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**RE: 911 Main Street, Ashby - Hearing Reminder**

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**From** Mary Daughraty <mdaughraty@ashbyma.gov>

**Date** Mon 8/17/2026 12:12 PM

**To** AAB Variance (DPL) <AABVariance@mass.gov>

**Cc** Steve Nims <hwysupt@ashbyma.gov>; Tony DeMambro <judto@verizon.net>; Jim Hubert <jimhubert10@gmail.com>; Barbara Thorpe <tabos@ashbyma.gov>; David Nadeau <dnadeau@ashbyma.gov>

 1 attachment (4 MB)

IMG\_3973.heic;

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,

Thank you for the reminder regarding the upcoming hearing.

The building referenced in the complaint, the former Ashby Elementary School located at **911 Main Street**, has been closed since 2024. The ramp identified in the complaint has been closed off, as shown in the attached photograph.

The building is only opened on four occasions each year: **two elections and two Town Meetings**. During these events, an ADA-accessible route is provided through the rear entrance, which offers direct, one-level access to the building. Signage is posted to direct members of the public to this accessible entrance whenever the building is open for these events.

Please include this information in the hearing record, along with the attached photograph of the closed ramp, and note that the building remains closed except for these four annual events.

Thank you for your attention to this matter.

Sincerely,

Mary Daughraty

Ashby

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**From:** AAB Variance (DPL) <AABVariance@mass.gov>

**Sent:** Monday, August 17, 2026 7:50 AM

**Subject:** 911 Main Street, Ashby - Hearing Reminder

Good morning,

This is a reminder that the Ashby Elementary School located at 911 Main Street in Ashby docket #V26-063 & C25-005, is scheduled for a hearing this coming **Monday, August 24th at 1:00 PM**. Please see below for the virtual meeting details and let me know if you have any questions.

**[Join the meeting now](#)**

Meeting ID: 214 317 195 872 54

Passcode: 7v5wR3bT

---

### **Dial in by phone**

[+1 857-327-9245](tel:+18573279245), [793758251#](tel:+1793758251) United States, Boston

[Find a local number](#)

Phone conference ID: 793 758 251#

Thank you,  
Molly

### **Molly Griffin**

Program Coordinator

She/Her/Hers

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

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

Boston, MA 02110-2012

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

617-727-0660







# ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name **Ashby Elementary School**  
Address **911 Main Street**  
City **Ashby**

Docket # V 26 - 063

Docket # C 25 - 005

Hearing 8/24/2026

Bldg Type  
Time of hearing **1:00 PM**

Complaint's Name

Plans on file?

Complaint ?

Variance ?

Request for continuance?

Jurisdiction:

**Exhibit: 1**

V26-063&C25-005

AAB 1-210

Building  
Permits:

Assessed  
Value:

## Variances to be addressed:

Petitioner seeks relief from: **23.1**: Parking and passenger loading zones. **24.1**: Any part of an accessible route with a slope greater than 1:20 (5%) shall be considered a ramp and shall comply with the requirements of 521 CMR 24.00 **19.7**: An accessible route, complying with 521 CMR 20.00: ACCESSIBLE ROUTE shall be provided to reach playground equipment and around the playground and **20.1**: An accessible route shall provide a continuous unobstructed path connecting accessible spaces and elements inside and outside a facility.

On March 7, 2025 the Board received a complaint regarding the above referenced address. (See AAB 200-210 )

On April 16, 2025 the Board received additional information from the complainant and on May 23, 2025 the Compliance Officer sent a request for building permits to the Town of Ashby. (See AAB 188-199 )

On June 24, 2025 the Board received a response from the town of Ashby. (See AAB 173-183 )

On October 30, 2025 the Board received a request for an adjudicatory hearing from the complainant. Between November 6- November 8, 2025 the Board received correspondence from the complainant. (See AAB 163-172 )

On November 19, 2025 the First Notice was sent to all parties. (See AAB 153-162 )

On December 1, 2025 the Board received a request from the Town for a 90-day extension from the First Notice, and requested a site visit. On December 3, 2025 the Executive Director sent a notice that staff would be conducting a site visit on December 18, 2025 at 11:00 AM. (See AAB 142-152)

On December 5, 2025 the Board received correspondence from the complainant. (See AAB 127-141)

On December 19, 2025 the Compliance Officer sent out a report following the site visit at the property. (See AAB 93-126 )

Between December 23-30 the Board received correspondence from the town. (See AAB 88-92 )

Between January 13-14, 202 the Board received additional correspondence from the town. (See AAB 85-87 )

Between January 16-30 the Board received correspondence from the complainant. (See AAB 82-84 )

On March 2, 2026 an Amended First Notice was sent to all parties. (See AAB 64-81 )

On April 6, 2026 a Second Notice was sent to all parties. (See AAB 59-63 )

On April 9, 2026 the Board received an application for variance (timed relief) from the Town of Ashby and at the April 27, 2026 meeting the Board voted to temporarily grant time relief for section 24.1 until August 15, 2026 and to temporarily grant relief to section 23.1 until July 15, 2026. The Board denied relief to 19.7 and found that if the playground is closed to the public it is not required to comply. Lastly, they continued for more information regarding their request for relief from 20.1. On April 28, the Notice was sent to all parties. (See AAB 12-58 )

On May 3, 2026 the Board received another request for an adjudicatory hearing from the complainant and on May 28, 2026 the Notice was sent to all parties. (See AAB 5-11 )

On July 7, 2026 the Board received correspondence from the complainant. (See AAB 3-4 )



Outlook

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**AES charter school**

---

**From** Patrick McPhee <pmcphee@comcast.net>

**Date** Tue 7/7/2026 7:53 AM

**To** AAB Complaint (DPL) <AABComplaint@mass.gov>

**Cc** Joyce, William (DPL) <William.Joyce@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.

## Ashby Selectboard Meeting June 3, 2026

Presented the charter school for replacing the school to the selectbaord, this has been going on since the closure in Jul 13 2025.

<https://vimeo.com/1200265366?share=copy&fl=cl&fe=cj>

<https://ashbyevergreen.org/about/>

**Ashby Evergreen** on facebook, please search

The Ashby Evergreen charter is presented to State DESE for acceptance.

**Jerry Manney**

July 13, 2025 · 🌐



A charter school is a viable option for our k-4th graders. School districts are required to subsidize students' educations in a charter school. We already have this building. Click this link for more information on how to apply to start a charter school!

<https://www.doe.mass.edu/charter/new> See less





**Ashby Free Public Library**

May 8 · 🌐



The Proposed Ashby Charter School now has its own Facebook Page. It is Ashby Evergreen. You can read all about the latest efforts in the quest towards reopening AES as AES! here <https://open.substack.com/pub/sisuashby/p/we-have-a-name...> visit us at Ashby Evergreen on Facebook for all the news. See less



## Machado, Victor (DPL)

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**From:** AAB Complaint (DPL)  
**Sent:** Wednesday, June 10, 2026 1:56 PM  
**Cc:** Machado, Victor (DPL)  
**Subject:** C25-005 Ashby Elementary, 911 Main St, Ashby  
**Attachments:** Notice of Hearing.pdf

Hello,

Attached is the copy of the **Variance Hearing Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:

**C25-005 Ashby Elementary, 911 Main St, Ashby**

This email is intended to keep all relevant parties informed.

Regards,

**Architectural Access Board**

**Office of Public Safety and Inspections**

**Division of Occupational Licensure**

E: [AABComplaint@mass.gov](mailto:AABComplaint@mass.gov)

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

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

---

**FW: 911 Main Street, Ashby**

---

**From** Patrick McPhee <pmcphee@comcast.net>

**Date** Sun 5/3/2026 9:56 AM

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

 11 attachments (3 MB)

Ashby Elementary School, 911 Main Street, Ashby (V26-063) - Notice of Ac....pdf; Time Variance Req -911 Main Street.pdf; AAB-hearing-request-form-ajudiciary AES 05032026.pdf; AES building Side viewpng.png; AES shows a lot of floors another view 4.jpg; AES shows a lot of floors another view 5.jpg; AES shows a lot of floors another view 6.jpg; AES shows a lot of floors.jpg; AES shows a lot of floors another view.jpg; AES shows a lot of floors another view 2.jpg; AES shows a lot of floors another view 3.jpg;

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**FORGOT the Variance request**

Please Will Joyce, I would like a call back.

The Playground is still used, the ramp the Town has applied for a grant expected sometime in Oct 2026. COST IS ABOUT \$5k

I am getting beat up verbal, because of these complaints, I have filed with AG office for civil rights protection.

Since the AAB Board is holding secrete meetings and agreements with the Town. "They also get return calls"

I request a call with Mr. Joyce and Mr. Martin, Tuesday is best (PLEASE)

Regards, Pat

---

**From:** Patrick McPhee [mailto:pmcphee@comcast.net]

**Sent:** Wednesday, April 29, 2026 11:38 AM

**To:** 'Griffin, Molly (DPL)'; 'Joyce, William (DPL)'; 'Machado, Victor (DPL)'

**Subject:** RE: 911 Main Street, Ashby

**Importance:** High

Hi Will,

Please call, I think we need an appeal to the recent hearing on Apr 27, 2026.

#3 the school is not a one story building, the FT is backfilled, but there is rooms with full glass on the side under the Gym, also the Café is located on the same 1<sup>st</sup> floor.

Two inside lifts, one ft entrance building for access to the bathroom, café and function (under Gym)

Other lift is 2<sup>nd</sup> building behind, it also has 2 floors. Not sure of the lift condition.

**AAB 7**





**Unless the playground was fenced off between Sunday 4/26/2026 night and Monday's meeting 4/27/2026. The Play ground at 911 main street is still used. The Equipment at some point will be turned over to the Regional school near the end of the summer or given to the Town as a offset to other cost they are asking for.**

---

**From:** Griffin, Molly (DPL) [mailto:Molly.Griffin@mass.gov]  
**Sent:** Tuesday, April 28, 2026 11:29 AM  
**Subject:** 911 Main Street, Ashby

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, 6<sup>th</sup> Floor  
Boston, MA 02110-2012  
[www.mass.gov/AAB](http://www.mass.gov/AAB)  
617-727-0660



MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

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

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**NOTICE OF ACTION**

Docket Number **V 26 063**

**RE: Ashby Elementary School , 911 Main Street , Ashby**

On the Architectural Access Board received an application submitted by Mary Daughraty .  
This application and all attached documentation were reviewed by the Board on April 27, 2026, the Board voted as follows:

| <u>Request #</u> | <u>Section</u> | <u>Result</u>                                                                                                                                                                                                                                                      |
|------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                | 24.1           | <b>TEMPORARILY GRANTED</b> until <u>August 15, 2026</u> as proposed.                                                                                                                                                                                               |
| 2                | 23.1           | <b>TEMPORARILY GRANTED</b> until <u>July 15, 2026</u> as proposed.                                                                                                                                                                                                 |
| 3                | 19.7           | <b>DENIED</b> as <i>impracticability</i> (as defined in 521 CMR 5) has not been proven for this request.<br><br><b>FINDS</b> if the playground is closed to the public it is not required to comply                                                                |
| 5                | 20.1           | <b>CONTINUED</b> to request Petitioner provide the Board with: additional information as to where there are viewing areas and where they are located within the site, and provide photographs of the existing conditions at the entry as well as the viewing areas |

**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: April 28, 2026

cc: Local Disability Commission  
Local Building Inspector  
Independent Living Center

*Dawn Gummeller WT*  
Chairperson  
ARCHITECTURAL ACCESS BOARD

**AAB 10**





**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](http://www.mass.gov/aab)

Docket Number

(Office Use Only)

Docket Number: \_\_\_\_\_  
(Staff Use Only)

**REQUEST FOR ADJUDICATORY HEARING**

RE: Ashby Elementary School , 911 Main Street , Ashby Docket Number: V26 063  
*(Name and address of building as appearing on application for variance)*

I, Patrick McPhee, do hereby request that the Architectural Access Board  
conduct an informal Adjudicatory Hearing in accordance with the provisions of 801 CMR Rule 1.02 et.  
seq. as I am aggrieved by the decision of the Board with respect to Section(s) Request 1 (section 24.1), 2  
(section 23.1), 3(section 19.7), 4(section ???) & 5 (section 20.1)  
of the Rules and Regulations of the Architectural Access Board, 521 CMR.

I understand and DO request such a hearing within **thirty (30) days** of receipt of the Notice of Action.

Date: 5/3/2026

Signature

**PLEASE PRINT:**

Patrick McPhee

Name

56 Heywood Rd

Address

Ashby Ma 01431  
City/Town State Zip Code

pmphee@comcast.net  
E-mail

978-875-0851

Telephone (section 19.7)

**PLEASE NOTE:**

This form must be received by the Board **within thirty (30) days** after receipt of the Notice of Action.

---

**Re: 911 Main Street, Ashby**

---

**From** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>  
**Date** Thu 5/28/2026 11:20 AM  
**To** Joyce, William (DPL) <William.Joyce@mass.gov>

 1 attachment (637 KB)  
Notice of Hearing.pdf;

Hi Will,

Yes- please see attached. I have also updated the file to include the documents and emails.

Thanks!  
Molly

---

**From:** Joyce, William (DPL) <William.Joyce@mass.gov>  
**Sent:** Thursday, May 28, 2026 11:14 AM  
**To:** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>  
**Subject:** Re: 911 Main Street, Ashby

Hi Molly,

Can you generate it and I'll pass it to John to send.

Thanks,

**William Joyce**  
Executive Director  
He/Him/His  
Architectural Access Board  
Office of Public Safety and Inspections  
Division of Occupational Licensure  
1 Federal Street, 6th Floor  
Boston, MA 02118  
617-727-0660  
[[www.mass.gov/aab](http://www.mass.gov/aab)][www.mass.gov/aab](http://www.mass.gov/aab)

---

**From:** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>  
**Sent:** Wednesday, May 27, 2026 4:14 PM  
**To:** Joyce, William (DPL) <William.Joyce@mass.gov>  
**Subject:** Re: 911 Main Street, Ashby

Just following up on this- has not been sent out yet re: Ashby elementary school.

Thanks!

---

**From:** Joyce, William (DPL) <William.Joyce@mass.gov>  
**Sent:** Monday, May 4, 2026 9:55 AM  
**To:** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>  
**Subject:** Re: 911 Main Street, Ashby

I'll get back to you on that.

**William Joyce**  
Executive Director  
He/Him/His  
Architectural Access Board  
Office of Public Safety and Inspections  
Division of Occupational Licensure  
1 Federal Street, 6th Floor  
Boston, MA 02118  
617-727-0660  
[[www.mass.gov/aab](http://www.mass.gov/aab)][www.mass.gov/aab](http://www.mass.gov/aab)

---

**From:** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>  
**Sent:** Monday, May 4, 2026 9:46 AM  
**To:** Joyce, William (DPL) <William.Joyce@mass.gov>  
**Subject:** Re: 911 Main Street, Ashby

Hi Will,

Noted and okay will do- should I wait to send out the notice of hearing or send that out today?

Thanks!  
Molly

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

---

**From:** Joyce, William (DPL) <William.Joyce@mass.gov>  
**Sent:** Monday, May 4, 2026 9:38 AM

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

**Subject:** Re: 911 Main Street, Ashby

Hi Molly,

I'm dealing with this with senior management. There is a hearing request form in there, so can you get that on the calendar.

Thanks,

**William Joyce**

Executive Director

He/Him/His

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

1 Federal Street, 6th Floor

Boston, MA 02118

617-727-0660

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

---

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

**Sent:** Monday, May 4, 2026 7:14 AM

**To:** Joyce, William (DPL) <William.Joyce@mass.gov>

**Subject:** Fw: 911 Main Street, Ashby

Do we respond to this in writing or wait until we hear from someone higher up?

---

**From:** Patrick McPhee <pmcphee@comcast.net>

**Sent:** Sunday, May 3, 2026 9:55 AM

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

**Subject:** FW: 911 Main Street, Ashby

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.

[FORGOT the Variance request](#)

[Please Will Joyce, I would like a call back.](#)

[The Playground is still used, the ramp the Town has applied for a grant expected sometime in Oct 2026. COST IS ABOUT \\$5k](#)

[I am getting beat up verbal, because of these complaints, I have filed with AG office for civil rights protection.](#)

[Since the AAB Board is holding secrete meetings and agreements with the Town. "They also get return calls"](#)

[I request a call with Mr. Joyce and Mr. Martin, Tuesday is best \(PLEASE\)](#)



Regards, Pat

**From:** Patrick McPhee [mailto:pmcphee@comcast.net]  
**Sent:** Wednesday, April 29, 2026 11:38 AM  
**To:** 'Griffin, Molly (DPL)'; 'Joyce, William (DPL)'; 'Machado, Victor (DPL)'  
**Subject:** RE: 911 Main Street, Ashby  
**Importance:** High

Hi Will,

Please call, I think we need an appeal to the recent hearing on Apr 27, 2026.

#3 the school is not a one story building, the FT is backfilled, but there is rooms with full glass on the side under the Gym, also the Café is located on the same 1<sup>st</sup> floor.

Two inside lifts, one ft entrance building for access to the bathroom, café and function (under Gym)

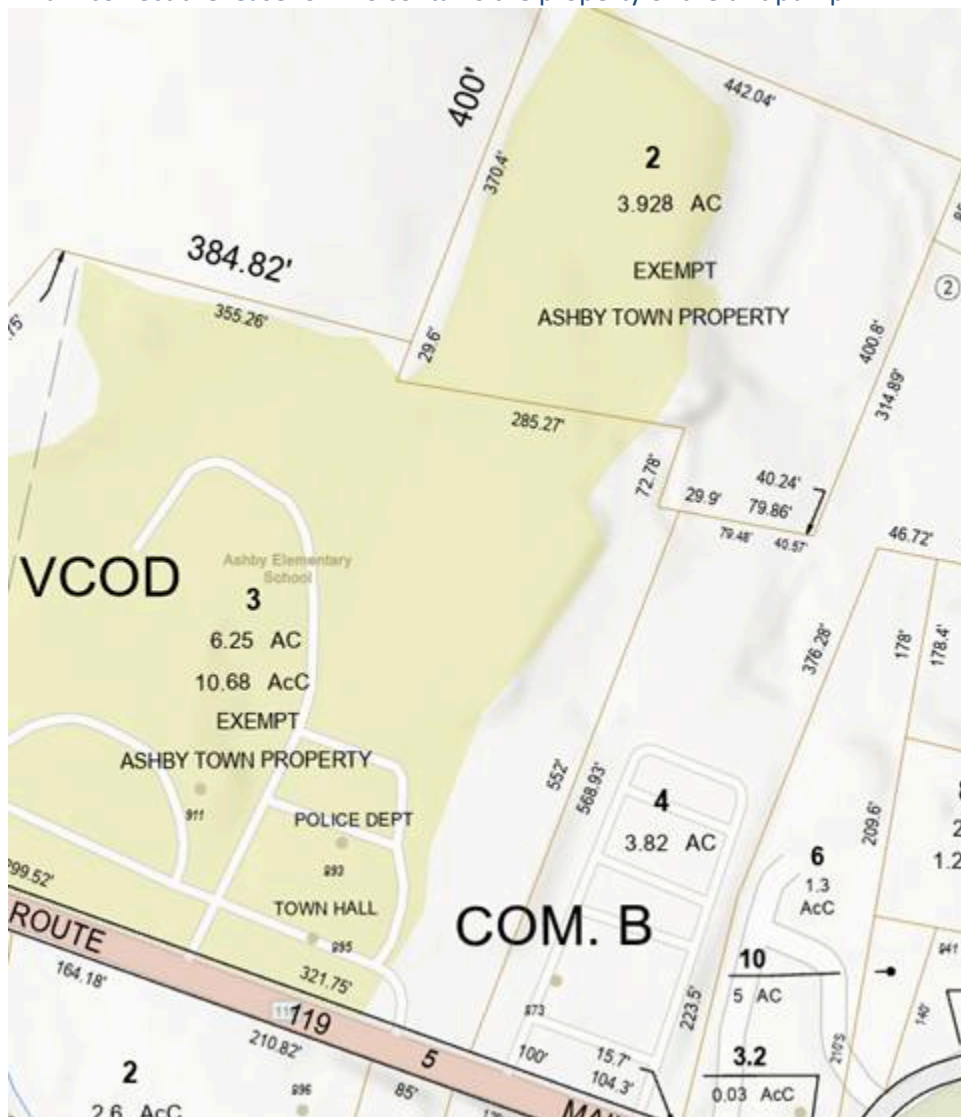
Other lift is 2<sup>nd</sup> building behind, it also has 2 floors. Not sure of the lift condition.

In the Air quality report the school shows multi floors (provided to the board on Jan 20, 2026 @ 11:29 AM)

These photos are within a year, you can see the HC spot at town hall.

<https://www.homes.com/school/ashby-ma/ashby-elementary-school/wb61lx4fe4l0/>

If I am correct the lease for AES contains the property of the dirt pump.



**Most of this information and reports was provided in the past to the AAB**

Studies for the school, including the hand rails, multi floors and stairs, all the violation was done by a Habeeb & Associates Architects in 2020 report, prior reports are there also.

Just like they disagree with AAB, they disagree with these reports and asked for more!

<https://www.nmrsl.org/school-committee/subcommittees/aesbc>

<https://www.nmrsl.org/post-details/~board/spotlights-district-news-1696/post/cost-savings-condition-studies-8544-870>

**# 16, quotes for the walkway was ½ of TA estimated, \$5k. Per selectboard.**

**Unless the playground was fenced off between Sunday 4/26/2026 night and Monday's meeting 4/27/2026. The Play ground at 911 main street is still used. The Equipment at some point will be turned over to the Regional school near the end of the summer or given to the Town as a offset to other cost they are asking for.**

---

**From:** Griffin, Molly (DPL) [mailto:Molly.Griffin@mass.gov]

**Sent:** Tuesday, April 28, 2026 11:29 AM

**Subject:** 911 Main Street, Ashby

Good morning,

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

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

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

Thank you,  
Molly

**Molly Griffin**  
Program Coordinator  
She/Her/Hers  
Architectural Access Board  
Office of Public Safety and Inspections  
Division of Occupational Licensure

1 Federal Street, 6<sup>th</sup> Floor  
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MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts  
Division of Occupational Licensure  
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AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**VARIANCE HEARING**

Docket Number **V 26 063**

**RE: Ashby Elementary School , 911 Main Street, Ashby**

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **August 24, 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: Mary Daughraty for modification of or substitution of the following Rules and Regulations: 23.1, 19.7, 20.1. A copy of the request is available for public inspection during regular business hours.

