49103/0481	10	03/09/2007
LAFLAMME DAVID	\$200,000		31192/0495	01	03/07/2000
BRYCO MACHINE INC	\$0		13650/0416		03/02/1979
HARRITY RICHARD T	\$0		9178/0548		07/03/1958

Building Information

Building 1 : Section 1

Year Built: 1958

Living Area: 2,400

Replacement Cost: \$303,303

Building Percent Good: 60

Replacement Cost**Less Depreciation:**

\$182,000

Building Photo

(https://images.vgsi.com/photos/HudsonMAPhotos/10007/IMG_5197_7946)

Building Layout

(https://images.vgsi.com/photos/HudsonMAPhotos/Sketches/1524_1524.jl)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,400	2,400
UBM	Basement, Unfinished	2,400	0
		4,800	2,400

Replacement Cost**Less Depreciation:**

\$182,000

Building Attributes

Field	Description
Style:	Office Bldg
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar/Grvl/Rubbr
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	HW/Steam
AC Type	None
Struct Class	
Bldg Use	FACTORY MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	4000
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comm Wall	0.00

Extra Features**Extra Features****Legend**

No Data for Extra Features

Land Use

Use Code 3400
Description OFFICE BLD MDL-94
Zone M1
Neighborhood 900
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.41
Frontage 120
Depth 0
Assessed Value \$168,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			3500.00 S.F.	\$1,800	1
PAT1	PATIO-AVG			1000.00 S.F.	\$4,500	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$188,300	\$168,500	\$356,800
2024	\$188,300	\$160,500	\$348,800
2023	\$182,200	\$160,500	\$342,700
2022	\$174,100	\$152,800	\$326,900

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