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

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

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

ARCHITECTURAL ACCESS BOARD

Chairperson

Date: May 28, 2026

cc: Local Building Inspector  
Independent Living Center  
Local Disability Commission



## Machado, Victor (DPL)

---

**From:** Patrick McPhee <pmcphee@comcast.net>  
**Sent:** Wednesday, April 29, 2026 11:38 AM  
**To:** Griffin, Molly (DPL); Joyce, William (DPL); Machado, Victor (DPL)  
**Subject:** RE: 911 Main Street, Ashby  
**Attachments:** Ashby Elementary School, 911 Main Street, Ashby (V26-063) - Notice of Ac....pdf; AES building Side viewpng.png; AES shows a lot of floors another view 4.jpg; AES shows a lot of floors another view 5.jpg; AES shows a lot of floors another view 6.jpg; AES shows a lot of floors.jpg; AES shows a lot of floors another view.jpg; AES shows a lot of floors another view 2.jpg; AES shows a lot of floors another view 3.jpg; Time Variance Req -911 Main Street.pdf

**Importance:** High

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Two inside lifts, one ft entrance building for access to the bathroom, café and function (under Gym)

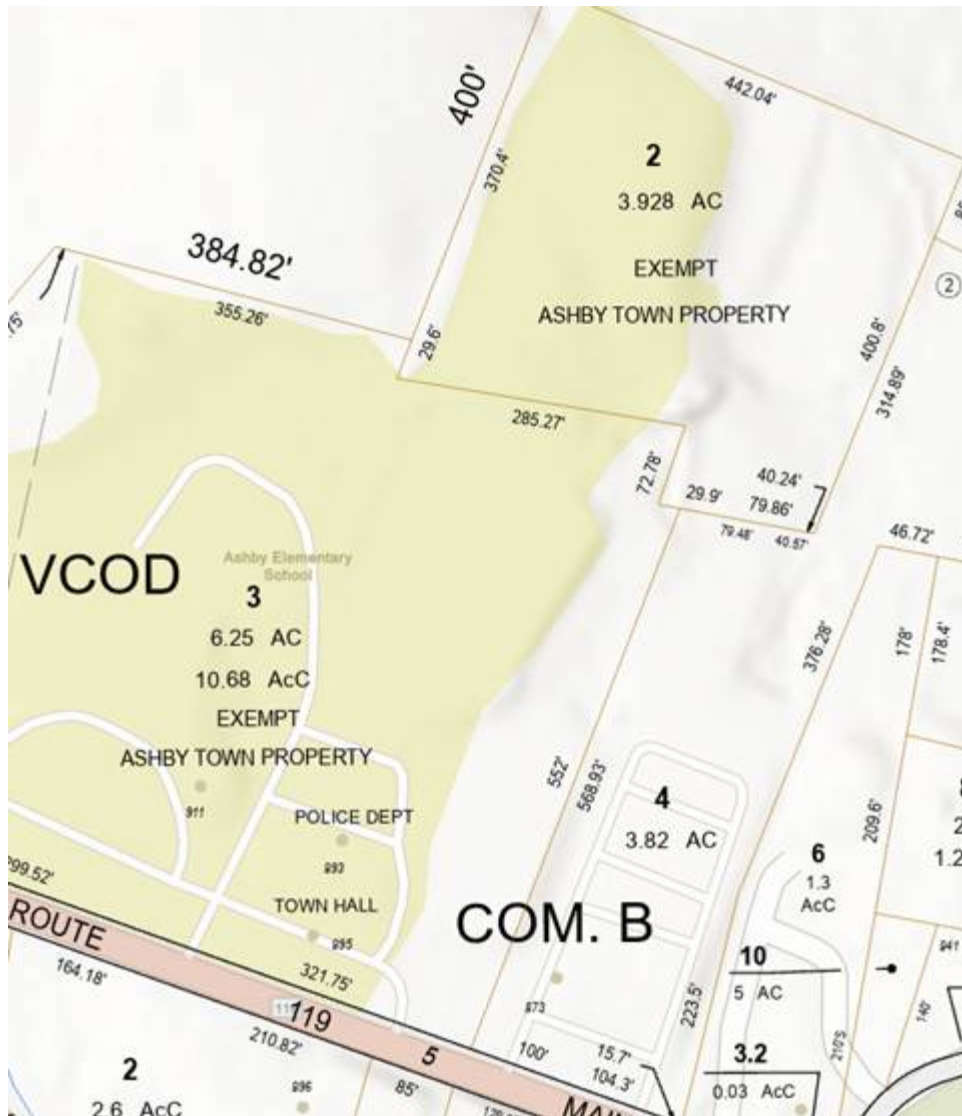
Other lift is 2<sup>nd</sup> building behind, it also has 2 floors. Not sure of the lift condition.

In the Air quality report the school shows multi floors (provided to the board on Jan 20, 2026 @ 11:29 AM)

These photos are within a year, you can see the HC spot at town hall.

<https://www.homes.com/school/ashby-ma/ashby-elementary-school/wb61lxy4fe4l0/>

If I am correct the lease for AES contains the property of the dirt pump.



**Most of this information and reports was provided in the past to the AAB**

Studies for the school, including the hand rails, multi floors and stairs, all the violation was done by a Habeeb & Associates Architects in 2020 report, prior reports are there also.

Just like they disagree with AAB, they disagree with these reports and asked for more!

<https://www.nmrtd.org/school-committee/subcommittees/aesbc>

<https://www.nmrtd.org/post-details/~board/spotlights-district-news-1696/post/cost-savings-condition-studies-8544-870>

**# 16, quotes for the walkway was ½ of TA estimated, \$5k. Per selectboard.**

**Unless the playground was fenced off between Sunday 4/26/2026 night and Monday's meeting 4/27/2026. The Play ground at 911 main street is still used. The Equipment at**

**some point will be turned over to the Regional school near the end of the summer or given to the Town as a offset to other cost they are asking for.**

---

**From:** Griffin, Molly (DPL) [mailto:Molly.Griffin@mass.gov]  
**Sent:** Tuesday, April 28, 2026 11:29 AM  
**Subject:** 911 Main Street, Ashby

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.

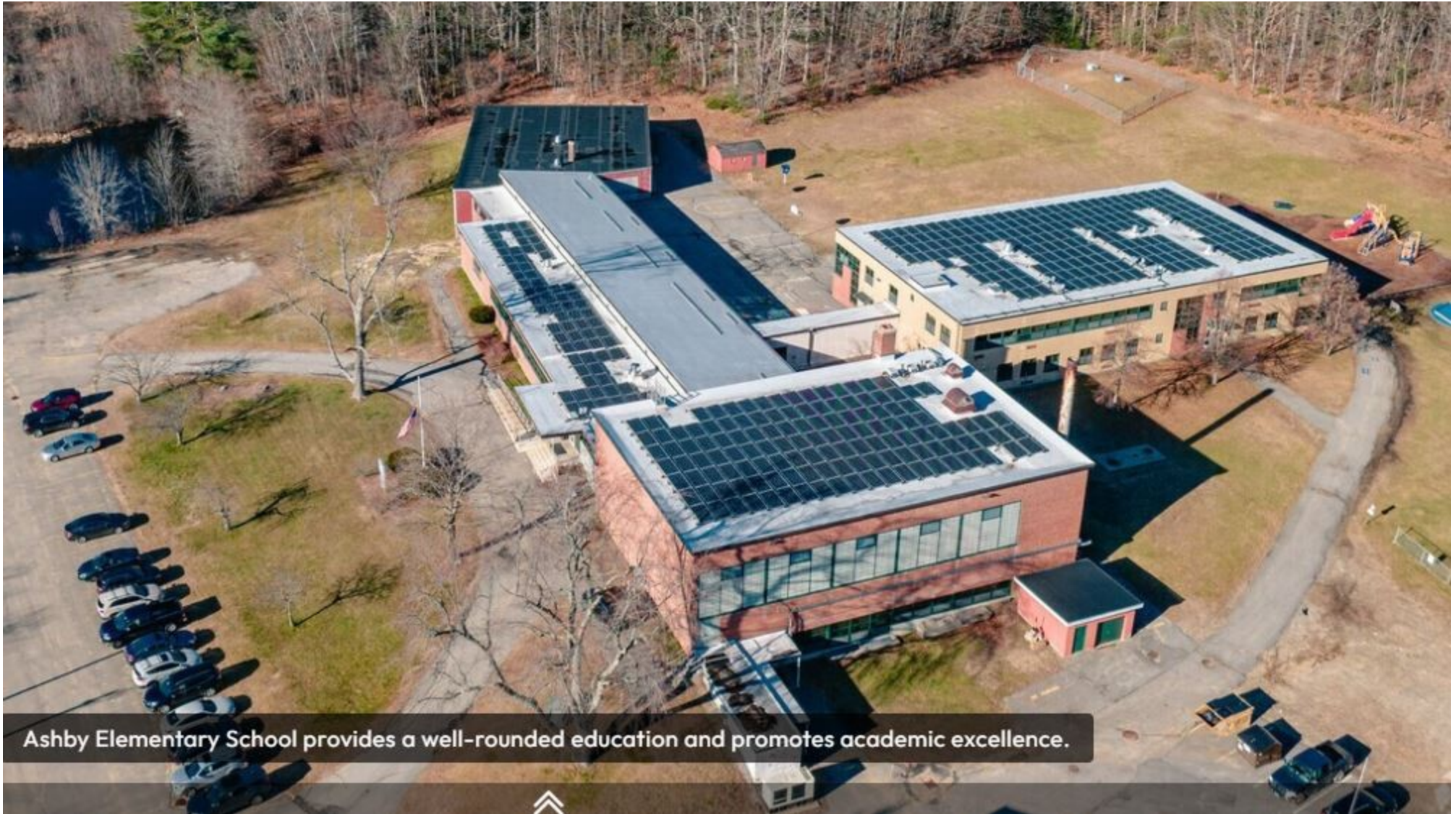
If you wish to appeal the decision made in this case, you can fill out and send in an Adjudicatory Hearing Request form available [here](#).

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, 6<sup>th</sup> Floor  
Boston, MA 02110-2012  
[www.mass.gov/AAB](http://www.mass.gov/AAB)  
617-727-0660





Ashby Elementary School provides a well-rounded education and promotes academic excellence.













provides a well-rounded education and promotes academic excellence.





ool provides a well-rounded education and promotes academic excellence.





Ashby Elementary School provides a well-rounded education and promotes academic excellence.





Ashby Elementary School provides a well-rounded education and promotes academic excellence.







MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

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

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**NOTICE OF ACTION**

Docket Number **V 26 063**

**RE: Ashby Elementary School , 911 Main Street , Ashby**

On the Architectural Access Board received an application submitted by Mary Daughraty .  
This application and all attached documentation were reviewed by the Board on April 27, 2026, the Board voted as follows:

| <u>Request #</u> | <u>Section</u> | <u>Result</u>                                                                                                                                                                                                                                                      |
|------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                | 24.1           | <b>TEMPORARILY GRANTED</b> until <u>August 15, 2026</u> as proposed.                                                                                                                                                                                               |
| 2                | 23.1           | <b>TEMPORARILY GRANTED</b> until <u>July 15, 2026</u> as proposed.                                                                                                                                                                                                 |
| 3                | 19.7           | <b>DENIED</b> as <i>impracticability</i> (as defined in 521 CMR 5) has not been proven for this request.<br><br><b>FINDS</b> if the playground is closed to the public it is not required to comply                                                                |
| 5                | 20.1           | <b>CONTINUED</b> to request Petitioner provide the Board with: additional information as to where there are viewing areas and where they are located within the site, and provide photographs of the existing conditions at the entry as well as the viewing areas |

**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: April 28, 2026

cc: Local Disability Commission  
Local Building Inspector  
Independent Living Center

*Dawn Gummeller WT*  
Chairperson  
ARCHITECTURAL ACCESS BOARD

**AAB 30**



## **Machado, Victor (DPL)**

---

**From:** Machado, Victor (DPL)  
**Sent:** Tuesday, April 14, 2026 9:45 AM  
**To:** Mary Daughraty  
**Cc:** Building Inspector; Tony DeMambro; Jim Hubert; Barbara Thorpe; Steve Nims; David Nadeau; Machado, Victor (DPL)  
**Subject:** RE: Ashby - Complaints

Hello Mary,

While I understand the equipment may be owned by the North Middlesex Regional School District, it is located on Town property. Accordingly, the Town retains responsibility under applicable provisions of 521 CMR.

Please amend the current variance to include the subject equipment and extend the relief through October 2026.

Best regards,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)

---

**From:** Mary Daughraty <[mdaughraty@ashbyma.gov](mailto:mdaughraty@ashbyma.gov)>  
**Sent:** Tuesday, April 14, 2026 8:57 AM  
**To:** Machado, Victor (DPL) <[Victor.Machado@mass.gov](mailto:Victor.Machado@mass.gov)>  
**Cc:** Building Inspector <[bldginsp@ashbyma.gov](mailto:bldginsp@ashbyma.gov)>; Tony DeMambro <[judto@verizon.net](mailto:judto@verizon.net)>; Jim Hubert <[jimhubert10@gmail.com](mailto:jimhubert10@gmail.com)>; Barbara Thorpe <[tabos@ashbyma.gov](mailto:tabos@ashbyma.gov)>; Steve Nims <[hwysupt@ashbyma.gov](mailto:hwysupt@ashbyma.gov)>; David Nadeau <[dnadeau@ashbyma.gov](mailto:dnadeau@ashbyma.gov)>  
**Subject:** Ashby - Complaints

**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 Victor,

I wanted to confirm whether we are all set with the AES complaint. The Town filed for a variance with Molly Griffin back in March, and the AES playground is not owned by us and is expected to be removed by the North Middlesex Regional School district by October 2026.

Given the number of active complaints, we currently have with the AAB, I want to be sure we are not missing anything that may still be required or owed by the Town to the AAB.

I understand we have a hearing scheduled in June for the Allen field playground closure. Other than that, we are awaiting a decision on whether our time extension variance will be accepted by the AAB for the items at the AES. Additionally, we are still looking for a contractor to sign off on the Legion plan so it can remain on one main floor.

Please let me know if I am missing anything or if there are additional items we should be addressing.

Thank you,  
Mary Daughraty

Ashby

---

## Ashby Elementary Variance

---

**From** Machado, Victor (DPL) <Victor.Machado@mass.gov>

**Date** Thu 4/9/2026 10:33 AM

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

**Cc** Machado, Victor (DPL) <Victor.Machado@mass.gov>

 1 attachment (561 KB)

Time Variance Req -911 Main Street.pdf;

Hi Molly,

Sharing this application in case it was not sent to you.

Best,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**

E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)

---

**From:** Mary Daughraty <mdaughraty@ashbyma.gov>

**Sent:** Thursday, April 9, 2026 9:19 AM

**To:** Machado, Victor (DPL) <Victor.Machado@mass.gov>

**Subject:**

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 Victor,

Here is the time variance we request for the all the complaints at 911 Main Street, Ashby, MA

Thank you for your consideration.





|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
|  | <p style="text-align: center;"><b>Commonwealth of Massachusetts</b><br/> <b>Division of Occupational Licensure</b><br/> <b>Office of Public Safety and Inspections</b><br/> <b>Architectural Access Board</b></p> <p style="text-align: center;">1 Federal St., Suite 0600 • Boston • MA • 02110-2012<br/> V: 617-727-0660 • <a href="http://www.mass.gov/aab">www.mass.gov/aab</a></p> | <p>Docket Number _____</p> <p>(Office Use Only)</p> |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|

## APPLICATION FOR VARIANCE

### INSTRUCTIONS:

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

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

---

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

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

Ashby Elementary School  
911 Main Street  
Ashby, MA 01431

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

Town of Ashby  
895 Main Street  
Ashby, MA 01431

E-mail: mdaughraty@ashbyma.gov

Telephone: 978-386-2424

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

One story brick elementary school with a concrete walkway and two handicap parking spots located in the front of the school. Additional areas added to complaint were received on Monday, March 2, 2026. The additions are a large playground area located behind 911 Main Street that is part of the elementary school and a dirt pump track for bicycles located behind 895 Main Street.



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: 1950's ?

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):

-Need to correct the slope on the concrete walkway  
-Restripe two handicap spots and add pavement to the top area of the two spots  
-Playground equipment to be removed by the School district or sold  
-Add an accessible entrance only to the dirt bicycle pump track

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? 0%

15. State the phase of design or construction of the facility as of the date of this application: unchanged from the AAB site visit in December 2025

**Please list specific technical sections, not 521 CMR 3.****Request #1**

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief: ☒ Yes ☐ NoIf yes, what date do you propose to be in compliance by: 8/15/26 ?

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

The town is seeking quotes from masons to make the required corrections to the walkway at the entrance of 911 Main Street. The time extension is being requested for funding of the project and the weather.

Types of Attachments for this Request:

☐ Floor/Site Plans, ☐ Cost Estimates,☐ Photographs, ☐ Test Drawings,☐ Other(s): \_\_\_\_\_**Request #2**

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief: ☒ Yes ☐ NoIf yes, what date do you propose to be in compliance by: 7/15/26 ?

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

The town is seeking a time extension to complete the addition of pavement and the restripe the two handicap spots in front of 911 Main Street. The extension is for weather and highway crew projects.

Types of Attachments for this Request:

☐ Floor/Site Plans, ☐ Cost Estimates,☐ Photographs, ☐ Test Drawings,☐ Other(s): \_\_\_\_\_



Request #3

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief: ☒ Yes ☐ No

If yes, what date do you propose to be in compliance by: 11/30/26 ?

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

The town is seeking a time extension to allow the North Middlesex Regional School District to remove or sell the playground equipment that is owned by the School District. This building and it's playground was part of a lease between the town and the district for 911 Main Street and that will expire on 11/1/2026. The town may required the school district to remove all playground equipment as it is owned by the District prior to the end of said lease. This complaint was only received by the town on 3/2/2026 as an amendment to the first complaint filed with the AAB.

Types of Attachments for this Request:

- ☐ Floor/Site Plans, ☐ Cost Estimates,  
☐ Photographs, ☐ Test Drawings,  
☐ Other(s): \_\_\_\_\_

Request #4

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief: ☒ Yes ☐ No

If yes, what date do you propose to be in compliance by: 9/1/26 ?

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

The parks department and the town is seeking a time extension to provide an entrance only to the dirt bicycle pump track. The town needs time to fund this project and have the highway department schedule this project. This complaint was only received by the town on 3/2/2026 as an amendment to the first complaint filed with the AAB.

Types of Attachments for this Request:

- ☐ Floor/Site Plans, ☐ Cost Estimates,  
☐ Photographs, ☐ Test Drawings,  
☐ Other(s): \_\_\_\_\_

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:

N/A

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: 3/5/26

Mary Daughraty  
Signature of owner or authorized agent (required)

**PLEASE PRINT:**

Mary Daughraty

Name

Town of Ashby

Organization (If Applicable)

895 Main Street

Address

Address 2 (optional)

Ashby

MA

01431

City/Town

State

Zip Code

mdaughraty@ashbyma.gov

E-mail

978-386-2424

Telephone



## SERVICE NOTICE

I, Mary Daughraty, as ADA Coordinator  
(Name) (Relationship to the applicant)

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

| <u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>         |                                                                   | <u>METHOD OF SERVICE</u> | <u>DATE OF SERVICE</u> |
|------------------------------------------------------------|-------------------------------------------------------------------|--------------------------|------------------------|
| <b>1</b><br>Building Department                            | Mike Savageau<br>895 Main Street                                  | email                    | 3/5/26                 |
| <b>2</b><br>Local Commission on Disability (If Applicable) | Ashby ADA Commission<br>895 Main Street<br>Ashby, MA 01431        | email                    | 3/5/26                 |
| <b>3</b><br>Independent Living Center                      | Northeast Indepeent Living<br>20 Ballard Rd<br>Lawrence, MA 01843 | email                    | 3/5/26                 |

Signature

Date

USPS TRACKING#



9590 9402 9449 5069 3123 81

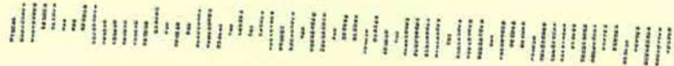
United States  
Postal Service

C25-005  
Ashby E-S  
SECOND  
Ashby  
c/s

• Sender: Please print your name, address, and ZIP+4® in this box®

APR 13 2026

**Division of Occupational Licensure  
Architectural Access Board  
1 Federal Street, Suite 600  
Boston, MA 0211-2012**



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Town of Ashby 25-005  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431



9590 9402 9449 5069 3123 81

2. Article Number (Transfer from service label)

7010 1870 0001 4990 8605

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

*Angela Jara*

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
- If YES, enter delivery address below: ☐ No

RECEIVED

APR 13 2026

AAB

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

## Machado, Victor (DPL)

---

**From:** Mary Daughraty <mdaughraty@ashbysma.gov>  
**Sent:** Monday, April 6, 2026 6:18 PM  
**To:** Machado, Victor (DPL)  
**Subject:** Re: C25-005 Ashby Elementary, 911 Main St, Ashby

**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 Victor, sorry for the confusion. We are trying to get contractors to come out to give us a price now that we've hit April and hopefully get the work done in May June or July. We did file a variance for that as well and the handicap spots, we file the variance as well as we need the warmer weather to come in the dryer ground to add the pavement to the two parking spots in the front. In the meantime, we will caution tape that ramp for our upcoming annual tile meeting in May. However, no one is using the building as it is unoccupied at this time.

Thank you  
Mary Daughraty

Get [Outlook for iOS](#)

---

**From:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Sent:** Monday, April 6, 2026 7:55:00 AM  
**Cc:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Subject:** C25-005 Ashby Elementary, 911 Main St, Ashby

Hello,

Attached is the copy of the **Second Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:  
**C25-005 Ashby Elementary, 911 Main St, Ashby**

This email is intended to keep all relevant parties informed.

Regards,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**

**Division of Occupational Licensure**

E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

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





## Machado, Victor (DPL)

---

**From:** Mary Daughraty <mdaughraty@ashbyma.gov>  
**Sent:** Monday, April 6, 2026 9:49 AM  
**To:** Machado, Victor (DPL)  
**Subject:** RE: C25-005 Ashby Elementary, 911 Main St, Ashby

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, Victor,

I hope you had a nice Easter. We did submit a variance in response to the complaint, as the playground and its equipment are the property of the North Middlesex Regional School District, and the school is currently not occupied by students. We have instructed NMRSD to remove all equipment including the playground equipment prior to the end of their lease which is October 31, 2026.

Please let us know if you need any additional information from us regarding this specific complaint.

Thank you,

Mary Daughraty  
Ashby

---

**From:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Sent:** Monday, April 6, 2026 7:55 AM  
**Cc:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Subject:** C25-005 Ashby Elementary, 911 Main St, Ashby

Hello,

Attached is the copy of the **Second Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:  
**C25-005 Ashby Elementary, 911 Main St, Ashby**

This email is intended to keep all relevant parties informed.

Regards,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**

E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

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



## **Machado, Victor (DPL)**

---

**From:** Mary Daughraty <mdaughraty@ashbyma.gov>  
**Sent:** Thursday, April 9, 2026 9:19 AM  
**To:** Machado, Victor (DPL)  
**Attachments:** Time Variance Req -911 Main Street.pdf

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

Hi Victor,

Here is the time variance we request for the all the complaints at 911 Main Street, Ashby, MA

Thank you for your consideration.

Mary Daughraty

|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
|  | <p style="text-align: center;"><b>Commonwealth of Massachusetts</b><br/> <b>Division of Occupational Licensure</b><br/> <b>Office of Public Safety and Inspections</b><br/> <b>Architectural Access Board</b></p> <p style="text-align: center;">1 Federal St., Suite 0600 • Boston • MA • 02110-2012<br/> V: 617-727-0660 • <a href="http://www.mass.gov/aab">www.mass.gov/aab</a></p> | <p>Docket Number _____</p> <p>(Office Use Only)</p> |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|

## APPLICATION FOR VARIANCE

### INSTRUCTIONS:

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



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

---

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

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

Ashby Elementary School  
911 Main Street  
Ashby, MA 01431

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

Town of Ashby  
895 Main Street  
Ashby, MA 01431

E-mail: mdaughraty@ashbyma.gov

Telephone: 978-386-2424

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

One story brick elementary school with a concrete walkway and two handicap parking spots located in the front of the school. Additional areas added to complaint were received on Monday, March 2, 2026. The additions are a large playground area located behind 911 Main Street that is part of the elementary school and a dirt pump track for bicycles located behind 895 Main Street.

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: 1950's ?

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):

-Need to correct the slope on the concrete walkway  
-Restripe two handicap spots and add pavement to the top area of the two spots  
-Playground equipment to be removed by the School district or sold  
-Add an accessible entrance only to the dirt bicycle pump track

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? 0%

15. State the phase of design or construction of the facility as of the date of this application: unchanged from the AAB site visit in December 2025

16.

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

Request #1

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief: ☒ Yes ☐ NoIf yes, what date do you propose to be in compliance by: 8/15/26 ?

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

The town is seeking quotes from masons to make the required corrections to the walkway at the entrance of 911 Main Street. The time extension is being requested for funding of the project and the weather.

Types of Attachments for this Request:

☐ Floor/Site Plans, ☐ Cost Estimates,☐ Photographs, ☐ Test Drawings,☐ Other(s): \_\_\_\_\_

Request #2

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief: ☒ Yes ☐ NoIf yes, what date do you propose to be in compliance by: 7/15/26 ?

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

The town is seeking a time extension to complete the addition of pavement and the restripe the two handicap spots in front of 911 Main Street. The extension is for weather and highway crew projects.

Types of Attachments for this Request:

☐ Floor/Site Plans, ☐ Cost Estimates,☐ Photographs, ☐ Test Drawings,☐ Other(s): \_\_\_\_\_



Request #3

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief: ☒ Yes ☐ No

If yes, what date do you propose to be in compliance by: 11/30/26 ?

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

The town is seeking a time extension to allow the North Middlesex Regional School District to remove or sell the playground equipment that is owned by the School District. This building and it's playground was part of a lease between the town and the district for 911 Main Street and that will expire on 11/1/2026. The town may required the school district to remove all playground equipment as it is owned by the District prior to the end of said lease. This complaint was only received by the town on 3/2/2026 as an amendment to the first complaint filed with the AAB.

Types of Attachments for this Request:

- ☐ Floor/Site Plans, ☐ Cost Estimates,  
☐ Photographs, ☐ Test Drawings,  
☐ Other(s): \_\_\_\_\_

Request #4

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief: ☒ Yes ☐ No

If yes, what date do you propose to be in compliance by: 9/1/26 ?

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

The parks department and the town is seeking a time extension to provide an entrance only to the dirt bicycle pump track. The town needs time to fund this project and have the highway department schedule this project. This complaint was only received by the town on 3/2/2026 as an amendment to the first complaint filed with the AAB.

Types of Attachments for this Request:

- ☐ Floor/Site Plans, ☐ Cost Estimates,  
☐ Photographs, ☐ Test Drawings,  
☐ Other(s): \_\_\_\_\_

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:

N/A

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: 3/5/26

Mary Daughraty  
Signature of owner or authorized agent (required)

**PLEASE PRINT:**

Mary Daughraty

Name

Town of Ashby

Organization (If Applicable)

895 Main Street

Address

Address 2 (optional)

Ashby

MA

01431

City/Town

State

Zip Code

mdaughraty@ashbyma.gov

E-mail

978-386-2424

Telephone

## SERVICE NOTICE

I, Mary Daughraty

(Name)

as ADA Coordinator

(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<br/>SERVED</u>              |                                                                  | <u>METHOD OF<br/>SERVICE</u> | <u>DATE OF<br/>SERVICE</u> |
|---------------------------------------------------------------------|------------------------------------------------------------------|------------------------------|----------------------------|
| <b>1</b><br>Building<br>Department                                  | Mike Savageau<br>895 Main Street                                 | email                        | 3/5/26                     |
| <b>2</b><br>Local<br>Commission<br>on Disability<br>(If Applicable) | Ashby ADA Commission<br>895 Main Street<br>Ashby, MA 01431       | email                        | 3/5/26                     |
| <b>3</b><br>Independent<br>Living<br>Center                         | Northeast Indepent Living<br>20 Ballard Rd<br>Lawrence, MA 01843 | email                        | 3/5/26                     |

Signature

Date



## Machado, Victor (DPL)

---

**From:** Machado, Victor (DPL)  
**Sent:** Monday, April 6, 2026 7:55 AM  
**Cc:** Machado, Victor (DPL)  
**Subject:** C25-005 Ashby Elementary, 911 Main St, Ashby  
**Attachments:** C25-005 Second Notice.pdf

Hello,

Attached is the copy of the **Second Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:

**C25-005 Ashby Elementary, 911 Main St, Ashby**

This email is intended to keep all relevant parties informed.

Regards,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)





**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

1 Federal St., Suite 600  
Boston, Massachusetts 02118

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

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

TO: Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

Docket Number **C25 005**

RE: Ashby Elementary School  
911 Main Street  
Ashby

DATE: 4/6/2026

Enclosed please find a copy of the following material regarding the complaint against the above location:

- |                                                   |                                                   |
|---------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> First Notice             | <input type="checkbox"/> Stipulated Order         |
| <input checked="" type="checkbox"/> Second Notice | <input type="checkbox"/> Letter of Meeting        |
| <input type="checkbox"/> Notice of Hearing        | <input type="checkbox"/> Application for Variance |
| <input type="checkbox"/> Correspondence           | <input type="checkbox"/> Decision of the Board    |

Please review all enclosed documents carefully.

cc: Local Building Inspector  
Independent Living Center  
Local Commission on Disability  
Complainant

**AAB 60**



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

1 Federal St., Suite 600  
Boston, Massachusetts 02110

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

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

April 6, 2026

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

RE: Ashby Elementary School  
911 Main Street  
Ashby

Docket Number **C25 005**

Dear Sir/Madam

On March 2, 2026, you were notified of a complaint filed against you with respect to alleged violations of the Board's Rules and Regulations at your premises. Attached is a copy of the original notice.

To date, we have not received a full plan for compliance or an update on the status. If you do not respond within ten (10) days of receipt of this letter, the Board will schedule a hearing for you to appear on the complaint. You should also be aware that the Board has the authority to impose fines of up to \$1,000.00 per day per violation for any person found in willful violation of the Board's orders.

Sincerely,

Victor Machado  
Compliance Officer

cc: Local Building Department  
Local Disability Commission  
Independent Living Center  
Complainant

**AAB 61**



MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

1 Federal St., Suite 600  
Boston, Massachusetts 02110

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

March 2, 2026

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

Docket Number C25 005

RE: Ashby Elementary School 911 Main Street

Ashby

Dear Sir/Madam

Upon information received by the Architectural Access Board, the facility referenced above has been reported to violate M.G.L. c. 22, § 13A and the Rules and Regulations (521 CMR) promulgated thereunder. Reported violations, include the following items:

Section: Reported violation:

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24.4             | Landings: Ramps shall have landings for turning and resting. At a minimum, landings shall be located at the bottom and the top of each ramp and each ramp run, and whenever a ramp changes direction. The maximum length of a ramp run between landings shall not exceed 30 feet (9m).<br><br>The complaint states that the ramp lacks a required resting landing after 30 feet of run and that its total length is 37 feet. (see enclosed photo) |
| 24.5.3<br>23.2.2 | Handrails shall be continuous without interruption, except by doorways and openings, so that a hand can move from end to end without interruption.<br><br>The complaint reports that the handrails are not continuous without interruption. (see enclosed photo)                                                                                                                                                                                  |
| 23.2.2<br>23.2.1 | One in every eight accessible spaces, but not less than one, shall be van accessible, See 521 CMR 23.4.7. CMR Section 23.2.1 requires parking lots with 51-75 total parking spaces to provide three (3) accessible parking spaces.<br>Complainant reports no van accessible spaces available and only accessible space is provided.                                                                                                               |
| 23.6             | Signage: Accessible parking spaces shall be identified by signs indicating that they are reserved.<br><br>The complaint states that the above-ground signage is not installed at the head of each parking space, is mounted at an incorrect height, and does not include the required designation "Van-Accessible." (See enclosed photograph.)                                                                                                    |
| 19.7             | Playgrounds: An accessible route, complying with 521 CMR 20, Accessible Route shall be provided to reach playground equipment and around the playground.<br><br>Complainant reports equipment does not have compliant surfacing material. An accessible route must be provided into the playground, around the interior perimeter, and to each element of play equipment.                                                                         |
| 19.1             | General: Recreational facilities shall comply with 521 CMR, except as specified or modified in 521 CMR 19. Recreational facilities shall include but not be limited to ..., playgrounds, ..., parks, .... All areas open to and used by the public, ... shall be accessible.<br><br>Complainant reports there are no accessible route from parking lot to mountain bike path or playground.                                                       |

Under Massachusetts law, the Board is authorized to take legal action against violators of its regulations, including but not limited to, an application for a court order preventing the further use of an offending facility. The Board also has the authority to impose fines of up to \$1,000.00 per day, per violation, for willful noncompliance with its regulations.

**AAB 62**



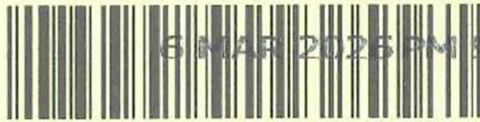
You are requested to notify this Board, in writing, of the steps you have taken or plan to take to comply with the current regulations. Please note the current sections may be different from the sections that are cited above. Unless the Board receives such notification within 14 days of receipt of this letter, it will take necessary legal action to enforce its regulations as set forth above. If you have any questions, you may contact this office.

cc: Local Building Inspector  
Local Disability Commission  
Independent Living Center  
Complainant

Sincerely,  
  
Dawn Guarriello  
Chairperson

USPS TRACKING#

BOSTON MA 020



6 MAR 2026 PM 5 L

9590 9402 9449 5069 3093 50

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

MAR 09 2026

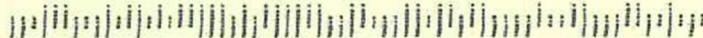
United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

C25-005  
Amend First  
Ashby Elem Sch  
Ashby

**Division of Occupational Licensure  
Architectural Access Board  
1 Federal Street, Suite 600  
Boston, MA 0211-2012**

413



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431



9590 9402 9449 5069 3093 50

2. Article Number (Transfer from service label)

7010 1870 0001 4990 2672

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Angela M. Gail*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

*Angela M. Gail*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

MAR 09 2026

AAB

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

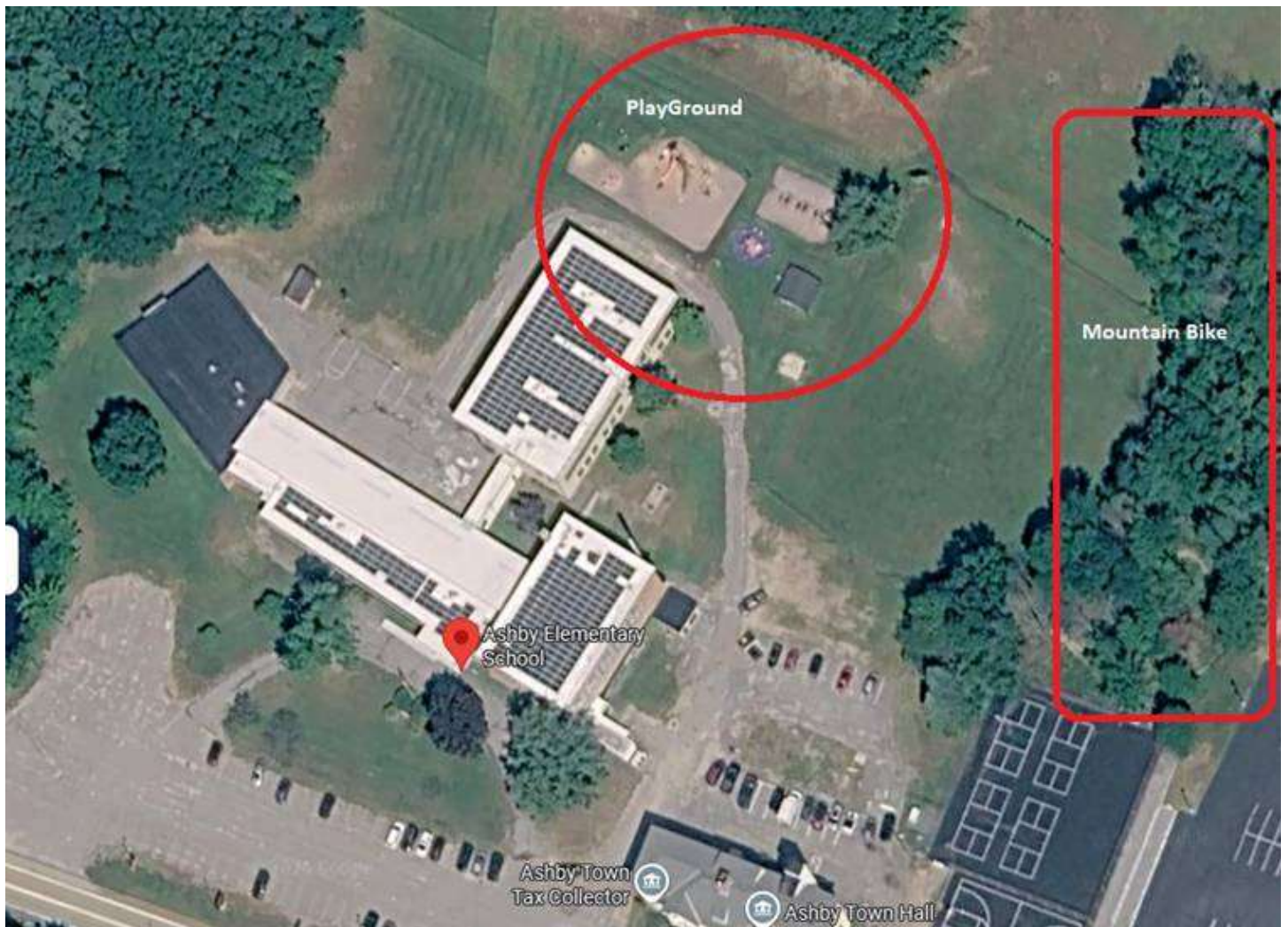
☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

(over \$500)







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

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

Docket Number  
**C25-005  
A1N**

(Office Use Only)

You have received this Notice because the Board has received information indicating that an element or elements of the building or facility you own is or are not in compliance with 521 CMR. This process is designed to provide you with a reasonable opportunity to correct any outstanding violations. Please complete both sides of this form and return it to:

**Victor Machado  
Architectural Access Board  
1 Federal Street, Suite 600  
Boston, MA 02110  
Email: [Victor.Machado@mass.gov](mailto:Victor.Machado@mass.gov)**

Electronic Copies of this form are available at the Board's website (<http://www.mass.gov/aab>) if you wish to submit it via email. If you have any questions, please contact the Board's staff via telephone at [617-727-0660](tel:617-727-0660) during normal business hours (9am – 5pm Mon-Fri). Please note that failure to return this document in a timely manner will result in the issuance of a Second Notice, and continued failure to address the items cited may result in fines of up to \$1,000 per day per violation among other legal remedies.

**Please check ONE of the boxes below and return this form within 14 days of receipt of the First Notice:**

- ☐ I have enclosed a plan to correct the violation(s), including a date for when I expect the work to be complete. I am aware that this plan will need to be approved by the Compliance Officer.
- ☐ I require additional time to prepare a plan to correct the cited violation(s), I have attached an explanation for why I require this additional time, including the specific amount of additional time I am requesting (which cannot exceed 90 days from the date of receipt of this Notice), and am aware that the Compliance Officer is not obligated to grant this additional time.
- ☐ I believe that correcting the violation(s) cited in the First Notice is impracticable (as defined in 521 CMR 5) and will be submitting a completed Application for Variance in no more than 30 days from the date I received the First Notice.
- ☐ I believe that the element(s) cited in the First Notice are not in violation of 521 CMR and I have attached a detailed explanation showing why they are in compliance or not otherwise subject to 521 CMR, including specific references to the applicable code sections.
- ☐ I am neither the legal owner of the building/facility nor their employee or agent.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)



## Communications Preference

Please Select one:

☐ I want to receive all further documents regarding this case

electronically at the following **email address**:

---

☐ I want to receive all further documents regarding this case via

certified mail at the following **mailing address**:

---

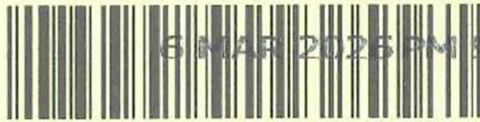
---

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USPS TRACKING#

BOSTON MA 020



6 MAR 2026 PM 5 L

9590 9402 9449 5069 3093 50

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

MAR 09 2026

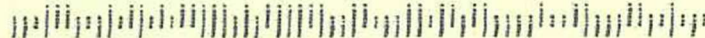
United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

C25-005  
Amend First  
Ashby Elem Sch  
Ashby

**Division of Occupational Licensure  
Architectural Access Board  
1 Federal Street, Suite 600  
Boston, MA 0211-2012**

4/3



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

25-005  
Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431



9590 9402 9449 5069 3093 50

2. Article Number (Transfer from service label)

7010 1870 0001 4990 2672

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

MAR 09 2026

AAB

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

all  
all Restricted Delivery  
(over \$500)

## **Machado, Victor (DPL)**

---

**From:** Machado, Victor (DPL)  
**Sent:** Monday, March 2, 2026 9:02 AM  
**Cc:** Machado, Victor (DPL)  
**Subject:** RE: C25-005 Ashby Elementary, 911 Main St, Ashby  
**Attachments:** C25-005 Admended First Notice.pdf

Resending with cover letter

Hello,

Attached is the copy of the **Amended First Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number & Location Address:

**C25-005 Ashby Elementary, 911 Main St, Ashby**

This email is intended to keep all relevant parties informed.

Regards,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)





**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

1 Federal St., Suite 600  
Boston, Massachusetts 02118

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

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

TO: Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

Docket Number **C25 005**

RE: Ashby Elementary School  
911 Main Street  
Ashby

DATE: 3/2/2026

Enclosed please find a copy of the following material regarding the complaint against the above location:

- |                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> First Notice | <input type="checkbox"/> Stipulated Order         |
| <input type="checkbox"/> Second Notice           | <input type="checkbox"/> Letter of Meeting        |
| <input type="checkbox"/> Notice of Hearing       | <input type="checkbox"/> Application for Variance |
| <input type="checkbox"/> Correspondence          | <input type="checkbox"/> Decision of the Board    |

Please review all enclosed documents carefully.

cc: Local Building Inspector  
Independent Living Center  
Local Commission on Disability  
Complainant

**AAB 70**





MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

1 Federal St., Suite 600  
Boston, Massachusetts 02110

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

March 2, 2026

Docket Number C25 005

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

RE: Ashby Elementary School 911 Main Street

Ashby

Dear Sir/Madam

Upon information received by the Architectural Access Board, the facility referenced above has been reported to violate M.G.L. c. 22, § 13A and the Rules and Regulations (521 CMR) promulgated thereunder. Reported violations, include the following items:

Section: Reported violation:

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24.4             | Landings: Ramps shall have landings for turning and resting. At a minimum, landings shall be located at the bottom and the top of each ramp and each ramp run, and whenever a ramp changes direction. The maximum length of a ramp run between landings shall not exceed 30 feet (9m).<br><br>The complaint states that the ramp lacks a required resting landing after 30 feet of run and that its total length is 37 feet. (see enclosed photo) |
| 24.5.3<br>23.2.2 | Handrails shall be continuous without interruption, except by doorways and openings, so that a hand can move from end to end without interruption.<br><br>The complaint reports that the handrails are not continuous without interruption. (see enclosed photo)                                                                                                                                                                                  |
| 23.2.2<br>23.2.1 | One in every eight accessible spaces, but not less than one, shall be van accessible, See 521 CMR 23.4.7. CMR Section 23.2.1 requires parking lots with 51-75 total parking spaces to provide three (3) accessible parking spaces.<br>Complainant reports no van accessible spaces available and only accessible space is provided.                                                                                                               |
| 23.6             | Signage: Accessible parking spaces shall be identified by signs indicating that they are reserved.<br><br>The complaint states that the above-ground signage is not installed at the head of each parking space, is mounted at an incorrect height, and does not include the required designation "Van-Accessible." (See enclosed photograph.)                                                                                                    |
| 19.7             | Playgrounds: An accessible route, complying with 521 CMR 20, Accessible Route shall be provided to reach playground equipment and around the playground.<br><br>Complainant reports equipment does not have compliant surfacing material. An accessible route must be provided into the playground, around the interior perimeter, and to each element of play equipment.                                                                         |
| 19.1             | General: Recreational facilities shall comply with 521 CMR, except as specified or modified in 521 CMR 19. Recreational facilities shall include but not be limited to ..., playgrounds, ..., parks, .... All areas open to and used by the public, ... shall be accessible.<br><br>Complainant reports there are no accessible route from parking lot to mountain bike path or playground.                                                       |

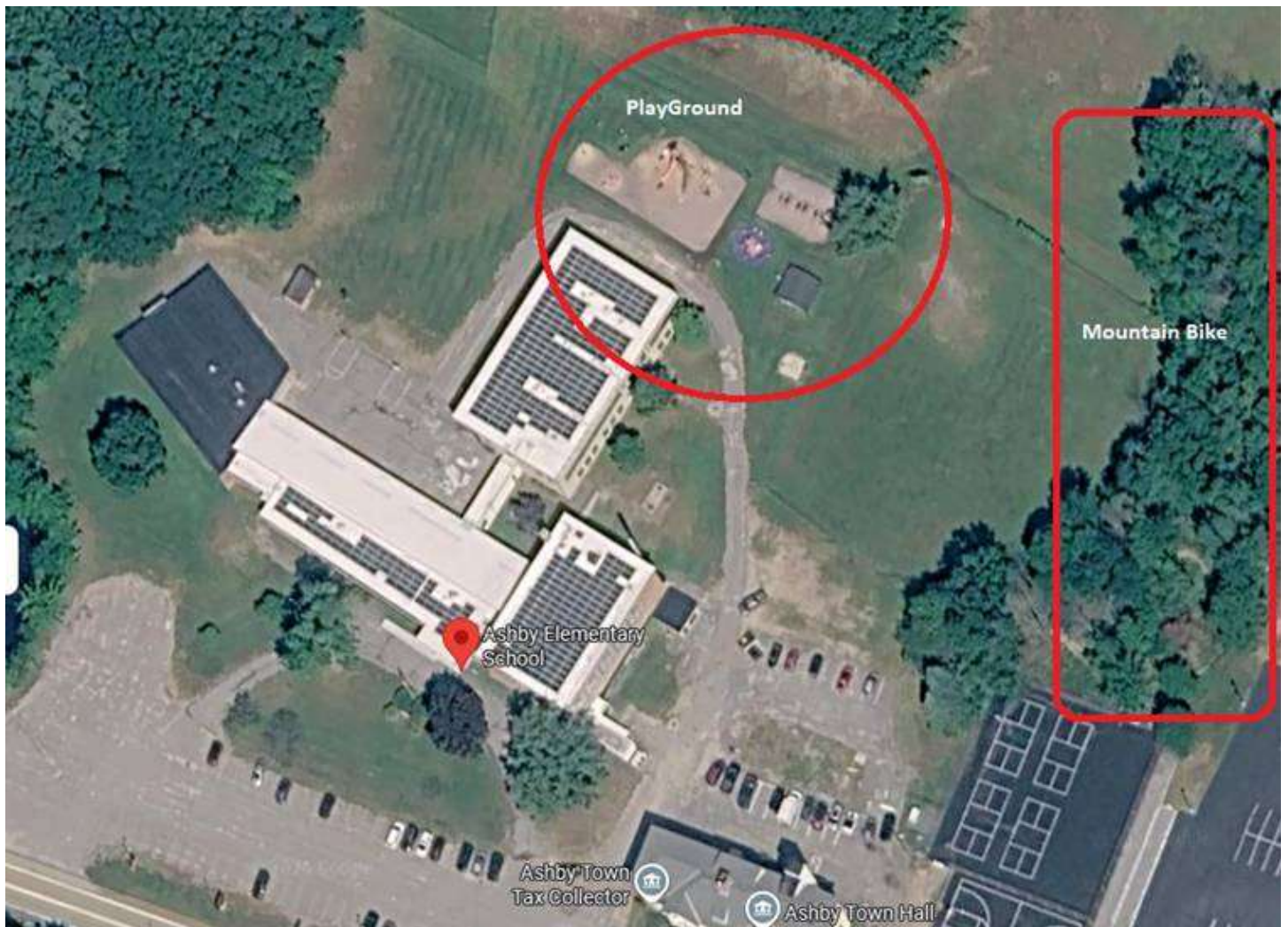
Under Massachusetts law, the Board is authorized to take legal action against violators of its regulations, including but not limited to, an application for a court order preventing the further use of an offending facility. The Board also has the authority to impose fines of up to \$1,000.00 per day, per violation, for willful noncompliance with its regulations.

**AAB 71**

You are requested to notify this Board, in writing, of the steps you have taken or plan to take to comply with the current regulations. Please note the current sections may be different from the sections that are cited above. Unless the Board receives such notification within 14 days of receipt of this letter, it will take necessary legal action to enforce its regulations as set forth above. If you have any questions, you may contact this office.

cc: Local Building Inspector  
Local Disability Commission  
Independent Living Center  
Complainant

Sincerely,  
  
Dawn Guarriello  
Chairperson





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

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

Docket Number  
**C25-005  
A1N**

(Office Use Only)

You have received this Notice because the Board has received information indicating that an element or elements of the building or facility you own is or are not in compliance with 521 CMR. This process is designed to provide you with a reasonable opportunity to correct any outstanding violations. Please complete both sides of this form and return it to:

**Victor Machado  
Architectural Access Board  
1 Federal Street, Suite 600  
Boston, MA 02110  
Email: [Victor.Machado@mass.gov](mailto:Victor.Machado@mass.gov)**

Electronic Copies of this form are available at the Board's website (<http://www.mass.gov/aab>) if you wish to submit it via email. If you have any questions, please contact the Board's staff via telephone at [617-727-0660](tel:617-727-0660) during normal business hours (9am – 5pm Mon-Fri). Please note that failure to return this document in a timely manner will result in the issuance of a Second Notice, and continued failure to address the items cited may result in fines of up to \$1,000 per day per violation among other legal remedies.

**Please check ONE of the boxes below and return this form within 14 days of receipt of the First Notice:**

- ☐ I have enclosed a plan to correct the violation(s), including a date for when I expect the work to be complete. I am aware that this plan will need to be approved by the Compliance Officer.
- ☐ I require additional time to prepare a plan to correct the cited violation(s), I have attached an explanation for why I require this additional time, including the specific amount of additional time I am requesting (which cannot exceed 90 days from the date of receipt of this Notice), and am aware that the Compliance Officer is not obligated to grant this additional time.
- ☐ I believe that correcting the violation(s) cited in the First Notice is impracticable (as defined in 521 CMR 5) and will be submitting a completed Application for Variance in no more than 30 days from the date I received the First Notice.
- ☐ I believe that the element(s) cited in the First Notice are not in violation of 521 CMR and I have attached a detailed explanation showing why they are in compliance or not otherwise subject to 521 CMR, including specific references to the applicable code sections.
- ☐ I am neither the legal owner of the building/facility nor their employee or agent.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)



## Communications Preference

Please Select one:

☐ I want to receive all further documents regarding this case

electronically at the following **email address**:

---

☐ I want to receive all further documents regarding this case via

certified mail at the following **mailing address**:

---

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## **Machado, Victor (DPL)**

---

**From:** Mary Daughraty <mdaughraty@ashbysma.gov>  
**Sent:** Monday, March 2, 2026 7:09 AM  
**To:** Machado, Victor (DPL)  
**Subject:** RE: AES walkway extension

**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.

Yes, it is a pump track. I had thought he mentioned there was a bike path around the school. I'm not able to access the area right now because of a five-foot snowbank, but I believe there is an accessible entrance. I'll confirm once the weather clears and the snow melts.

Thank you,  
Mary

---

**From:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Sent:** Monday, March 2, 2026 7:00 AM  
**To:** Mary Daughraty <mdaughraty@ashbysma.gov>  
**Cc:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Subject:** RE: AES walkway extension

Mary,

I will send out the official First Notice once signed, the photo map shows a Mountain Bike Path on the map. If so, an accessible route is needed only to the path entrance. Not sure if the map is incorrect, if not when you reply, just add comment to the response.

Best,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

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

---

**From:** Mary Daughraty <[mdaughraty@ashbyma.gov](mailto:mdaughraty@ashbyma.gov)>

**Sent:** Monday, March 2, 2026 6:39 AM

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

**Cc:** Steve Nims <[hwysupt@ashbyma.gov](mailto:hwysupt@ashbyma.gov)>; David Nadeau <[dnadeau@ashbyma.gov](mailto:dnadeau@ashbyma.gov)>; Judy Demambro <[judto@verizon.net](mailto:judto@verizon.net)>; Jim Hubert <[j.e.hubert@comcast.net](mailto:j.e.hubert@comcast.net)>; Barbara Thorpe <[tabos@ashbyma.gov](mailto:tabos@ashbyma.gov)>; Building Inspector <[bldginsp@ashbyma.gov](mailto:bldginsp@ashbyma.gov)>

**Subject:** RE: AES walkway extension

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 Victor,

It was nice speaking with you on Friday. I just wanted to follow up and note that there is no bike path in the playground area.

I will proceed with the variance for the walkway, the restriping of the handicap space, and the addition of the AES playground.

Thank you,

Mary Daughraty  
Ashby

---

**From:** Machado, Victor (DPL) <[Victor.Machado@mass.gov](mailto:Victor.Machado@mass.gov)>

**Sent:** Friday, February 27, 2026 3:51 PM

**To:** Mary Daughraty <[mdaughraty@ashbyma.gov](mailto:mdaughraty@ashbyma.gov)>

**Cc:** Machado, Victor (DPL) <[Victor.Machado@mass.gov](mailto:Victor.Machado@mass.gov)>

**Subject:** RE: AES walkway extension

Hi Mary,

Thank you for our call today, as mentioned I will be also amending the First Notice for AES playground / bike path. Once receive the Town make consider to file for a variance due to the weather conditions.

Best,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**

**Division of Occupational Licensure**

E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

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

---

**From:** Mary Daughraty <[mdaughraty@ashbysma.gov](mailto:mdaughraty@ashbysma.gov)>

**Sent:** Tuesday, February 24, 2026 9:14 AM

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

**Subject:** AES walkway extension

**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 Victor,

I hope you made it through the recent snowstorm without any issues.

I'm following up because I'm heavily involved in our FY27 budget process and don't want to lose track of the latest complaint regarding the AES walkway and parking spaces. As I mentioned, we are obtaining a quote to correct the walkway slope, and we will update the parking lines as noted during your site visit. However, none of this work can be completed until the warmer weather arrives.

Could you please let me know what my next steps should be with the AAB regarding this complaint?

Thank you,

Mary Daughraty



## **Machado, Victor (DPL)**

---

**From:** Mary Daughraty <mdaughraty@ashbysma.gov>  
**Sent:** Tuesday, February 24, 2026 9:14 AM  
**To:** Machado, Victor (DPL)  
**Subject:** AES walkway extension

**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 Victor,

I hope you made it through the recent snowstorm without any issues.

I'm following up because I'm heavily involved in our FY27 budget process and don't want to lose track of the latest complaint regarding the AES walkway and parking spaces. As I mentioned, we are obtaining a quote to correct the walkway slope, and we will update the parking lines as noted during your site visit. However, none of this work can be completed until the warmer weather arrives.

Could you please let me know what my next steps should be with the AAB regarding this complaint?

Thank you,

Mary Daughraty

## **Machado, Victor (DPL)**

---

**From:** Machado, Victor (DPL)  
**Sent:** Friday, February 27, 2026 3:51 PM  
**To:** Mary Daughraty  
**Cc:** Machado, Victor (DPL)  
**Subject:** RE: AES walkway extension

Hi Mary,

Thank you for our call today, as mentioned I will be also amending the First Notice for AES playground / bike path. Once receive the Town make consider to file for a variance due to the weather conditions.

Best,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)

---

**From:** Mary Daughraty <[mdaughraty@ashbysma.gov](mailto:mdaughraty@ashbysma.gov)>  
**Sent:** Tuesday, February 24, 2026 9:14 AM  
**To:** Machado, Victor (DPL) <[Victor.Machado@mass.gov](mailto:Victor.Machado@mass.gov)>  
**Subject:** AES walkway extension

**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 Victor,

I hope you made it through the recent snowstorm without any issues.

I'm following up because I'm heavily involved in our FY27 budget process and don't want to lose track of the latest complaint regarding the AES walkway and parking spaces. As I mentioned, we are obtaining a quote to correct the walkway slope, and we will update the parking lines as noted during your site visit. However, none of this work can be completed until the warmer weather arrives.

Could you please let me know what my next steps should be with the AAB regarding this complaint?

Thank you,

Mary Daughraty

## **Machado, Victor (DPL)**

---

**From:** pmcphee@comcast.net  
**Sent:** Friday, January 30, 2026 8:41 AM  
**To:** Joyce, William (DPL); Machado, Victor (DPL); Griffin, Molly (DPL)  
**Subject:** AES is closing

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.

The school committee voted last night to close AES. The end of the this school year.

Sent via the Samsung Galaxy S24, an AT&T 5G smartphone  
Get [Outlook for Android](#)



## Machado, Victor (DPL)

---

**From:** Patrick McPhee <pmcphee@comcast.net>  
**Sent:** Friday, January 16, 2026 9:53 PM  
**To:** Griffin, Molly (DPL); Joyce, William (DPL); Machado, Victor (DPL)  
**Subject:** Town of Ashby: AES cost comparsion and Town Hall  
**Attachments:** AES Reports; Ashby Elementary ARPA Funding - ARPA FUNDS (1).pdf; Ashby Five Year Capital Projects (1).pdf; Town Ashby Warrants \_2018 to 2025 TownHalls.xlsx; ashby-es-jan-2023.docx; Ashby Town Hall and AES.docx

**Importance:** High  
**Sensitivity:** Private

**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.

Look Ashby Town Hall and AES word document, I left it in word so you can click on links.  
The Town excel compares to warrants and receipts  
AES is from the Regional School district documents

I did this in Word, so you follow my links and verify the data. I know the Town gave some permits, but I don't have the values

<https://www.nmrso.org/post-details/~board/spotlights-district-news-1696/post/cost-savings-condition-studies-8544-870>

The Windows and Roof, I have a call into the Fincom people

But the bottom line More than 30% is reached:  
AES is \$1,202,600.00  
Total spent \$815,510.00 (without the Town listed permits)  
Plus the Mass Funds for solar \$300k  
Plus the Windows and roof funds

Town Hall MORE than 30% is reached:  
\$243,650 Town Hall  
Invoices \$300,914.47

Enjoy weekend, Pat

Patrick D. McPhee  
56 Heywood Road, Ashby, Ma 01431  
[pmcphee@comcast.net](mailto:pmcphee@comcast.net)  
Cell +1-978-875-0851

## Machado, Victor (DPL)

---

**From:** Eibye, Robin <reibye@nmrsd.org>  
**Sent:** Friday, December 5, 2025 12:00 PM  
**To:** PATRICK MCPHEE  
**Cc:** Brad Morgan; Gary Reese; Lisa Martin; David Amari  
**Subject:** AES Reports  
**Attachments:** Ashby Elementary ARPA Funding - ARPA FUNDS (1).pdf; Ashby Five Year Capital Projects (1).pdf

Mr. McPhee,

I'm happy to hear you are recovering well. As you requested, I will share the information with my team regarding the AES hearing and inspection scheduled for December 18, and that district representatives need approval to attend.

Information on the Ashby Elementary School Building Committee and Ashby Elementary School studies can be found here on our website:

<https://www.nmrsd.org/school-committee/subcommittees/aesbc>

When you log onto the AES Building Committee page, links to the following reports are located on the right

1. [AES ARPA Funding as of 10/10/2024](#)
2. [Cost Savings Alternative Study](#)
3. [Perkins Eastman AES Study](#)
4. [AES Conditions Study](#)
5. [HBMS Conditions Study](#)

[Cost Savings & Conditions Studies](#) page can be found here as well.

Also, attached is the Ashby Elementary ARPA Funding information as previously requested, as well as a report of AES Capital costs for the past five years, which lists Ashby Elementary School's capital project expenditures for the past five years.

Respectfully,



## **Machado, Victor (DPL)**

---

**From:** Mary Daughraty <mdaughraty@ashbyma.gov>  
**Sent:** Wednesday, January 14, 2026 12:55 PM  
**To:** Machado, Victor (DPL)  
**Cc:** Barbara Thorpe; Steve Nims; judto@verizon.net; Building Inspector  
**Subject:** RE: Allen Field Playground- compliance plan submitted & active complaints

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

Thanks for the quick response... My answers in blue ....

Mary Daughraty

---

**From:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Sent:** Wednesday, January 14, 2026 12:34 PM  
**To:** Mary Daughraty <mdaughraty@ashbyma.gov>  
**Cc:** Building Inspector <bldginsp@ashbyma.gov>; Steve Nims <hwysupt@ashbyma.gov>; David Nadeau <dnadeau@ashbyma.gov>; 'judto@verizon.net' <judto@verizon.net>; Barbara Thorpe <tabos@ashbyma.gov>; Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Subject:** RE: Allen Field Playground- compliance plan submitted & active complaints

Hello Mary,

Hope the new year is treating you well. Please see my responses below in red.

Best,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)

---

**From:** Mary Daughraty <mdaughraty@ashbyma.gov>  
**Sent:** Tuesday, January 13, 2026 1:32 PM

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

**Cc:** Building Inspector <[bldginsp@ashbyma.gov](mailto:bldginsp@ashbyma.gov)>; Steve Nims <[hwysupt@ashbyma.gov](mailto:hwysupt@ashbyma.gov)>; David Nadeau <[dnadeau@ashbyma.gov](mailto:dnadeau@ashbyma.gov)>; 'judto@verizon.net' <[judto@verizon.net](mailto:judto@verizon.net)>; Barbara Thorpe <[tabos@ashbyma.gov](mailto:tabos@ashbyma.gov)>

**Subject:** Allen Field Playground- compliance plan submitted & active complaints

**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, Victor,

I'm following up on the recent AAB complaint #C25-005 regarding Ashby Elementary School and concerns about the walkway slope and handicap parking area. Based on the AAB's site visit on 12/18/25, it was determined that:

The walkway slope must be corrected.

A continuous handrail needs to be installed on the outside of the existing railing.

The complaint about the required number of handicap spaces was incorrect; however, the two compliant handicap spots need to be restriped properly, and a sign must be installed.

Based on my count using an aerial image from Google Maps and a quick count while onsite, the parking area appears to contain approximately 40–50 parking spaces. Pursuant to 521 CMR 23.2.1, the minimum required number of accessible parking spaces for this quantity is two (2). Further, 521 CMR 23.2.2 requires that one out of every eight accessible spaces, but not fewer than one, be van-accessible.

Please confirm whether you are asserting that more than two (2) accessible parking spaces are required.

No ,we have two handicap spots which is the amount needed , but the complaint stated we needed 3.I just want to be clear that the part of the complaint is denied

To address these issues, we will need to file a variance and complete the work during warmer weather. We are currently obtaining quotes for the necessary work. Please confirm the next steps for the Town and please provide the required paperwork.

If the project cannot be completed within ninety (90) days, a temporary variance application will be required. The applicable paperwork is available through the Massachusetts Architectural Access Board at: <https://www.mass.gov/architectural-access-board-variance>.

We will apply for a variance so we can perform the work in weather that is suitable for this type of work.

Thank you.

I'm also following up on the compliance plan submitted for Allen Field Playground (Complaint #C24-019) regarding its closure due to lack of funding. I have not yet received confirmation on whether the closure plan meets AAB requirements. Could you please update me on the status of that compliance review?

At the Board meeting held on January 12, 2026, the Board accepted the status report submitted on December 15, 2025. According to the Plan, the playground, effective December 1, 2025, will remain closed until sufficient funds are secured to construct an accessible walkway in compliance with the requirements of the Architectural Access Board (AAB). The playground will not reopen until full compliance is achieved. I did receive word today on the approval of our closure plan

Please note that a photograph submitted on December 3, 2025, shows signage posted on the park fence stating that the closure is in effect until March 31. The case will remain pending to ensure that the park remains closed and inaccessible to the public until full compliance is achieved. We will send another photo in March showing the park is closed until further notice

Additionally, I'd like to check on Complaint #C24-003 concerning the Town Hall elevator and handicap parking. The Town has submitted photos showing the handicap parking spot is compliant and will provide the elevator log covering July 28, 2025, through January 28, 2026. Please confirm that this complaint will be closed once the log is submitted in 16 days.

Upon receipt of the logs, the Board will review and consider the materials submitted. If the Board determines that the documentation constitutes sufficient evidence that the elevator and parking areas have been brought into compliance with the applicable provisions of 521 CMR, a Case Resolution Notice will be issued and mailed. I will send in my log on 1/28/26 as required by the AAB.

The newly formed ADA Commission and I appreciate your assistance in working with the Town to address these ADA concerns and keep these matters on track.

Thank you,  
Mary Daughraty  
Ashby



## **Machado, Victor (DPL)**

---

**From:** Mary Daughraty <mdaughraty@ashbysma.gov>  
**Sent:** Tuesday, December 23, 2025 1:00 PM  
**To:** Machado, Victor (DPL)  
**Cc:** Building Inspector  
**Subject:** AAB complaints

**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, Victor,

I am writing in response to two of the open AAB complaints against the Town of Ashby:

### **1. American Legion Hall – CMR Compliance**

Regarding the American Legion Hall at 35 New Ipswich Rd: The Building Inspector and I met this morning for an hour to develop a plan to move forward, which may include requesting a variance for the building layout or closing the building to the public. I am meeting with the Manager of the Legion today, if possible, or immediately following the holiday. This meeting will address plans for the building currently rented by the American Legion Post. The Town will submit a plan to the AAB very soon. Could you please advise on the timeline the AAB typically grants for implementing such a compliance plan?

### **2. Walkway and Handicap Parking Modifications- 911 Main Street – Elementary School**

The Town is seeking recommendations for local concrete and welding companies to obtain quotes and pricing for the modifications required by the AAB. These estimates will help determine the financial resources needed. The actual work to modify the walkway and correct the two existing handicap spots will occur during the construction season (April/May) due to weather constraints. The building is currently unoccupied and will only be used twice—once in April and once in May—during which the Town will provide an alternate ADA-compliant entrance.

### **3. Formation of ADA Commission**

The Town is creating an ADA Commission to address compliance issues collaboratively. The Select Board will meet on 12/30/25 to discuss forming the commission and appointing a liaison from the Board. The commission will include one Select Board member, the Building Inspector, the Highway Superintendent, and the SB/TA office administrator.

Please let us know the next steps required by the Town regarding the walkway and handicap spot modifications.

Thank you again for visiting the site to assess the complaint.

Wishing you and your team a Happy Holiday,

Mary Daughraty

## Machado, Victor (DPL)

---

**From:** Mary Daughraty <mdaughraty@ashbyma.gov>  
**Sent:** Tuesday, December 30, 2025 9:44 AM  
**To:** Machado, Victor (DPL)  
**Cc:** Building Inspector; Paul Lasorsa  
**Subject:** new ADA Commission

**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 Victor,

I wanted to let you and the AAB know that the Select Board will be voting this evening during their open public meeting to establish an ADA Commission.

The commission will include:

- One Select Board member
- One Building Official
- One Highway Department representative
- One administrative staff member from the Town Administrator's office
- I, serving as the ADA Coordinator

Once the commission is officially formed and all members are appointed, we plan to meet after the New Year to review outstanding items and develop an action plan.

I will also provide a broader photo of the handicap access to Town Hall. Our Building Inspector has confirmed that the threshold is less than 1/4 inch and will email you regarding this matter as well.

Wishing you a Happy New Year!

Mary Daughraty  
Ashby

USPS TRACKING #



BOSTON MA 020

5 DEC 2025 PM 6 L

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USPS  
Permit No. G-10

9590 9402 9559 5121 9116 26

United States  
Postal Service

Division of Occupational Licensure

One Federal Street, Suite 600

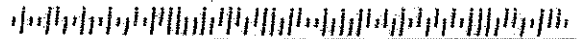
Boston, MA 02110

ATTN:

DEC 15 2025

C25-005  
SITE VISIT  
Ashby Elem Sch  
ASHBY

AAB



AAB 90

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, on the front if space permits.

## 1. Article Addressed to:

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431



9590 9402 9559 5121 9116 26

2. Article Number (Transfer from service label)

9589 0710 5270 3419 9536 29

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Barbara Thorpe*☐ Agent☐ Addressee

## B. Received by (Printed Name)

*Barbara Thorpe*

## C. Date of Delivery

*12/9/2025*

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- |                                                                        |                                                                     |
|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |                                                                     |
| <input type="checkbox"/> Insured Mail                                  |                                                                     |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |                                                                     |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

AAB 91

## **Machado, Victor (DPL)**

---

**From:** Building Inspector <bldginsp@ashbyma.gov>  
**Sent:** Friday, December 19, 2025 3:07 PM  
**To:** Machado, Victor (DPL); Mary Daughraty; mpellegrino  
**Subject:** Re: C25-005 Ashby Elementary, 911 Main St, Ashby - Site Visit Report

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.

Got it thanks

---

**From:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Sent:** Friday, December 19, 2025 3:05 PM  
**To:** Mary Daughraty <mdaughraty@ashbyma.gov>; mpellegrino <mpellegrino@nilp.org>; Building Inspector <bldginsp@ashbyma.gov>  
**Cc:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Subject:** C25-005 Ashby Elementary, 911 Main St, Ashby - Site Visit Report

Ms. Daughraty,

Please find the attached Site Visit Report for Ashby Elementary School, located at 911 Main Street, Ashby, MA - Docket No. C25-005.

Best,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)





## **Machado, Victor (DPL)**

---

**From:** Machado, Victor (DPL)  
**Sent:** Friday, December 19, 2025 3:06 PM  
**To:** Mary Daughraty; mpellegrino; bldginsp@ashbyma.gov  
**Cc:** Machado, Victor (DPL)  
**Subject:** C25-005 Ashby Elementary, 911 Main St, Ashby - Site Visit Report  
**Attachments:** C25-005 AAB Site Visit - Ashby Elementary School.pdf

Ms. Daughraty,

Please find the attached Site Visit Report for Ashby Elementary School, located at 911 Main Street, Ashby, MA - Docket No. C25-005.

Best,  
Victor

**Victor Machado**  
Compliance Officer  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118

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



**MAURA HEALEY**  
GOVERNOR



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

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

One Federal Street, Suite 600 • Boston • MA • 02110  
V: 617-727-0660 • [www.mass.gov/aab](http://www.mass.gov/aab) • Fax: 617-979-5459

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

December 19, 2025

**Site Visit Report**

**Re: Ashby Elementary, 911 Main St, Ashby (C25-005)**

On December 18, 2025, at 11:00 a.m., the Architectural Access Board ("AAB") conducted a site visit at Ashby Elementary School, located at 911 Main Street, Ashby, regarding Complaint Docket No. C25-005. The purpose of the visit was to inspect the facility and assess compliance with 521 CMR.

**AAB Representatives in Attendance:**

- William Joyce, Executive Director
- Victor Machado, Compliance Officer

**Town of Ashby Representatives in Attendance:**

- Paul Lasorsa, Selectboard Chairperson
- Brad Morgan, Superintendent of Schools
- Mike Bussell, Fire Chief
- Steve Nims, Highway Superintendent
- Mike Sauvageau, Building Inspector
- Jeremy Hamond, Director of Operations (Schools)
- David Amari, Director of Building and Grounds (Schools)
- Kevin Cormier, Assistant Business Manager (Schools)
- Chris Regan, Firefighter
- Christopher Bjornson, Firefighter & EMT

**Complainant Present:**

- Patrick McPhee

The site visit was requested by Town Administrator Mary Daughraty to review the matters identified in the Notice of Violation dated November 19, 2025. The inspection was conducted in

two phases: (1) evaluation of accessible parking, and (2) assessment of the ramp. The following infractions were confirmed.

---

## **Accessible Parking**

**23.4.1 Width:** Accessible parking spaces must be at least eight feet (8' / 2,438 mm) wide, exclusive of the access aisle. Both designated accessible spaces were measured and found to be less than the required width. (Reference Photo A)

**23.4.6 Access Aisles:** Access aisles must be level, with slopes not exceeding 1:50 (2%) in any direction (521 CMR § 23.4.6(d)). Portions of the access aisles associated with the accessible spaces have slopes ranging from approximately 2.4% to 6%, exceeding the allowable maximum. (Reference Photos B & C)

**23.2.2 Van-Accessible Parking:** At least one (1) of every eight (8) accessible spaces, but not fewer than one, must be van accessible. The site does not provide a van-accessible space, in violation of 521 CMR §§ 23.2.2 and 23.4.7.

**23.4.7 Van-Accessible Parking Standards:** Van-accessible spaces must provide:

- a. Minimum vertical clearance of 8'2" (2,489 mm) at the space and along at least one vehicular access route;
- b. Signage identifying the space as "Van Accessible," in accordance with 521 CMR § 23.6;
- c. Permissible grouping on a single level;
- d. Minimum space width of 8' (2,438 mm); and
- e. Access aisle minimum width of 8' (2,438 mm).

**23.6.1 Sign Location:** A sign must be located at the head of each accessible space, no more than 10' (3,048 mm) from the space. The site provides a single shared sign for both spaces, which does not comply. (Reference Photo D)

---

## **Ramps**

**24.2.1 Ramp Slope:** Ramps must be constructed with the least possible slope and shall not exceed 1:12 (8.3%) (521 CMR §§ 24.2.1, 2.4.4(d)). Ramp slopes measured from the lower to upper point range from 7.0% to 9.5%, exceeding the maximum allowed in certain areas. (Reference Photos E, F, & G)

**24.4 Landings:** Landings are required at the bottom and top of each ramp, at the end of each ramp run, and where ramps change direction. Ramp runs may not exceed 30' (9 m) between

landings. The ramp run at this site exceeds the maximum by approximately 3'. (Reference Photo H)

**24.4.5 Landing Dimensions for Turning:** Landings where ramps change direction must measure at least 60" × 60" (1,524 mm × 1,524 mm). The upper landing measures 60" × 56", which is noncompliant. (Reference Photos I, J, & K)

**24.5.3 Handrails – Continuous Surface:** Handrails must be continuous, except at doorways or openings, allowing unimpeded hand movement (521 CMR § 24.5.3). Existing handrails are interrupted and noncompliant. (Reference Photo H)

---

Should you have any questions or require clarification regarding this report, please do not hesitate to contact the office or me directly via email at [victor.machado@mass.gov](mailto:victor.machado@mass.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Victor Machado', with a stylized flourish at the end.

Victor Machado  
Compliance Officer

cc: Local Building Inspector  
Local Commission on Disability  
Independent Living Center  
Complainant



## REFERENCES

Photo A:



Photo B:





Photo C:



Photo D:





Photo E:



Photo F:





Photo G:



Photo H:

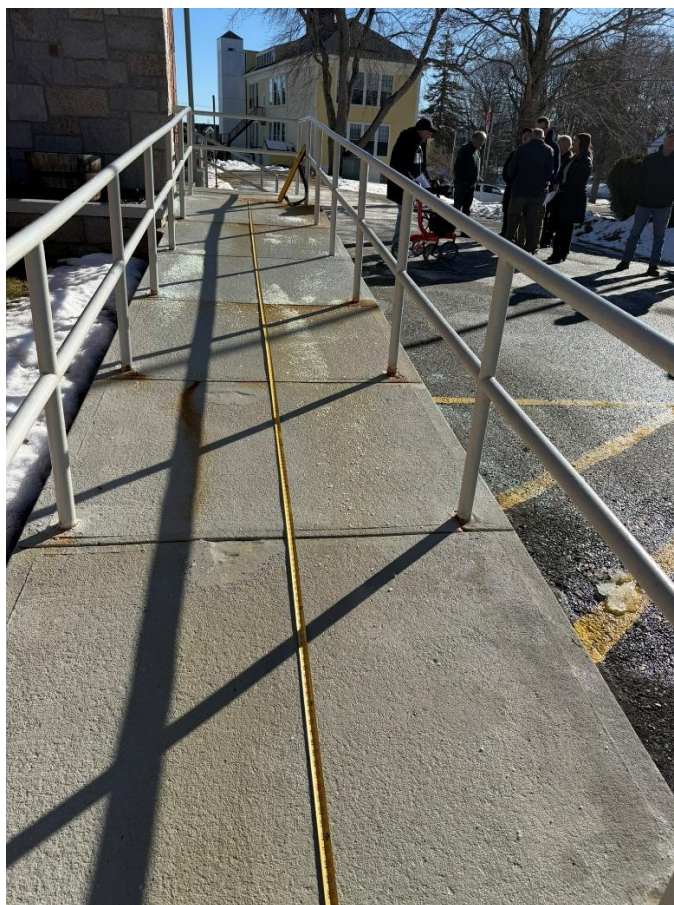




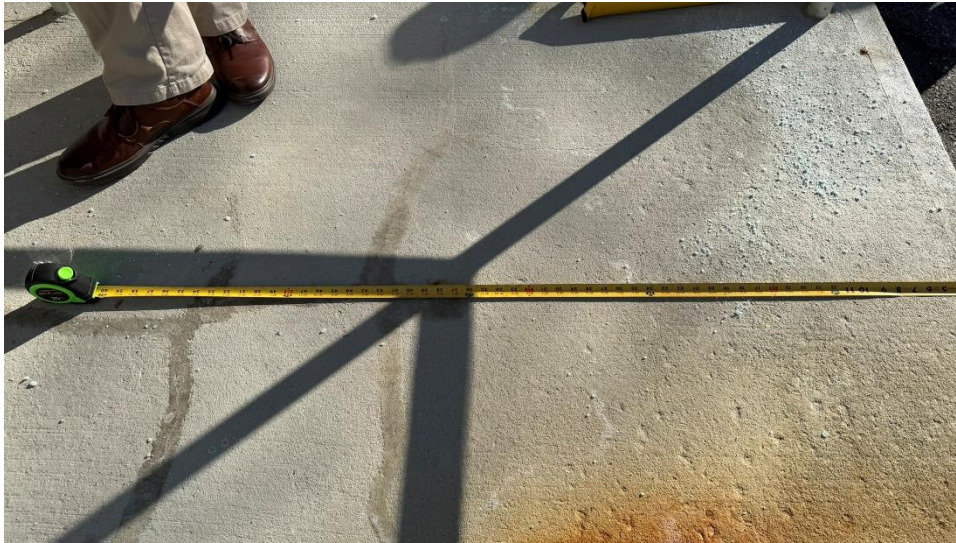
Photo I:



Photo J:



Photo K:





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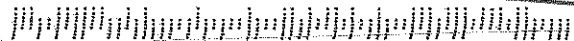
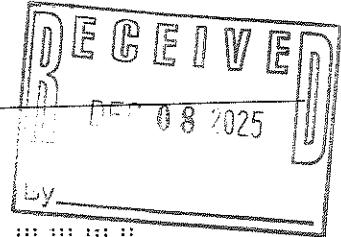
United States  
Postal Service

Division of Occupational Licensure  
One Federal Street, Suite **AAB**  
Boston, MA 02110-2012

C25-005  
FIRST NOTICE  
Aslaby

ATTN:

**AAB**



**AAB 103**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431



9590 9402 9559 5121 9102 78

2. Article Number (Transfer from service label)

7010 1870 0001 4989 8739

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X Barbara Thorge

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

Barbara Thorge

C. Date of Delivery

12/2/2025

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- |                                                                        |                                                                     |
|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |                                                                     |
| <input type="checkbox"/> Insured Mail                                  |                                                                     |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |                                                                     |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

AAB 104



|                                |                                       |                                                    |              |           |                |                            |            |                    |  |
|--------------------------------|---------------------------------------|----------------------------------------------------|--------------|-----------|----------------|----------------------------|------------|--------------------|--|
|                                | ARPA Funding Ashby Elementary School  |                                                    | \$300,000.00 |           |                |                            |            |                    |  |
| Ashby Building Committee Voted |                                       |                                                    |              |           |                |                            |            |                    |  |
| Date                           | Vendor                                | Line Memo                                          | Debit        | PO Number | Invoice Number | Account                    | FY         | Notes              |  |
| 11/16/2023                     | Niklaus Painting and Construction Co. | Labor to install 45 sheets of plywood onto ext     | \$6,500.00   | 240770    | AES 11/6/23    | 081.5.10.7100.645.000.00.0 | FY24       | billed & Paid Town |  |
| 11/16/2023                     | Niklaus Painting and Construction Co. | Materials to install 45 sheets of plywood onto ext | \$2,775.00   | 240770    | AES 11/6/23    | 081.5.10.7100.645.000.00.0 | FY24       | billed & Paid Town |  |
| 11/16/2023                     | Niklaus Painting and Construction Co. | Boom lift to install 45 sheets of plywood onto ext | \$700.00     | 240770    | AES 11/6/23    | 081.5.10.7100.645.000.00.0 | FY24       | billed & Paid Town |  |
| 3/7/2024                       | John Turner Consulting                | Underground tunnel asbestos abatement plan and pro | \$3,500.00   | 240487    | 2450063-01     | 081.5.10.7100.645.000.00.0 | FY24       | billed & Paid Town |  |
| 04/18/24                       | Habeeb & Associates                   | Heating Study                                      | \$11,250.00  | 241354    | 1919.03-01     | 081.5.10.7100.645.000.00.0 | FY24       | billed & Paid Town |  |
| 05/23/24                       | Habeeb & Associates                   | Heating Study                                      | \$3,750.00   | 241354    | 1919.03-02     | 081.5.10.7100.645.000.00.0 | FY24       | billed & Paid Town |  |
| 08/15/24                       | John Turner Consulting                | Abatement plan & monitoring svcs                   | \$1,425.00   | 250308    | 2450063-02     | 081.5.10.7100.645.000.00.0 | FY25       | billed & Paid Town |  |
| 09/19/24                       | Asbestos Pro Services LLC             | Asbestos Removal project                           | \$89,715.00  | 250393    | 2382 and 2383  | 081.5.10.7100.645.000.00.0 | FY25       | billed & Paid Town |  |
| 11/21/24                       | John Turner Consulting                | Asbestos Removal project                           | \$14,195.00  | 250832    | 2450063-03     | 081.5.10.7100.645.000.00.0 | FY25       | billed & Paid Town |  |
| 1/9/25                         | Combustion Services                   | 2nd Boiler replacement                             | \$67,275.00  | 250799    | 36708          | 081.5.10.7100.645.000.00.0 | FY25       | billed & Paid Town |  |
| 01/30/25                       | FW Webb Co                            | Pipe insulation                                    | \$4,932.76   | 251052    | 975528574      | 081.5.10.7100.645.000.00.0 | FY25       | billed & Paid Town |  |
| 2/20/25                        | Amazon                                | Awning for side door                               | \$530.95     | 251049    | 1MTD-LHF6-L9RI | 081.5.10.7100.645.000.00.0 |            | billed & Paid Town |  |
| 6/30/25                        | Short Breeze Construction             | Installation of pipe insulation                    | \$6,500.00   | 250166    | 1024           | 081.5.10.7100.645.000.00.0 | FY25       | To Bill            |  |
|                                |                                       | Total ARPA Spent to Date                           | \$213,048.71 |           |                |                            |            |                    |  |
|                                |                                       |                                                    |              |           |                |                            |            |                    |  |
|                                |                                       | Pending costs                                      |              |           |                |                            |            |                    |  |
|                                | City Line Paving                      | Paving handicap space and 3 door areas             | 0            | HOLD      |                |                            | \$8,600.00 |                    |  |
|                                | Unitil                                | Steam trap survey                                  | 0            | HOLD      |                |                            | \$1,627.50 |                    |  |
|                                |                                       | Total Pending Cost                                 | \$0.00       |           |                |                            |            |                    |  |
|                                |                                       | Total Projected ARPA NMRSD                         | \$213,048.71 |           |                |                            |            |                    |  |
|                                |                                       |                                                    |              |           |                |                            |            |                    |  |
|                                |                                       | Remaining ARPA funds                               | \$86,951.29  |           |                |                            |            |                    |  |
|                                |                                       |                                                    |              |           |                |                            |            |                    |  |
|                                |                                       |                                                    |              |           |                |                            |            |                    |  |
|                                |                                       |                                                    |              |           |                |                            |            |                    |  |
|                                |                                       |                                                    |              |           |                |                            |            |                    |  |
|                                |                                       |                                                    |              |           |                |                            |            |                    |  |
|                                |                                       | awning                                             | \$530.95     |           |                |                            |            |                    |  |
|                                |                                       | 1960s wing                                         | \$9,975.00   |           |                |                            |            |                    |  |
|                                |                                       | Abatement project only                             | \$120,267.76 |           |                |                            |            |                    |  |
|                                |                                       | boiler & study                                     | \$82,275.00  |           |                |                            |            |                    |  |
|                                |                                       |                                                    |              |           |                |                            |            |                    |  |
|                                |                                       |                                                    | \$213,048.71 | \$0.00    |                |                            |            |                    |  |





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

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

Docket Number

C25-005

(Office Use Only)

You have received this Notice because the Board has received information indicating that an element or elements of the building or facility you own is or are not in compliance with 521 CMR. This process is designed to provide you with a reasonable opportunity to correct any outstanding violations. Please complete both sides of this form and return it to:

Victor Machado  
Architectural Access Board  
1 Federal Street, Suite 600  
Boston, MA 02110  
Email: [Victor.Machado@mass.gov](mailto:Victor.Machado@mass.gov)

Electronic Copies of this form are available at the Board's website (<http://www.mass.gov/aab>) if you wish to submit it via email. If you have any questions, please contact the Board's staff via telephone at 617-727-0660 during normal business hours (9am – 5pm Mon-Fri). Please note that failure to return this document in a timely manner will result in the Issuance of a Second Notice, and continued failure to address the items cited may result in fines of up to \$1,000 per day per violation among other legal remedies.

Please check ONE of the boxes below and return this form within 14 days of receipt of the First Notice:

☐ I have enclosed a plan to correct the violation(s), including a date for when I expect the work to be complete. I am aware that this plan will need to be approved by the Compliance Officer.

☒ I require additional time to prepare a plan to correct the cited violation(s), I have attached an explanation for why I require this additional time, including the specific amount of additional time I am requesting (which cannot exceed 90 days from the date of receipt of this Notice), and am aware that the Compliance Officer is not obligated to grant this additional time. *requesting site visit by AAB*

☐ I believe that correcting the violation(s) cited in the First Notice is impracticable (as defined in 521 CMR 5) and will be submitting a completed Application for Variance in no more than 30 days from the date I received the First Notice.

☐ I believe that the element(s) cited in the First Notice are not in violation of 521 CMR and I have attached a detailed explanation showing why they are in compliance or not otherwise subject to 521 CMR, including specific references to the applicable code sections.

☐ I am neither the legal owner of the building/facility nor their employee or agent.

*Mary Daugherty*  
(Signature)

*December 1, 2025*  
(Date)

December 1, 2025

Architectural Access Board

1 Federal Street, Suite 600

Boston, MA 02118

Subject: Request for 90-Day Extension – Docket No. C25-005

Dear Architectural Access Board,

I am writing to respectfully request a 90-day extension regarding the First Notice issued by the AAB on November 19, 2025 (Docket No. C25-005). This additional time will allow the Architect Access Board to visit the site and inspect the walkway, as this matter was previously reviewed by both the town's Building Inspector and the AAB approximately two to three years ago.

Following the inspection, the town can proceed based on the AAB's determination. The extension will also provide us with the necessary time to develop a comprehensive plan for either improving the existing entrance or constructing a new entrance to Ashby Elementary School.

Your consideration of this request will greatly assist us in creating a solution that best serves our community. Please let me know if you require any additional information or documentation.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Mary Daugherty". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mary Daugherty

Town of Ashby

## Machado, Victor (DPL)

---

**From:** Joyce, William (DPL)  
**Sent:** Thursday, December 4, 2025 11:37 AM  
**To:** Patrick McPhee; Machado, Victor (DPL)  
**Cc:** Griffin, Molly (DPL)  
**Subject:** Re: C25-005 Ashby Elementary, 911 Main St, Ashby

Good morning Mr. McPhee,

You are welcome to attend.

Sincerely,

**William Joyce**

Executive Director

He/Him/His

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

1 Federal Street, 6th Floor

Boston, MA 02118

617-727-0660

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

---

**From:** Patrick McPhee <pmcphee@comcast.net>  
**Sent:** Thursday, December 4, 2025 9:29 AM  
**To:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Cc:** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>  
**Subject:** RE: C25-005 Ashby Elementary, 911 Main St, Ashby

**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 Victor,

I would like to be included in this site review meeting

Regards, Pat

---

**From:** Machado, Victor (DPL) [mailto:Victor.Machado@mass.gov]  
**Sent:** Wednesday, December 3, 2025 2:26 PM  
**To:** Mary Daughraty; mpellegrino; bldginsp@ashbysma.gov  
**Cc:** Machado, Victor (DPL)  
**Subject:** C25-005 Ashby Elementary, 911 Main St, Ashby

Hello,

Attached is the copy of the **Sie Visit Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number:  
**C25-005**

Location Address:  
**Ashby Elementary, 911 Main St, Ashby**

This email is intended to keep all relevant parties informed.

Regards,  
Victor

**Victor Machado**  
Compliance Officer I  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**

E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

1 Federal St., Suite 600  
Boston, Massachusetts 02118

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

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

TO: Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431  
-----

Docket Number **C25 005**

RE: Ashby Elementary School  
911 Main Street  
Ashby

DATE: 12/3/2025

Enclosed please find a copy of the following material regarding the complaint against the above location:

- |                                            |                                                       |
|--------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> First Notice      | <input type="checkbox"/> Stipulated Order             |
| <input type="checkbox"/> Second Notice     | <input checked="" type="checkbox"/> Letter of Meeting |
| <input type="checkbox"/> Notice of Hearing | <input type="checkbox"/> Application for Variance     |
| <input type="checkbox"/> Correspondence    | <input type="checkbox"/> Decision of the Board        |

Please review all enclosed documents carefully.

cc: Local Building Inspector  
Independent Living Center  
Local Commission on Disability  
Complainant

**AAB 111**





**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

1 Federal St., Suite 600  
Boston, Massachusetts 02110

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

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

December 3, 2025

Docket: C 25 - 005

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

RE Ashby Elementary School  
911 Main Street  
Ashby

Dear Sir/Madam

On December 18, 2025, at 11:00 AM, staff members of the Architectural Access Board will conduct a site visit in relation to the existing complaint that has been filed against the above premises. Please have someone available on site to answer questions.

If you have any questions or concerns prior to the visit, please contact our office at 617-727-0660.

Sincerely, -

William Joyce  
Executive Director

cc: Local Building Inspector  
Local Disability Commission  
Independent Living Center  
Complainant



**COPY**

**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

1 Federal St., Suite 600  
Boston, Massachusetts 02118

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

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

TO: Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

Docket Number **C 25 005**

RE: Ashby Elementary School  
911 Main Street  
Ashby

DATE: 11/19/2025

Enclosed please find a copy of the following material regarding the complaint against the above location:

- |                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> First Notice | <input type="checkbox"/> Stipulated Order         |
| <input type="checkbox"/> Second Notice           | <input type="checkbox"/> Letter of Meeting        |
| <input type="checkbox"/> Notice of Hearing       | <input type="checkbox"/> Application for Variance |
| <input type="checkbox"/> Correspondence          | <input type="checkbox"/> Decision of the Board    |

Please review all enclosed documents carefully.

cc: Local Building Inspector  
Independent Living Center  
Local Commission on Disability  
Complainant

**AAB 113**



**COPY**

MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

1 Federal St., Suite 600  
Boston, Massachusetts 02110

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

November 19, 2025

Docket Number C25 005

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

**RE: Ashby Elementary School 911 Main Street**

**Ashby**

Dear Sir/Madam

Upon information received by the Architectural Access Board, the facility referenced above has been reported to violate M.G.L. c. 22, § 13A and the Rules and Regulations (521 CMR) promulgated thereunder. Reported violations, include the following items:

**Section: Reported violation:**

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24.4   | <p>Landings: Ramps shall have landings for turning and resting. At a minimum, landings shall be located at the bottom and the top of each ramp and each ramp run, and whenever a ramp changes direction. The maximum length of a ramp run between landings shall not exceed 30 feet (9m).</p> <p>The complaint states that the ramp lacks a required resting landing after 30 feet of run and that its total length is 37 feet. (see enclosed photo)</p> |
| 24.5.3 | <p>Handrails shall be continuous without interruption, except by doorways and openings, so that a hand can move from end to end without interruption.</p> <p>The complaint reports that the handrails are not continuous without interruption. (see enclosed photo)</p>                                                                                                                                                                                  |
| 23.2.2 | <p>One in every eight accessible spaces, but not less than one, shall be van accessible, See 521 CMR 23.4.7.</p> <p>Complaint reports no van accessible parking space are available.</p>                                                                                                                                                                                                                                                                 |
| 23.2.1 | <p>CMR Section 23.2.1 requires parking lots with 51-75 total parking spaces to provide three (3) accessible parking spaces.</p> <p>Complaint reports only one (1) accessible parking spaces are provided. (see enclosed photo)</p>                                                                                                                                                                                                                       |
| 23.6   | <p>Signage: Accessible parking spaces shall be identified by signs indicating that they are reserved.</p> <p>The complaint states that the above-ground signage is not installed at the head of each parking space, is mounted at an incorrect height, and does not include the required designation "Van-Accessible." (See enclosed photograph.)</p>                                                                                                    |

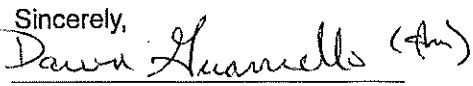
Under Massachusetts law, the Board is authorized to take legal action against violators of its regulations, including but not limited to, an application for a court order preventing the further use of an offending facility. The Board also has the authority to impose fines of up to \$1,000.00 per day, per violation, for willful noncompliance with its regulations.

You are requested to notify this Board, in writing, of the steps you have taken or plan to take to comply with the current regulations. Please note the current sections may be different from the sections that are cited above. Unless the Board

**AAB 114**

receives such notification within 14 days of receipt of this letter, it will take necessary legal action to enforce its regulations as set forth above. If you have any questions, you may contact this office.

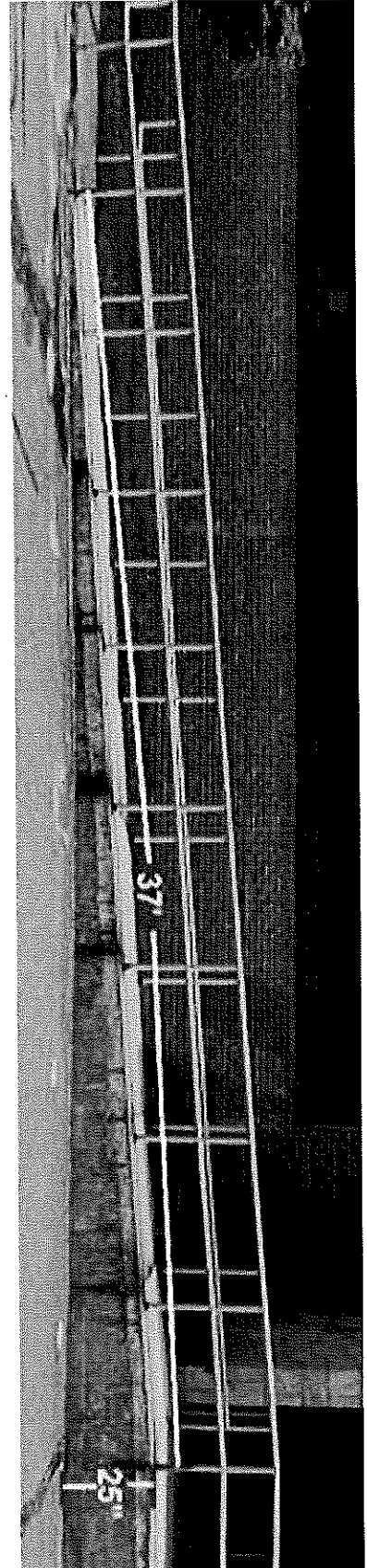
cc: Local Building Inspector  
Local Disability Commission  
Independent Living Center  
Complainant

Sincerely,  
  
Dawn Guarriello  
Chairperson

**COPY**



**COPY**





---

**C25-005 Ashby Elementary, 911 Main St, Ashby**

---

**From** Machado, Victor (DPL) <Victor.Machado@mass.gov>

**Date** Wed 11/19/2025 10:30 AM

**Cc** Machado, Victor (DPL) <Victor.Machado@mass.gov>

**Bcc** pmcphee@comcast.net <pmcphee@comcast.net>; mdaughraty@ashbyma.gov <mdaughraty@ashbyma.gov>; Coffin, Meg <mcoffin@centerlw.org>; msauvageau746@gmail.com <msauvageau746@gmail.com>; bldginsp@ashbyma.gov <bldginsp@ashbyma.gov>

 1 attachment (599 KB)  
C25-005 First Notice.pdf;

Hello,

Attached is the copy of the **First Notice** mailed out by the **Architectural Access Board** regarding accessibility concerns at:

Case Number:  
**C25-005**

Location Address:  
**Ashby Elementary, 911 Main St, Ashby**

This email is intended to keep all relevant parties informed.

Regards,  
Victor

**Victor Machado**  
Compliance Officer I  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

1 Federal St., Suite 600  
Boston, Massachusetts 02118

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

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

TO: Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

Docket Number **C 25 005**

RE: Ashby Elementary School  
911 Main Street  
Ashby

DATE: 11/19/2025

Enclosed please find a copy of the following material regarding the complaint against the above location:

- |                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> First Notice | <input type="checkbox"/> Stipulated Order         |
| <input type="checkbox"/> Second Notice           | <input type="checkbox"/> Letter of Meeting        |
| <input type="checkbox"/> Notice of Hearing       | <input type="checkbox"/> Application for Variance |
| <input type="checkbox"/> Correspondence          | <input type="checkbox"/> Decision of the Board    |

Please review all enclosed documents carefully.

cc: Local Building Inspector  
Independent Living Center  
Local Commission on Disability  
Complainant

**AAB 118**



MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

1 Federal St., Suite 600  
Boston, Massachusetts 02110

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

November 19, 2025

Docket Number C25 005

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

**RE: Ashby Elementary School 911 Main Street**

**Ashby**

Dear Sir/Madam

Upon information received by the Architectural Access Board, the facility referenced above has been reported to violate M.G.L. c. 22, § 13A and the Rules and Regulations (521 CMR) promulgated thereunder. Reported violations, include the following items:

**Section: Reported violation:**

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24.4   | <p>Landings: Ramps shall have landings for turning and resting. At a minimum, landings shall be located at the bottom and the top of each ramp and each ramp run, and whenever a ramp changes direction. The maximum length of a ramp run between landings shall not exceed 30 feet (9m).</p> <p>The complaint states that the ramp lacks a required resting landing after 30 feet of run and that its total length is 37 feet. (see enclosed photo)</p> |
| 24.5.3 | <p>Handrails shall be continuous without interruption, except by doorways and openings, so that a hand can move from end to end without interruption.</p> <p>The complaint reports that the handrails are not continuous without interruption. (see enclosed photo)</p>                                                                                                                                                                                  |
| 23.2.2 | <p>One in every eight accessible spaces, but not less than one, shall be van accessible, See 521 CMR 23.4.7.</p> <p>Complaint reports no van accessible parking space are available.</p>                                                                                                                                                                                                                                                                 |
| 23.2.1 | <p>CMR Section 23.2.1 requires parking lots with 51-75 total parking spaces to provide three (3) accessible parking spaces.</p> <p>Complaint reports only one (1) accessible parking spaces are provided. (see enclosed photo)</p>                                                                                                                                                                                                                       |
| 23.6   | <p>Signage: Accessible parking spaces shall be identified by signs indicating that they are reserved.</p> <p>The complaint states that the above-ground signage is not installed at the head of each parking space, is mounted at an incorrect height, and does not include the required designation "Van-Accessible." (See enclosed photograph.)</p>                                                                                                    |

Under Massachusetts law, the Board is authorized to take legal action against violators of its regulations, including but not limited to, an application for a court order preventing the further use of an offending facility. The Board also has the authority to impose fines of up to \$1,000.00 per day, per violation, for willful noncompliance with its regulations.

You are requested to notify this Board, in writing, of the steps you have taken or plan to take to comply with the current regulations. Please note the current sections may be different from the sections that are cited above. Unless the Board

**AAB 119**

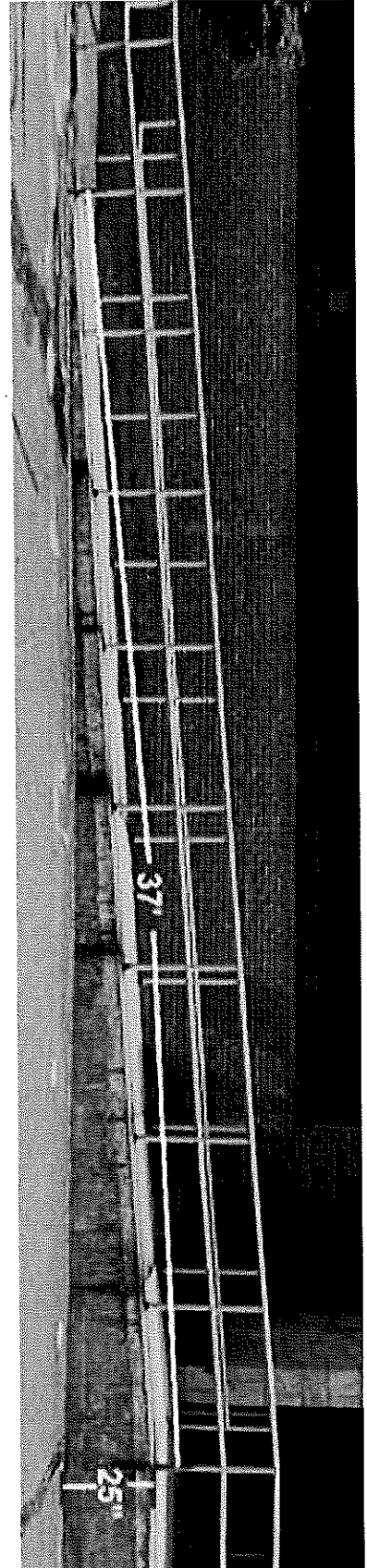
receives such notification within 14 days of receipt of this letter, it will take necessary legal action to enforce its regulations as set forth above. If you have any questions, you may contact this office.

cc: Local Building Inspector  
Local Disability Commission  
Independent Living Center  
Complainant

Sincerely,

Dawn Guarriello (Am)

Dawn Guarriello  
Chairperson







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

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

Docket Number

**C25-005**

(Office Use Only)

You have received this Notice because the Board has received information indicating that an element or elements of the building or facility you own is or are not in compliance with 521 CMR. This process is designed to provide you with a reasonable opportunity to correct any outstanding violations. Please complete both sides of this form and return it to:

**Victor Machado**  
**Architectural Access Board**  
**1 Federal Street, Suite 600**  
**Boston, MA 02110**  
**Email: [Victor.Machado@mass.gov](mailto:Victor.Machado@mass.gov)**

Electronic Copies of this form are available at the Board's website (<http://www.mass.gov/aab>) if you wish to submit it via email. If you have any questions, please contact the Board's staff via telephone at **617-727-0660** during normal business hours (9am – 5pm Mon-Fri). Please note that failure to return this document in a timely manner will result in the issuance of a Second Notice, and continued failure to address the items cited may result in fines of up to \$1,000 per day per violation among other legal remedies.

**Please check ONE of the boxes below and return this form within 14 days of receipt of the First Notice:**

- ☐ I have enclosed a plan to correct the violation(s), including a date for when I expect the work to be complete. I am aware that this plan will need to be approved by the Compliance Officer.
- ☐ I require additional time to prepare a plan to correct the cited violation(s), I have attached an explanation for why I require this additional time, including the specific amount of additional time I am requesting (which cannot exceed 90 days from the date of receipt of this Notice), and am aware that the Compliance Officer is not obligated to grant this additional time.
- ☐ I believe that correcting the violation(s) cited in the First Notice is impracticable (as defined in 521 CMR 5) and will be submitting a completed Application for Variance in no more than 30 days from the date I received the First Notice.
- ☐ I believe that the element(s) cited in the First Notice are not in violation of 521 CMR and I have attached a detailed explanation showing why they are in compliance or not otherwise subject to 521 CMR, including specific references to the applicable code sections.
- ☐ I am neither the legal owner of the building/facility nor their employee or agent.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

## Communications Preference

Please Select one:

☐ I want to receive all further documents regarding this case

electronically at the following **email address**:

---

☐ I want to receive all further documents regarding this case via

certified mail at the following **mailing address**:

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## **Accessible Parking Lot Checklist**

- ☐ Has the correct number of accessible parking spaces based on its size (see the chart at 521 CMR 23.2.1 and modifications for medical facilities at 521 CMR 23.2.4).
- ☐ One out of every 8 accessible spaces, but never less than one is a Van-Accessible parking space.
- ☐ The accessible parking are the closest spaces to the accessible entrance.
- ☐ If the building/facility has multiple accessible entrances the parking spaces are dispersed to serve different accessible entrances.
- ☐ There are accessible paths of travel from each accessible parking space to the nearest accessible entrance.

## **Regular Accessible Parking Space Checklist**

- ☐ The parking space is at least 8' wide (measure from the center of each line).
- ☐ The parking space is at least as long as for parking spaces generally.
- ☐ The parking space has a slope of not more than 1:50 in any direction.
- ☐ The parking space has a uniform paved or hard packed surface.
- ☐ Adjacent to the parking space is an access aisle that:
  - ☐ Is diagonally stripped,
  - ☐ Is at least 5' wide,
  - ☐ Runs the full length of the space,
  - ☐ Has a slope of not more than 1:50 in any direction,
  - ☐ Has a uniform paved or hard packed surface, and
  - ☐ Is part of an accessible route going to the nearest accessible entrance to the building or facility.
- ☐ The lines of the parking space and access aisle are high contrast painted lines or other high contrast delineation.
- ☐ The parking space has a sign at the head of the space that:
  - ☐ Is permanently installed,
  - ☐ Is located between 5'-8' above the ground (measured from the surface of the parking space to the top of the sign), and
  - ☐ Includes the International Symbol of Accessibility.

## **Van-Accessible Parking Space Checklist**

- ☐ The parking space is at least 8' wide (measure from the center of each line).
- ☐ The parking space is at least as long as for parking spaces generally.
- ☐ The parking space has a slope of not more than 1:50 in any direction.
- ☐ The parking space has a uniform paved or hard packed surface.
- ☐ The parking space and the driving path to it have a vertical clearance of at least 8' 2".
- ☐ Adjacent to the parking space is an access aisle that:
  - ☐ Is diagonally stripped,
  - ☐ Is at least 8' wide,
  - ☐ Runs the full length of the space,
  - ☐ Has a slope of not more than 1:50 in any direction,
  - ☐ Has a uniform paved or hard packed surface, and
  - ☐ Is part of an accessible route going to the nearest accessible entrance to the building or facility.
- ☐ The lines of the parking space and access aisle are high contrast painted lines or other high contrast delineation.
- ☐ The parking space has a sign at the head of the space that:
  - ☐ Is permanently installed,
  - ☐ Is located between 5'-8' above the ground (measured from the surface of the parking space to the top of the sign),
  - ☐ Includes the International Symbol of Accessibility, and
  - ☐ Includes the words "Van-Accessible"



## Machado, Victor (DPL)

---

**From:** Patrick McPhee <pmcphee@comcast.net>  
**Sent:** Friday, December 5, 2025 12:13 PM  
**To:** Joyce, William (DPL)  
**Cc:** Machado, Victor (DPL); Griffin, Molly (DPL)  
**Subject:** FW: AES Reports  
**Attachments:** Ashby Elementary ARPA Funding - ARPA FUNDS (1).pdf; Ashby Five Year Capital Projects (1).pdf  
**Importance:** High

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.

Here are reports from the AES school.

Brad presented these to the Town in 2020, but the town decided to do a fire station over the school repairs.

Please download these Asap,, THEY MOVE STUFF AROUND TO SAVE SPACE.

Thank, Pat

---

**From:** Eibye, Robin [mailto:reibye@nmrsd.org]  
**Sent:** Friday, December 5, 2025 12:00 PM  
**To:** PATRICK MCPHEE  
**Cc:** Brad Morgan; Gary Reese; Lisa Martin; David Amari  
**Subject:** AES Reports

Mr. McPhee,

I'm happy to hear you are recovering well. As you requested, I will share the information with my team regarding the AES hearing and inspection scheduled for December 18, and that district representatives need approval to attend.

Information on the Ashby Elementary School Building Committee and Ashby Elementary School studies can be found here on our website:

<https://www.nmrsd.org/school-committee/subcommittees/aesbc>

When you log onto the AES Building Committee page, links to the following reports are located on the right

1. [AES ARPA Funding as of 10/10/2024](#)
2. [Cost Savings Alternative Study](#)

3. [Perkins Eastman AES Study](#)
4. [AES Conditions Study](#)
5. [HBMS Conditions Study](#)

[Cost Savings & Conditions Studies](#) page can be found here as well.

Also, attached is the Ashby Elementary ARPA Funding information as previously requested, as well as a report of AES Capital costs for the past five years, which lists Ashby Elementary School's capital project expenditures for the past five years.

Respectfully,



## Machado, Victor (DPL)

---

**From:** Patrick McPhee <pmcphee@comcast.net>  
**Sent:** Friday, December 5, 2025 11:41 AM  
**To:** Joyce, William (DPL)  
**Cc:** Machado, Victor (DPL); Griffin, Molly (DPL)  
**Subject:** ASHBY: FW: School Access Ramps, parking and playground

**Importance:** High  
**Sensitivity:** Private

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.

---

**From:** Dougan, Jeff (MOD) [mailto:jeff.dougan@mass.gov]  
**Sent:** Monday, March 17, 2025 3:35 PM  
**To:** Patrick McPhee  
**Subject:** Re: School Access Ramps, parking and playground  
**Sensitivity:** Private

Good afternoon, Patrick.

I'll do my best to give you some insights below to the many questions asked.

My answers are highlighted in **Green** so they can be easily seen. The images keep disappearing when I try to respond but I am viewing the pictures from your original email while I respond.

Let me know if you have any additional questions about this.

Sincerely,  
Jeffrey L. Dougan  
Assistant Director for Community Services  
Massachusetts Office on Disability

**Email:** Jeff.Dougan@Mass.Gov - Preferred  
**Phone:** 617-979-7316  
**Web:** [www.mass.gov/mod](http://www.mass.gov/mod)

[Get MOD updates](#)

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This email is a public record unless the content falls within one of the stated exemptions under the [Massachusetts Public Records Law](#) (for example, personal or medical information). If you are not the intended recipient, please notify the original sender and delete all records of it.

---

**From:** Patrick McPhee <pmcphee@comcast.net>

**Sent:** Monday, March 17, 2025 5:36 AM

**To:** Dougan, Jeff (MOD) <jeff.dougan@mass.gov>; DeCicco, Ralph (MOD) <Ralph.DeCicco@mass.gov>

**Subject:** RE: School Access Ramps, parking and playground

**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 Jeff and Doug,

I will be in JP surgery unit this AM from 7-12, I can meet after or call you? Whichever is better

Regards, Pat

Patrick D. McPhee

56 Heywood Road, Ashby, Ma 01431

[pmcphee@comcast.net](mailto:pmcphee@comcast.net)

Cell +1-978-875-0851



---

**From:** Patrick McPhee [mailto:pmcphee@comcast.net]

**Sent:** Wednesday, March 12, 2025 2:55 PM

**To:** 'Dougan, Jeff (MOD)'; 'DeCicco, Ralph (MOD)'

**Subject:** School Access Ramps, parking and playground

**Sensitivity:** Private

There are several issues,

one being the ramp, the Building inspector thinks this as walkway, then changed it to over 50 years. Never provided a State Historical certificate

1. If this ramp is over 50 years old, and **not** predating the 1968 MAAB codes, there would be ramp requirements for the school - as long as it was a school when constructed. ([1968 Codes - See page 5 and 6 for "Ramps"](#)).
2. The age of something doesn't necessarily make it automatically make something historical. If the building or elements are historic it would be found on the Massachusetts Historical Commission's listings. If it is actually historic, to repair or replace this, they would need to get permission from the MHC. If access needs to be waived

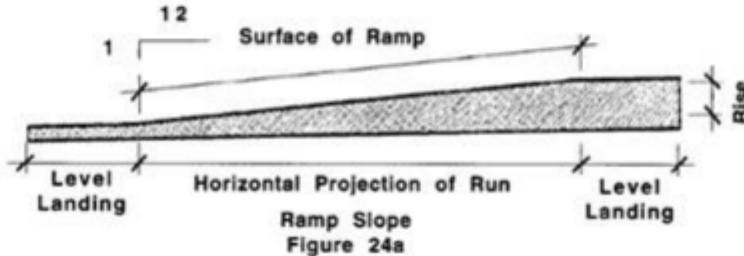
for "historic purposes", then the MAAB and the MHC have a process to be followed to validate the historic significance and justification from MHC about whether they would support or not support a variance.

3. This ramp just looks old and looks like a very minimum of work has been done over the years. If this was compliant with the 68 codes, and has been untouched, the '68 codes allowed differences from today's codes.
  - a. If under the 1968 MAAB codes,
    - i. With 37 feet of run and 25 inches of rise = 444 inches of run for 25 inches of rise = 5.6% - slightly above what is required for walkway.
      1. Walkways would not required handrails or landings.
      2. If under the 1968 MAAB codes, they are off by  $0.6\% \pm .01 = .05\%$ . This, technically, would require a variance.
    - ii. The handrails appear compliant with the 68 codes.
  - b. I wonder if this was originally constructed as a walkway and the handrails were added later.
- 4.

Ramp is 25" x 37' (Max is only allowed under ADA and 521 CMR 30')



24.2.2 The maximum rise for any run shall be 30 inches (30" = 762mm). See Fig. 24a.







Two being the parking spaces

I am not sure of how many parking spaces are available at the school. If your math is correct, that they need 3 accessible parking spaces, that would require a minimum of 51 - 75 available parking spaces.

As for your analysis, it appears to line up with the MAAB regulations.

Parking lines are faded and not allowed

- a. Parallel parking accessible spaces are not code compliant.
- b. Need 2 HC and 1 HC VAN
- c. One sign is illegal for multi Handicap parking spots
- d. Sign is not right height



Parking spots

Three:

I am unsure when the town "filled in the front main school entrance" and created those two paths. If post '68, then the MAAB would have required them to be 5% or less to be walkways. So in this instance a variance or compliance needs to be met.

The Town Filled in the Front main school entrance 1<sup>st</sup> floor, so the 2<sup>nd</sup> floor is used, this exceeds the ADA 5% compliance access ramp. HBMS Conditions Study reopening the 1st floor, is because the incline from the parking lot would require a ramp from the parking lot to the 2nd floor FT door.

|                        |         |
|------------------------|---------|
| Right Side             |         |
| Raise                  | 96      |
| Run                    | 1539.12 |
| Slope not to exceed 5% | 6.24%   |



|                        |         |
|------------------------|---------|
| LeftSide               |         |
| Raise                  | 96      |
| Run                    | 1623.12 |
| Slope not to exceed 5% | 5.91%   |



Four playground:

Again, I am unsure about the playground's age, but the MAAB may have required an accessible route to the playground and to each equipment type. The MAAB may also have required an accessible route around the circumference of the playground as well.

There does not seem to be any accessible picnic tables as well, with no accessible route to them provided.

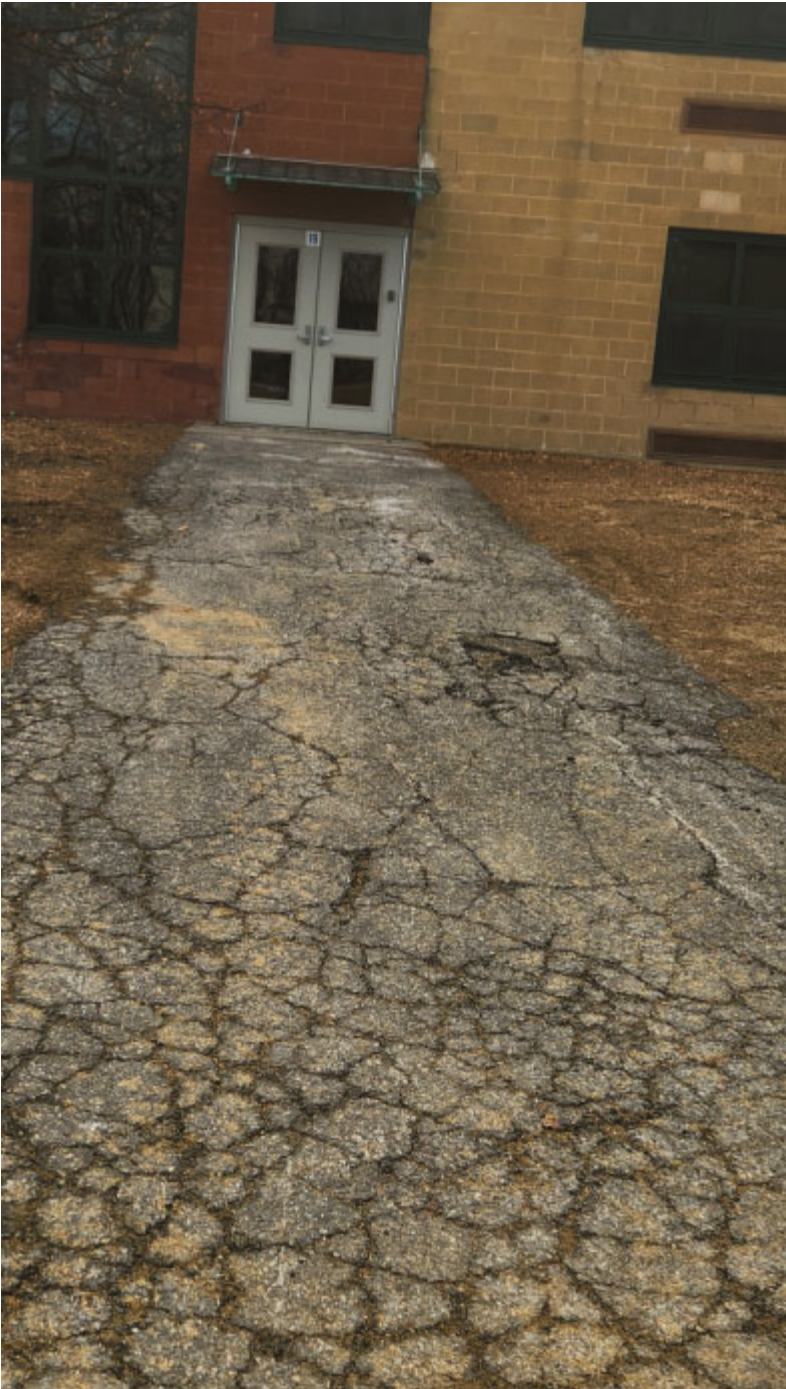






Access to the playground from school:





Since then H/C parking puts your vehicle in the middle of the parking access lanes, preventing people from entering or exiting the parking lot. This is also illegal. So in reality if I conform to the location of the H/C parking, I will be towed. So there is no legal H/C parking, for Town Hall. Because of no Legal parking spot. I normally will try to park along the parking row just across from the H/C parking, but that was all ready taken up by NON-H/C Wednesday night

Also the elevator has been out of service numerous times, 2 times the elevator broke down with Disability people stranded in the elevator, up to 3 hours. There are fire/police reports.

This could result in an MAAB complaint if it fails frequently or is down for an extended period of time. MAAB requires "maintenance of accessible features" which would require accessible elements, like an elevator, to be maintained and in operating condition. For outages, a plan should be in place or variances sought from MAAB to ensure programming on the inaccessible levels could be provided in an accessible location within the building.

Thanks in advance. Pat

Patrick D. McPhee  
56 Heywood Road, Ashby, Ma 01431  
[pmcphee@comcast.net](mailto:pmcphee@comcast.net)  
Cell +1-978-875-0851

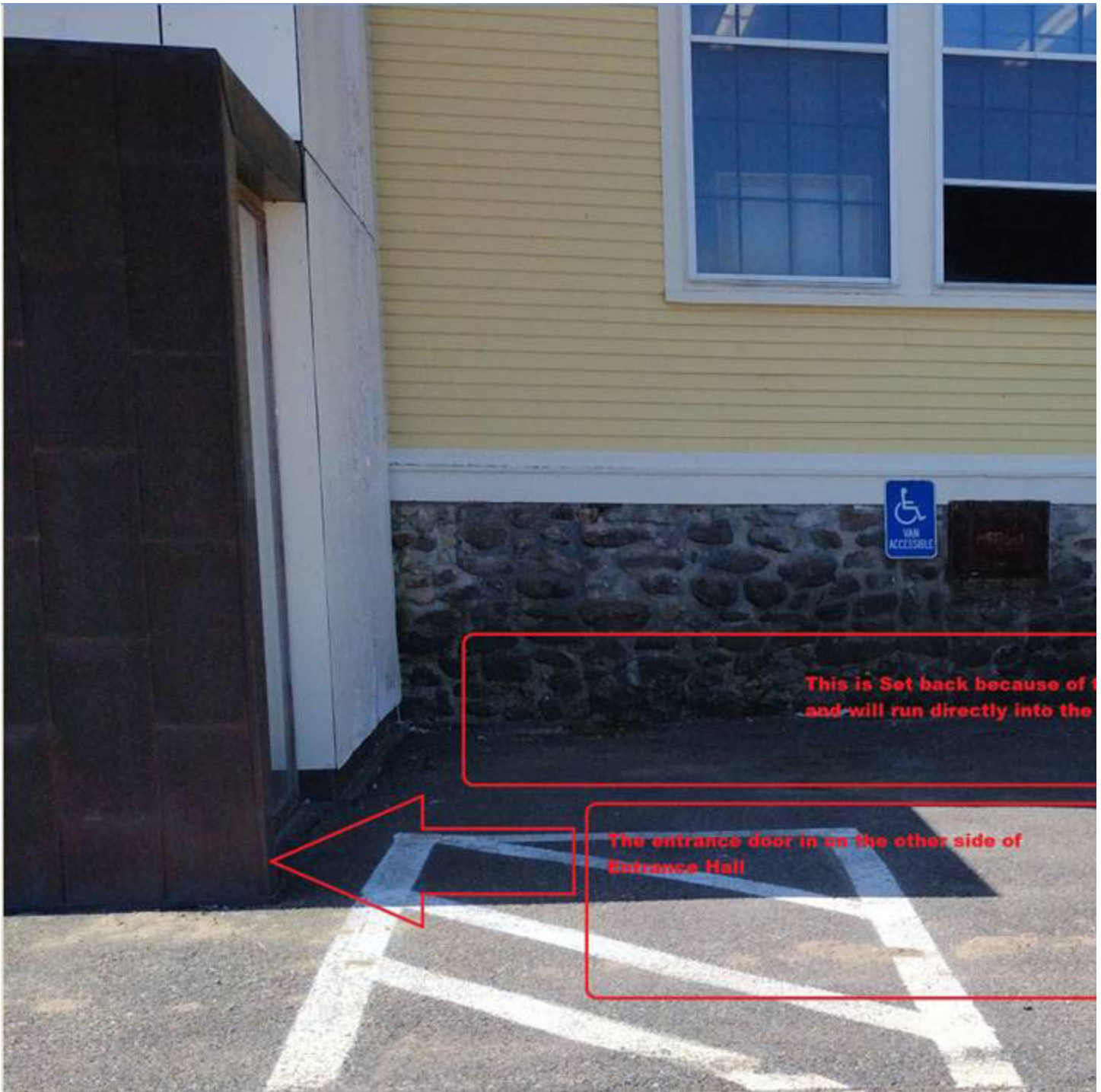




That is a stair lift in the back.









## **Machado, Victor (DPL)**

---

**From:** Mary Daughraty <mdaughraty@ashbysma.gov>  
**Sent:** Monday, December 1, 2025 7:53 AM  
**To:** Machado, Victor (DPL)  
**Cc:** Building Inspector; mpellegrino  
**Subject:** extension request -Ashby  
**Attachments:** 3430\_001.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, Victor,

Please find the attached document. I would like to request that someone from AAB visit the site to conduct a visual inspection as soon as possible and provide a determination, so we can proceed appropriately.

Thank you,

Mary Daughraty



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

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

Docket Number

C25-005

(Office Use Only)

You have received this Notice because the Board has received information indicating that an element or elements of the building or facility you own is or are not in compliance with 521 CMR. This process is designed to provide you with a reasonable opportunity to correct any outstanding violations. Please complete both sides of this form and return it to:

Victor Machado  
Architectural Access Board  
1 Federal Street, Suite 600  
Boston, MA 02110  
Email: [Victor.Machado@mass.gov](mailto:Victor.Machado@mass.gov)

Electronic Copies of this form are available at the Board's website (<http://www.mass.gov/aab>) if you wish to submit it via email. If you have any questions, please contact the Board's staff via telephone at 617-727-0660 during normal business hours (9am – 5pm Mon-Fri). Please note that failure to return this document in a timely manner will result in the Issuance of a Second Notice, and continued failure to address the items cited may result in fines of up to \$1,000 per day per violation among other legal remedies.

Please check ONE of the boxes below and return this form within 14 days of receipt of the First Notice:

☐ I have enclosed a plan to correct the violation(s), including a date for when I expect the work to be complete. I am aware that this plan will need to be approved by the Compliance Officer.

☒ I require additional time to prepare a plan to correct the cited violation(s), I have attached an explanation for why I require this additional time, including the specific amount of additional time I am requesting (which cannot exceed 90 days from the date of receipt of this Notice), and am aware that the Compliance Officer is not obligated to grant this additional time. *requesting site visit by AAB*

☐ I believe that correcting the violation(s) cited in the First Notice is impracticable (as defined in 521 CMR 5) and will be submitting a completed Application for Variance in no more than 30 days from the date I received the First Notice.

☐ I believe that the element(s) cited in the First Notice are not in violation of 521 CMR and I have attached a detailed explanation showing why they are in compliance or not otherwise subject to 521 CMR, including specific references to the applicable code sections.

☐ I am neither the legal owner of the building/facility nor their employee or agent.

*Mary Daugherty*  
(Signature)

*December 1, 2025*  
(Date)

December 1, 2025

Architectural Access Board

1 Federal Street, Suite 600

Boston, MA 02118

Subject: Request for 90-Day Extension – Docket No. C25-005

Dear Architectural Access Board,

I am writing to respectfully request a 90-day extension regarding the First Notice issued by the AAB on November 19, 2025 (Docket No. C25-005). This additional time will allow the Architect Access Board to visit the site and inspect the walkway, as this matter was previously reviewed by both the town's Building Inspector and the AAB approximately two to three years ago.

Following the inspection, the town can proceed based on the AAB's determination. The extension will also provide us with the necessary time to develop a comprehensive plan for either improving the existing entrance or constructing a new entrance to Ashby Elementary School.

Your consideration of this request will greatly assist us in creating a solution that best serves our community. Please let me know if you require any additional information or documentation.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Mary Daugherty". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mary Daugherty

Town of Ashby

## Machado, Victor (DPL)

---

**From:** Joyce, William (DPL)  
**Sent:** Thursday, December 4, 2025 11:37 AM  
**To:** Patrick McPhee; Machado, Victor (DPL)  
**Cc:** Griffin, Molly (DPL)  
**Subject:** Re: C25-005 Ashby Elementary, 911 Main St, Ashby

Good morning Mr. McPhee,

You are welcome to attend.

Sincerely,

**William Joyce**

Executive Director

He/Him/His

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

1 Federal Street, 6th Floor

Boston, MA 02118

617-727-0660

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

---

**From:** Patrick McPhee <pmcphee@comcast.net>  
**Sent:** Thursday, December 4, 2025 9:29 AM  
**To:** Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Cc:** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>  
**Subject:** RE: C25-005 Ashby Elementary, 911 Main St, Ashby

**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 Victor,

I would like to be included in this site review meeting

Regards, Pat

---

**From:** Machado, Victor (DPL) [mailto:Victor.Machado@mass.gov]  
**Sent:** Wednesday, December 3, 2025 2:26 PM  
**To:** Mary Daughraty; mpellegrino; bldginsp@ashbysma.gov  
**Cc:** Machado, Victor (DPL)  
**Subject:** C25-005 Ashby Elementary, 911 Main St, Ashby

Hello,

Attached is the copy of the **Sie Visit Notice** issued by the **Architectural Access Board** regarding accessibility concerns at:

Case Number:  
**C25-005**

Location Address:  
**Ashby Elementary, 911 Main St, Ashby**

This email is intended to keep all relevant parties informed.

Regards,  
Victor

**Victor Machado**  
Compliance Officer I  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**

E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)

P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)





**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

1 Federal St., Suite 600  
Boston, Massachusetts 02118

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

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

TO: Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431  
-----

Docket Number **C25 005**

RE: Ashby Elementary School  
911 Main Street  
Ashby

DATE: 12/3/2025

Enclosed please find a copy of the following material regarding the complaint against the above location:

- |                                            |                                                       |
|--------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> First Notice      | <input type="checkbox"/> Stipulated Order             |
| <input type="checkbox"/> Second Notice     | <input checked="" type="checkbox"/> Letter of Meeting |
| <input type="checkbox"/> Notice of Hearing | <input type="checkbox"/> Application for Variance     |
| <input type="checkbox"/> Correspondence    | <input type="checkbox"/> Decision of the Board        |

Please review all enclosed documents carefully.

cc: Local Building Inspector  
Independent Living Center  
Local Commission on Disability  
Complainant

**AAB 147**



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

1 Federal St., Suite 600  
Boston, Massachusetts 02110

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

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

December 3, 2025

Docket: C 25 - 005

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

RE Ashby Elementary School  
911 Main Street  
Ashby

Dear Sir/Madam

On December 18, 2025, at 11:00 AM, staff members of the Architectural Access Board will conduct a site visit in relation to the existing complaint that has been filed against the above premises. Please have someone available on site to answer questions.

If you have any questions or concerns prior to the visit, please contact our office at 617-727-0660.

Sincerely, -

William Joyce  
Executive Director

cc: Local Building Inspector  
Local Disability Commission  
Independent Living Center  
Complainant



**COPY**

**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

1 Federal St., Suite 600  
Boston, Massachusetts 02118

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

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

TO: Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

Docket Number **C 25 005**

RE: Ashby Elementary School  
911 Main Street  
Ashby

DATE: 11/19/2025

Enclosed please find a copy of the following material regarding the complaint against the above location:

- |                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> First Notice | <input type="checkbox"/> Stipulated Order         |
| <input type="checkbox"/> Second Notice           | <input type="checkbox"/> Letter of Meeting        |
| <input type="checkbox"/> Notice of Hearing       | <input type="checkbox"/> Application for Variance |
| <input type="checkbox"/> Correspondence          | <input type="checkbox"/> Decision of the Board    |

Please review all enclosed documents carefully.

cc: Local Building Inspector  
Independent Living Center  
Local Commission on Disability  
Complainant

**AAB 149**



**COPY**

MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

1 Federal St., Suite 600  
Boston, Massachusetts 02110

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

November 19, 2025

Docket Number **C25 005**

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

**RE: Ashby Elementary School 911 Main Street**

**Ashby**

Dear Sir/Madam

Upon information received by the Architectural Access Board, the facility referenced above has been reported to violate M.G.L. c. 22, § 13A and the Rules and Regulations (521 CMR) promulgated thereunder. Reported violations, include the following items:

**Section: Reported violation:**

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24.4   | <p>Landings: Ramps shall have landings for turning and resting. At a minimum, landings shall be located at the bottom and the top of each ramp and each ramp run, and whenever a ramp changes direction. The maximum length of a ramp run between landings shall not exceed 30 feet (9m).</p> <p>The complaint states that the ramp lacks a required resting landing after 30 feet of run and that its total length is 37 feet. (see enclosed photo)</p> |
| 24.5.3 | <p>Handrails shall be continuous without interruption, except by doorways and openings, so that a hand can move from end to end without interruption.</p> <p>The complaint reports that the handrails are not continuous without interruption. (see enclosed photo)</p>                                                                                                                                                                                  |
| 23.2.2 | <p>One in every eight accessible spaces, but not less than one, shall be van accessible, See 521 CMR 23.4.7.</p> <p>Complaint reports no van accessible parking space are available.</p>                                                                                                                                                                                                                                                                 |
| 23.2.1 | <p>CMR Section 23.2.1 requires parking lots with 51-75 total parking spaces to provide three (3) accessible parking spaces.</p> <p>Complaint reports only one (1) accessible parking spaces are provided. (see enclosed photo)</p>                                                                                                                                                                                                                       |
| 23.6   | <p>Signage: Accessible parking spaces shall be identified by signs indicating that they are reserved.</p> <p>The complaint states that the above-ground signage is not installed at the head of each parking space, is mounted at an incorrect height, and does not include the required designation "Van-Accessible." (See enclosed photograph.)</p>                                                                                                    |

Under Massachusetts law, the Board is authorized to take legal action against violators of its regulations, including but not limited to, an application for a court order preventing the further use of an offending facility. The Board also has the authority to impose fines of up to \$1,000.00 per day, per violation, for willful noncompliance with its regulations.

You are requested to notify this Board, in writing, of the steps you have taken or plan to take to comply with the current regulations. Please note the current sections may be different from the sections that are cited above. Unless the Board

**AAB 150**

receives such notification within 14 days of receipt of this letter, it will take necessary legal action to enforce its regulations as set forth above. If you have any questions, you may contact this office.

cc: Local Building Inspector  
Local Disability Commission  
Independent Living Center  
Complainant

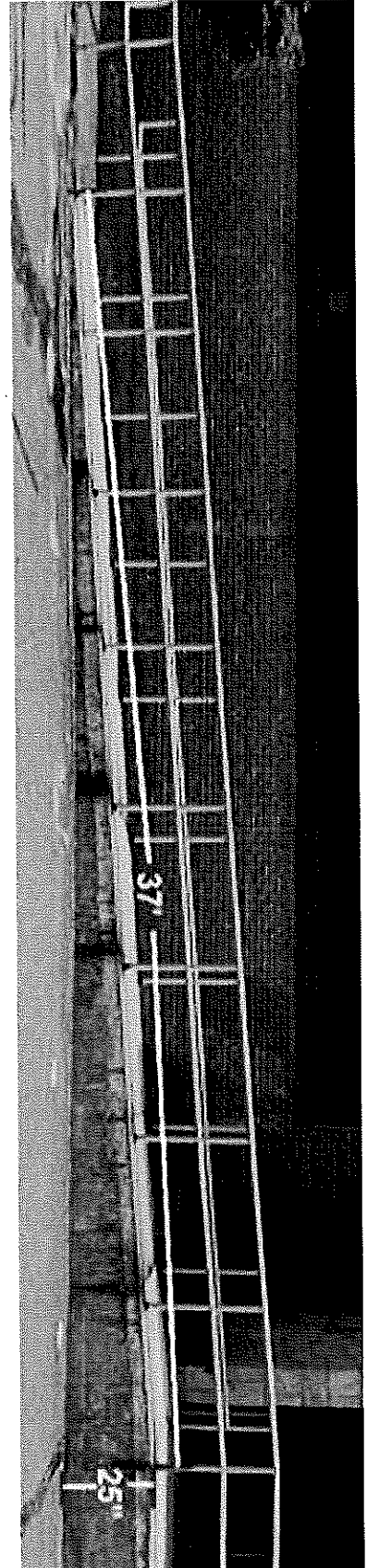
Sincerely,  
*Dawn Guarriello (fm)*  
Dawn Guarriello  
Chairperson

**COPY**





**COPY**



---

**C25-005 Ashby Elementary, 911 Main St, Ashby**

---

**From** Machado, Victor (DPL) <Victor.Machado@mass.gov>

**Date** Wed 11/19/2025 10:30 AM

**Cc** Machado, Victor (DPL) <Victor.Machado@mass.gov>

**Bcc** pmcphee@comcast.net <pmcphee@comcast.net>; mdaughraty@ashbyma.gov <mdaughraty@ashbyma.gov>; Coffin, Meg <mcoffin@centerlw.org>; msauvageau746@gmail.com <msauvageau746@gmail.com>; bldginsp@ashbyma.gov <bldginsp@ashbyma.gov>

 1 attachment (599 KB)  
C25-005 First Notice.pdf;

Hello,

Attached is the copy of the **First Notice** mailed out by the **Architectural Access Board** regarding accessibility concerns at:

Case Number:  
**C25-005**

Location Address:  
**Ashby Elementary, 911 Main St, Ashby**

This email is intended to keep all relevant parties informed.

Regards,  
Victor

**Victor Machado**  
Compliance Officer I  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

**Commonwealth of Massachusetts**  
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**Architectural Access Board**

1 Federal St., Suite 600  
Boston, Massachusetts 02118

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

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

TO: Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

Docket Number **C 25 005**

RE: Ashby Elementary School  
911 Main Street  
Ashby

DATE: 11/19/2025

Enclosed please find a copy of the following material regarding the complaint against the above location:

- |                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> First Notice | <input type="checkbox"/> Stipulated Order         |
| <input type="checkbox"/> Second Notice           | <input type="checkbox"/> Letter of Meeting        |
| <input type="checkbox"/> Notice of Hearing       | <input type="checkbox"/> Application for Variance |
| <input type="checkbox"/> Correspondence          | <input type="checkbox"/> Decision of the Board    |

Please review all enclosed documents carefully.

cc: Local Building Inspector  
Independent Living Center  
Local Commission on Disability  
Complainant

**AAB 154**



MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

1 Federal St., Suite 600  
Boston, Massachusetts 02110

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

November 19, 2025

Docket Number **C25 005**

Town of Ashby  
Attn: Mary Daughraty, TA  
895 Main Street  
Ashby, MA 01431

**RE: Ashby Elementary School 911 Main Street**

**Ashby**

Dear Sir/Madam

Upon information received by the Architectural Access Board, the facility referenced above has been reported to violate M.G.L. c. 22, § 13A and the Rules and Regulations (521 CMR) promulgated thereunder. Reported violations, include the following items:

**Section: Reported violation:**

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| 24.5.3 | <p>Handrails shall be continuous without interruption, except by doorways and openings, so that a hand can move from end to end without interruption.</p> <p>The complaint reports that the handrails are not continuous without interruption. (see enclosed photo)</p>                                                                                                                                                                                  |
| 23.2.2 | <p>One in every eight accessible spaces, but not less than one, shall be van accessible, See 521 CMR 23.4.7.</p> <p>Complaint reports no van accessible parking space are available.</p>                                                                                                                                                                                                                                                                 |
| 23.2.1 | <p>CMR Section 23.2.1 requires parking lots with 51-75 total parking spaces to provide three (3) accessible parking spaces.</p> <p>Complaint reports only one (1) accessible parking spaces are provided. (see enclosed photo)</p>                                                                                                                                                                                                                       |
| 23.6   | <p>Signage: Accessible parking spaces shall be identified by signs indicating that they are reserved.</p> <p>The complaint states that the above-ground signage is not installed at the head of each parking space, is mounted at an incorrect height, and does not include the required designation "Van-Accessible." (See enclosed photograph.)</p>                                                                                                    |

Under Massachusetts law, the Board is authorized to take legal action against violators of its regulations, including but not limited to, an application for a court order preventing the further use of an offending facility. The Board also has the authority to impose fines of up to \$1,000.00 per day, per violation, for willful noncompliance with its regulations.

You are requested to notify this Board, in writing, of the steps you have taken or plan to take to comply with the current regulations. Please note the current sections may be different from the sections that are cited above. Unless the Board

**AAB 155**

receives such notification within 14 days of receipt of this letter, it will take necessary legal action to enforce its regulations as set forth above. If you have any questions, you may contact this office.

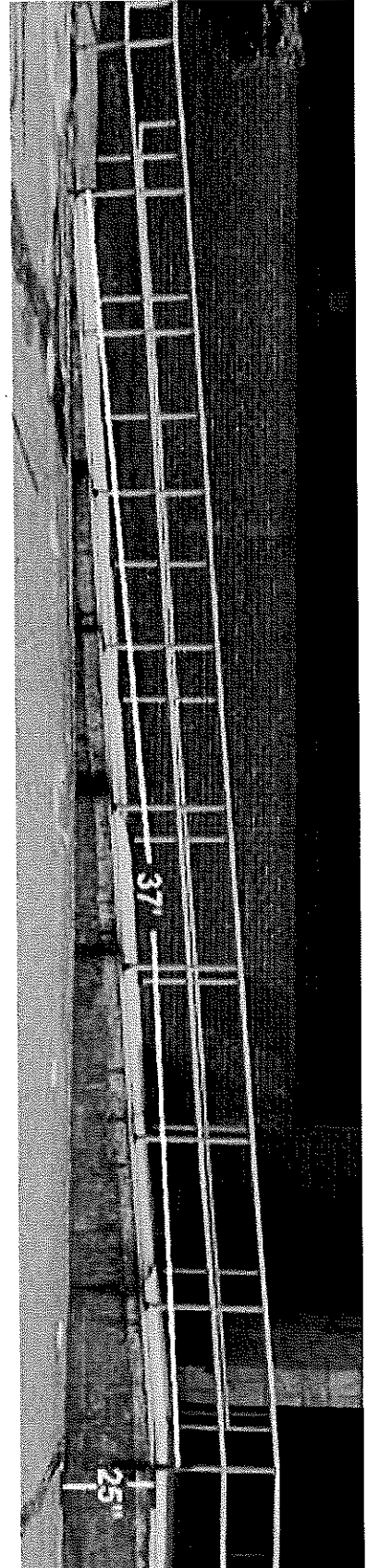
cc: Local Building Inspector  
Local Disability Commission  
Independent Living Center  
Complainant

Sincerely,

Dawn Guarriello (Am)

Dawn Guarriello  
Chairperson







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

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

Docket Number

**C25-005**

(Office Use Only)

You have received this Notice because the Board has received information indicating that an element or elements of the building or facility you own is or are not in compliance with 521 CMR. This process is designed to provide you with a reasonable opportunity to correct any outstanding violations. Please complete both sides of this form and return it to:

**Victor Machado**  
**Architectural Access Board**  
**1 Federal Street, Suite 600**  
**Boston, MA 02110**  
**Email: [Victor.Machado@mass.gov](mailto:Victor.Machado@mass.gov)**

Electronic Copies of this form are available at the Board's website (<http://www.mass.gov/aab>) if you wish to submit it via email. If you have any questions, please contact the Board's staff via telephone at **617-727-0660** during normal business hours (9am – 5pm Mon-Fri). Please note that failure to return this document in a timely manner will result in the issuance of a Second Notice, and continued failure to address the items cited may result in fines of up to \$1,000 per day per violation among other legal remedies.

**Please check ONE of the boxes below and return this form within 14 days of receipt of the First Notice:**

- ☐ I have enclosed a plan to correct the violation(s), including a date for when I expect the work to be complete. I am aware that this plan will need to be approved by the Compliance Officer.
- ☐ I require additional time to prepare a plan to correct the cited violation(s), I have attached an explanation for why I require this additional time, including the specific amount of additional time I am requesting (which cannot exceed 90 days from the date of receipt of this Notice), and am aware that the Compliance Officer is not obligated to grant this additional time.
- ☐ I believe that correcting the violation(s) cited in the First Notice is impracticable (as defined in 521 CMR 5) and will be submitting a completed Application for Variance in no more than 30 days from the date I received the First Notice.
- ☐ I believe that the element(s) cited in the First Notice are not in violation of 521 CMR and I have attached a detailed explanation showing why they are in compliance or not otherwise subject to 521 CMR, including specific references to the applicable code sections.
- ☐ I am neither the legal owner of the building/facility nor their employee or agent.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

## Communications Preference

Please Select one:

☐ I want to receive all further documents regarding this case

electronically at the following **email address**:

---

☐ I want to receive all further documents regarding this case via

certified mail at the following **mailing address**:

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## **Accessible Parking Lot Checklist**

- ☐ Has the correct number of accessible parking spaces based on its size (see the chart at 521 CMR 23.2.1 and modifications for medical facilities at 521 CMR 23.2.4).
- ☐ One out of every 8 accessible spaces, but never less than one is a Van-Accessible parking space.
- ☐ The accessible parking are the closest spaces to the accessible entrance.
- ☐ If the building/facility has multiple accessible entrances the parking spaces are dispersed to serve different accessible entrances.
- ☐ There are accessible paths of travel from each accessible parking space to the nearest accessible entrance.

## **Regular Accessible Parking Space Checklist**

- ☐ The parking space is at least 8' wide (measure from the center of each line).
- ☐ The parking space is at least as long as for parking spaces generally.
- ☐ The parking space has a slope of not more than 1:50 in any direction.
- ☐ The parking space has a uniform paved or hard packed surface.
- ☐ Adjacent to the parking space is an access aisle that:
  - ☐ Is diagonally stripped,
  - ☐ Is at least 5' wide,
  - ☐ Runs the full length of the space,
  - ☐ Has a slope of not more than 1:50 in any direction,
  - ☐ Has a uniform paved or hard packed surface, and
  - ☐ Is part of an accessible route going to the nearest accessible entrance to the building or facility.
- ☐ The lines of the parking space and access aisle are high contrast painted lines or other high contrast delineation.
- ☐ The parking space has a sign at the head of the space that:
  - ☐ Is permanently installed,
  - ☐ Is located between 5'-8' above the ground (measured from the surface of the parking space to the top of the sign), and
  - ☐ Includes the International Symbol of Accessibility.



## **Van-Accessible Parking Space Checklist**

- ☐ The parking space is at least 8' wide (measure from the center of each line).
- ☐ The parking space is at least as long as for parking spaces generally.
- ☐ The parking space has a slope of not more than 1:50 in any direction.
- ☐ The parking space has a uniform paved or hard packed surface.
- ☐ The parking space and the driving path to it have a vertical clearance of at least 8' 2".
- ☐ Adjacent to the parking space is an access aisle that:
  - ☐ Is diagonally striped,
  - ☐ Is at least 8' wide,
  - ☐ Runs the full length of the space,
  - ☐ Has a slope of not more than 1:50 in any direction,
  - ☐ Has a uniform paved or hard packed surface, and
  - ☐ Is part of an accessible route going to the nearest accessible entrance to the building or facility.
- ☐ The lines of the parking space and access aisle are high contrast painted lines or other high contrast delineation.
- ☐ The parking space has a sign at the head of the space that:
  - ☐ Is permanently installed,
  - ☐ Is located between 5'-8' above the ground (measured from the surface of the parking space to the top of the sign),
  - ☐ Includes the International Symbol of Accessibility, and
  - ☐ Includes the words "Van-Accessible"



THE COMMONWEALTH OF MASSACHUSETTS  
OFFICE OF THE ATTORNEY GENERAL  
ONE ASHBURTON PLACE  
BOSTON, MASSACHUSETTS 02108

ANDREA JOY CAMPBELL  
ATTORNEY GENERAL

(617) 727-2200  
www.mass.gov/ago

November 14, 2025

OML 2025 – 190

**VIA EMAIL ONLY**

Mark R. Reich, Esq.  
KP Law, P.C.  
mreich@k-plaw.com

**RE: Open Meeting Law Complaint**

Dear Attorney Reich:

This office received a complaint from Patrick McPhee on April 15, 2025,<sup>1</sup> alleging that the Ashby Selectboard (the “Board”) violated the Open Meeting Law, G.L. c. 30A, §§ 18-25. The complaint was originally filed with the Board on or about March 24, and you responded, on behalf of the Board, by letter dated April 30.<sup>2</sup> The complaint alleges that the Board held inaccessible meetings on February 26 and March 12 because Ashby Town Hall, where the Board holds its meetings, lacks compliant handicap parking and because the elevator at Town Hall was out of service during the March 12 meeting.<sup>3</sup>

Following our review, we find that the Board violated the Open Meeting Law as alleged. In reaching this determination, we reviewed the Open Meeting Law complaint, the Board’s

---

<sup>1</sup> All dates are in 2025, unless otherwise stated.

<sup>2</sup> We remind the Board that the Open Meeting Law requires that, upon receipt of an Open Meeting Law complaint, within 14 business days the public body must meet to review the complaint, respond in writing to the complainant, and provide our office with a copy of the complaint and response. G.L. c. 30A, § 23(b); 940 CMR 29.05(5). The failure to properly respond to an Open Meeting Law complaint is itself a violation of the Open Meeting Law. See, e.g., OML 2024-253 (finding a violation for failure to respond to Open Meeting Law complaints). If a public body needs additional time to respond to a complaint, it may request an extension of time for good cause from our office prior to the expiration of the 14 business days. G.L. c. 30A, § 23(b); 940 CMR 29.05(5). The complainant provided email communications showing he sent the complaint to the Board on March 24; the Board did not respond until our office inquired as to the status.

<sup>3</sup> The complaint raises concerns about a series of prolonged elevator outages at Town Hall and notes that the elevator was unavailable during previous meetings as well. We decline to review allegations regarding meetings that took place more than 30 days prior to the filing of the complaint. See G.L. c. 30A, 23(b).

response, the complainant's request for further review of the complaint, additional correspondence from the complainant, and a September 23 decision from the Massachusetts Architectural Access Board, Docket No. C24-003.

The Open Meeting Law mandates that, unless a lawful executive session has been convened, "all meetings of a public body shall be open to the public." G.L. c. 30A, § 20(a). Access must include the opportunity to be physically present for a meeting that is held in person as well as to see and hear what is being discussed by the members of the public body. See OML 2014-3; OML 2013-189; OML 2012-66.<sup>4</sup> For a meeting to be truly "open to the public," it must be held at a location that is accessible to persons with disabilities. See G.L. c. 30A, § 20(a); OML 2025-3; OML 2023-43; OML 2015-38; OML 2012-49 (meetings of public bodies must be held in locations that are compliant with the Americans with Disabilities Act ("ADA")). Public bodies must hold public meetings in locations where both the building and the meeting room are accessible. See 28 C.F.R. § 35.150 (2011); Dep't of Justice, Americans with Disabilities Act: Title II Technical Assistance Manual, at 5.1000 (1993); see also OML 2019-90. We have consistently explained that meetings of public bodies that are held in person must be held in locations that are compliant with the ADA and state law, even in the absence of any particular request or known accessibility need. See, e.g., OML 2024-130 (explaining that public body violated the Open Meeting Law when meeting was held in a non-ADA compliant location, even though there is no evidence any person was unable to attend as a result); OML 2025-3 (same); OML 2023-43 (same).<sup>5</sup>

The Board does not dispute that the elevator was out of service during the March 12 meeting and that without a working elevator the meeting location was inaccessible to individuals with mobility impairments. The Board also acknowledges that the elevator was out of service during several other periods of time in the preceding months. Instead, the Board explains that to address the unreliable elevator service, the Board began offering both in-person and Zoom access to its meetings. The Board has since acknowledged—and we reiterate—that offering a Zoom option for a meeting that is otherwise held in person does not obviate the need to hold meetings in ADA-compliant locations.

The complaint also alleges that the February 26 meeting was inaccessible because of a lack of compliant parking at Town Hall. On this point, we recommended that the complainant pursue a complaint with the Massachusetts Architectural Access Board (AAB) and we advised that we would defer to the judgment of the AAB. On September 23, the AAB issued its decision finding violations of Massachusetts building accessibility requirements both as to the elevator and the parking at Town Hall. Therefore, based on that decision, we find that the February 26 meeting also was insufficiently accessible in violation of the Open Meeting Law.

---

<sup>4</sup> Open Meeting Law determinations may be found at the Attorney General's website, [www.mass.gov/ago/openmeeting](http://www.mass.gov/ago/openmeeting).

<sup>5</sup> Additional accommodations may be required in certain circumstances. Title II of the ADA requires that municipal services, including public meetings, be made accessible to people with disabilities; therefore, additional reasonable accommodations must be provided to people with disabilities upon request. 42 U.S.C. §§ 12131-12165 (1990); OML 2014-109; OML 2012-49.

Finally, the complainant asserts that because of the accessibility challenges he experienced when trying to attend the February 26 and March 12 meetings, he missed or was unable to fully participate in public comment during the meetings. We do not find an additional violation of the Open Meeting Law on these grounds. The Open Meeting Law does not require that a public body allow public participation, but rather gives the chair of the public body discretion to decide whether to permit public comment during a meeting. See G.L. c. 30A, § 20(g) (“[n]o person shall address a meeting of a public body without permission of the chair, and all persons shall, at the request of the chair, be silent.”); see also OML 2020-77; OML 2017-189. Therefore, concerns regarding restrictions or limitations on public comment do not constitute violations of the Open Meeting Law.

For the reasons stated above, we find that the Board violated the Open Meeting Law by holding meetings on February 26 and March 12 that were insufficiently accessible to the public. We order the Board’s immediate and future compliance with the Open Meeting Law and caution that similar future violations may be considered evidence of an intent to violate the Law.

We now consider the complaint addressed by this determination to be resolved. This determination does not address any other complaints that may be pending with the Board or with our office. Please feel free to contact our office at (617) 963-2540 if you have any questions regarding this letter.

Sincerely,



Carrie Benedon  
Assistant Attorney General  
Division of Open Government

cc: Patrick McPhee (via email: [pmcphee@comcast.net](mailto:pmcphee@comcast.net))  
Ashby Selectboard (via email: [tadministrator@ashbyma.gov](mailto:tadministrator@ashbyma.gov))  
• Ashby Town Clerk (via email: [tclerk@ashbyma.gov](mailto:tclerk@ashbyma.gov) )

**This determination was issued pursuant to G.L. c. 30A, § 23(c). A public body or any member of a body aggrieved by a final order of the Attorney General may obtain judicial review through an action filed in Superior Court pursuant to G.L. c. 30A, § 23(d). The complaint must be filed in Superior Court within twenty-one days of receipt of a final order.**

PARID: 0120090000300000  
ASHBY, TOWN OF

MUNICIPALITY: ASHBY  
911 MAIN ST

LUC: 935  
PARCEL YEAR: 2025

### Values History

---

| Tax Year | Land    | Building  | Total     |
|----------|---------|-----------|-----------|
| 2025     | 93,700  | 1,519,700 | 1,613,400 |
| 2024     | 91,300  | 1,919,900 | 2,011,200 |
| 2023     | 86,500  | 1,919,900 | 2,006,400 |
| 2022     | 103,400 | 2,012,100 | 2,115,500 |
| 2021     | 103,400 | 2,012,100 | 2,115,500 |
| 2020     | 98,900  | 1,828,000 | 1,926,900 |
| 2019     | 98,900  | 1,868,700 | 1,967,600 |
| 2018     | 82,700  | 1,929,400 | 2,012,100 |
| 2017     | 78,700  | 1,912,500 | 1,991,200 |
| 2016     | 78,700  | 1,912,500 | 1,991,200 |
| 2015     | 78,700  | 1,912,500 | 1,991,200 |
| 2014     | 79,600  | 1,950,300 | 2,029,900 |
| 2013     | 91,100  | 2,007,000 | 2,098,100 |
| 2012     | 91,100  | 2,026,000 | 2,117,100 |
| 2011     | 103,200 | 2,399,700 | 2,502,900 |
| 2010     | 111,900 | 2,443,900 | 2,555,800 |
| 2009     | 130,300 | 2,571,500 | 2,701,800 |
| 2008     | 150,000 | 2,571,500 | 2,721,500 |
| 2007     | 150,000 | 2,593,800 | 2,743,800 |
| 2006     | 127,000 | 2,638,400 | 2,765,400 |
| 2005     | 96,500  | 2,630,800 | 2,727,300 |



PARID: 0120090000300000  
ASHBY, TOWN OF

MUNICIPALITY: ASHBY  
911 MAIN ST

LUC: 935  
PARCEL YEAR: 2025

### Permits

| Permit #: | Permit Date: | Purpose:       | Amount:   |
|-----------|--------------|----------------|-----------|
| 1996000   | 29-OCT-1996  | RM-REMODEL     | \$5,000   |
| 1997000   | 27-AUG-1997  | MN-MAINTENANCE | \$19,000  |
| 1998000   | 19-AUG-1998  | RM-REMODEL     | \$15,000  |
| 1999000   | 01-JAN-1999  | AD-ADDITION    |           |
| 2002115   | 20-DEC-2002  | MN-MAINTENANCE | \$25,000  |
| 2005011   | 02-MAR-2005  | RM-REMODEL     | \$25,300  |
| 2005069   | 31-AUG-2005  | RM-REMODEL     | \$4,500   |
| 2005079   | 18-SEP-2005  | RM-REMODEL     | \$24,000  |
| 2011051   | 21-SEP-2011  | MN-MAINTENANCE | \$487,000 |
| 2014048   | 09-JUL-2014  | MN-MAINTENANCE | \$2,508   |
| 2014087   | 29-OCT-2014  | AD-ADDITION    | \$100     |
| 2016068   | 20-JUL-2016  | MN-MAINTENANCE | \$12,026  |
| 2016070   | 20-JUL-2016  | MN-MAINTENANCE | \$84,349  |
| 20170119  | 13-DEC-2017  | AD-ADDITION    | \$330,000 |
| 2019087   | 30-OCT-2019  | MAINT-MAINT    | \$42,500  |

### Added by VM:

|         |           |            |             |
|---------|-----------|------------|-------------|
| 1989029 | 21-Apr-89 | Addition   | \$2,900,000 |
| 1989032 | 6-Jul-89  | Renovation | \$105,000   |

## **Machado, Victor (DPL)**

---

**From:** Machado, Victor (DPL)  
**Sent:** Monday, November 10, 2025 8:59 AM  
**To:** Patrick McPhee; Joyce, William (DPL)  
**Cc:** Griffin, Molly (DPL); Machado, Victor (DPL)  
**Subject:** RE: Town of Ashby moving forward  
**Attachments:** C24-003 Complaint Forms 1.pdf; C24-003 Complaint Forms 2.pdf; C24-003 First Notice.pdf

**Sensitivity:** Private

Good morning, Patrick,

Will is OOO, so please see below

Best,  
Victor

**Victor Machado**  
Compliance Officer I  
He/Him/His  
**Architectural Access Board**

**Office of Public Safety and Inspections**  
**Division of Occupational Licensure**  
E: [victor.machado@mass.gov](mailto:victor.machado@mass.gov)  
P: (617) 727-0660

1 Federal Street, 6th Floor, Boston, MA 02118  
[www.mass.gov/aab](http://www.mass.gov/aab)

---

**From:** Patrick McPhee <pmcphee@comcast.net>  
**Sent:** Saturday, November 8, 2025 12:49 AM  
**To:** 'Patrick McPhee' <pmcphee@comcast.net>; Joyce, William (DPL) <William.Joyce@mass.gov>  
**Cc:** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Machado, Victor (DPL) <Victor.Machado@mass.gov>  
**Subject:** RE: Town of Ashby moving forward  
**Sensitivity:** Private

**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.

School: can you tell me the status? – I have not yet had the opportunity to review the case, but I intend to do so shortly. In the meantime, I will defer to Will upon his return.  
Legion: Please send me a copy of letter – The letter was sent on Thursday, November 6. I have forwarded the letter and related correspondence in a separate email.

Allen: waiting on MOD – **The matter is on hold until January 1, 2026, awaiting their proposed construction plan.**  
Sidewalk: checking with Will on my added pictures, if a new complaint is needed? – **As discussed during our call, Case C24-021 was dismissed on August 1, 2025. If the photographs pertain to a different location, a new complaint will be required.**

Town Hall: please send me a copy of complaint – **Please see attached also included First Notice**

What about the other stuff at Allen field, this was in the complaint: Bleachers, parking, Gazebo and Bathroom  
Highway at Allen field Bathroom and parking

---

**From:** Patrick McPhee [<mailto:pmcphee@comcast.net>]  
**Sent:** Thursday, October 30, 2025 1:36 PM  
**To:** 'Joyce, William (DPL)'  
**Cc:** 'Griffin, Molly (DPL)'; 'Victor.Machado@mass.gov'  
**Subject:** Town of Ashby School moving forward  
**Sensitivity:** Private

Please accept this as a request to get Town of Ashby School moving forward. This has been since Mar 2025

Patrick D. McPhee  
56 Heywood Road, Ashby, Ma 01431  
[pmcphee@comcast.net](mailto:pmcphee@comcast.net)  
Cell +1-978-875-0851

## Machado, Victor (DPL)

---

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**Sent:** Saturday, November 8, 2025 12:49 AM  
**To:** 'Patrick McPhee'; Joyce, William (DPL)  
**Cc:** Griffin, Molly (DPL); Machado, Victor (DPL)  
**Subject:** RE: Town of Ashby moving forward

**Sensitivity:** Private

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School: can you tell me the status?

Legion: Please send me a copy of letter

Allen: waiting on MOD

Sidewalk: checking with Will on my added pictures, if a new complaint is needed?

Town Hall: please send me a copy of complaint

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**To:** 'Joyce, William (DPL)'  
**Cc:** 'Griffin, Molly (DPL)'; 'Victor.Machado@mass.gov'  
**Subject:** Town of Ashby School moving forward  
**Sensitivity:** Private

Please accept this as a request to get Town of Ashby School moving forward. This has been since Mar 2025

Patrick D. McPhee  
56 Heywood Road, Ashby, Ma 01431  
[pmcphee@comcast.net](mailto:pmcphee@comcast.net)  
Cell +1-978-875-0851

## **Machado, Victor (DPL)**

---

**From:** Patrick McPhee <pmcphee@comcast.net>  
**Sent:** Thursday, October 30, 2025 1:36 PM  
**To:** Joyce, William (DPL)  
**Cc:** Griffin, Molly (DPL); Machado, Victor (DPL)  
**Subject:** Town of Ashby School moving forward  
**Attachments:** Town of Ashby Elementary AAB-hearing-request-form.pdf  
  
**Sensitivity:** Private

**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.

Please accept this as a request to get Town of Ashby School moving forward. This has been since Mar 2025

Patrick D. McPhee  
56 Heywood Road, Ashby, Ma 01431  
[pmcphee@comcast.net](mailto:pmcphee@comcast.net)  
Cell +1-978-875-0851





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)

Docket Number: \_\_\_\_\_  
(Staff Use Only)

**REQUEST FOR ADJUDICATORY HEARING**

RE: Town of Ashby "Ashby Elementary School "

(Name and address of building as appearing on application for variance)

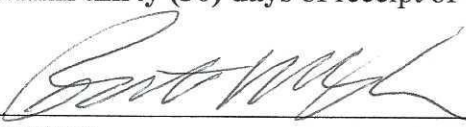
I, Patrick McPhee, do hereby request that the Architectural Access Board conduct an informal Adjudicatory Hearing in accordance with the provisions of 801 CMR Rule 1.02 et. seq. as I am aggrieved by the decision of the Board with respect to Section(s)

Mar 7, 2025

of the Rules and Regulations of the Architectural Access Board, 521 CMR.

I understand that I may request such a hearing within **thirty (30) days** of receipt of the Notice of Action.

Date: Oct 30, 2025

  
Signature

**PLEASE PRINT:**

Patrick McPhee

Name

56 Heywood road

Address

Ashby

Ma

01431

City/Town

State

Zip Code

pmphee@comcast.net

E-mail

978-875-0851

Telephone

**PLEASE NOTE:**

This form must be received by the Board **within thirty (30) days** after receipt of the Notice of Action.





Town of Ashby  
911 Main St.

ACCEPTED FOR  
PLAN  
REVIEW C.A.  
5-3-89

|                                                                                                                                                                                                                |                  |                                        |                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |                                 |                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------|
| Name of Applicant<br><i>Eastern Contractors, Inc.</i>                                                                                                                                                          |                  |                                        |                                                                                                                                              | Date<br><i>April 21, 1989</i>                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                 | Permit #<br><i>29 A</i>         |                           |
| Address of Applicant<br><i>571 Union Ave., Framingham MA 01701</i>                                                                                                                                             |                  |                                        |                                                                                                                                              | Telephone<br><i>508-820-4401</i>                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                 |                                 |                           |
| Location of Property<br>No. <i>Ashby Elementary School</i><br>Street <i>State Rte 119</i>                                                                                                                      |                  |                                        | If in a Subdivision-Name<br><i>None</i>                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 | Lot No.<br><i>9-3+9-2</i>       |                           |
| Side of Street<br><input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West                                                         |                  | Map # <i>49</i>                        | Parcel #<br><i>2+3</i>                                                                                                                       | Size of Lot<br><i>656 945</i>                                                                                                                                                                                                                                                                                                                                               | Check One<br><input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Acres                                                         |                                 | Zoning<br><i>Res/Com.</i> |
| Purchased Property From-Date<br>Name <i>N/A</i> Date                                                                                                                                                           |                  |                                        | Are there any bodies of water, streams or swamp areas on or abutting lot <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |                                 |                           |
| Builders Name<br><i>EASTERN CONTRACTORS, INC.</i>                                                                                                                                                              |                  |                                        |                                                                                                                                              | Telephone<br><i>(508) 820-4401</i>                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |                                 |                           |
| Builders Address<br><i>571 UNION AVE., FRAMINGHAM, MA 01701</i>                                                                                                                                                |                  |                                        |                                                                                                                                              | License #<br><i>SUPER # 042947</i>                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |                                 |                           |
| Purpose of New Building or Alteration<br><i>Addition to existing school</i>                                                                                                                                    |                  |                                        |                                                                                                                                              | Floor: <i>2 Floors</i> Sq. Ft. Area: <i>20,264 for addition</i>                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |                                 |                           |
| Is there plumbing, heating, electrical associated with this construction? <input checked="" type="checkbox"/> P <input type="checkbox"/> H <input checked="" type="checkbox"/> E <input type="checkbox"/> None |                  |                                        |                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |                                 |                           |
| Overall Dimensions of Building<br><i>132 ft x 75 ft</i>                                                                                                                                                        |                  | No. of Stories<br><i>2</i>             | No. of Rooms<br><i>See Plans</i>                                                                                                             | No. of Family Units<br><i>-0-</i>                                                                                                                                                                                                                                                                                                                                           | Is Sewerage System to be:<br><input checked="" type="checkbox"/> Constructed <input type="checkbox"/> Repaired <input type="checkbox"/> Altered |                                 |                           |
| No. of Bedrooms<br><i>-0-</i>                                                                                                                                                                                  | No. of Bathrooms | No. of Lavatories<br><i>See Plan</i>   | No. of Garbage Disposal Units<br><i>-0-</i>                                                                                                  | Water Supply<br><input type="checkbox"/> Town Water <input checked="" type="checkbox"/> New Well <input type="checkbox"/> Existing Well                                                                                                                                                                                                                                     |                                                                                                                                                 |                                 |                           |
| Type of Construction<br><i>Steel frame</i>                                                                                                                                                                     |                  | Foundation Material<br><i>Concrete</i> |                                                                                                                                              | Type of Heating System<br><i>Gas &amp; Oil - Dual fuel</i>                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                 | No. of Fireplaces<br><i>-0-</i> |                           |
| Garage<br><input type="checkbox"/> Attached <input type="checkbox"/> In Basement <input type="checkbox"/> Separate                                                                                             |                  | Number of Vehicles                     | Permit Fee<br><i>\$5,813.00</i>                                                                                                              | Estimate or Contract Cost<br><i>\$2,900,000 est</i>                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                 |                                 |                           |
| Approved by Board of Health<br><i>Robert A. Bates</i>                                                                                                                                                          |                  |                                        | Date<br><i>4/29/89</i>                                                                                                                       | Received Payment                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                 |                                 |                           |
| Approved by Planning Board<br><i>James J. Suter</i>                                                                                                                                                            |                  |                                        | Date<br><i>04/26/89</i>                                                                                                                      | Applicant Agrees to abide by the Rules and Regulations of the Building, Wiring, Gas and Plumbing Inspectors, Board of Health, Zoning Board, Board of Appeals, Highway and Water Departments, Board of Selectmen, Fire Chief and all applicable town By-Laws. No changes or alterations permitted unless revised plans are submitted and approved.<br><br><i>[Signature]</i> |                                                                                                                                                 |                                 |                           |
| Approved by Conservation Comm<br><i>Penny P. Gail</i>                                                                                                                                                          |                  |                                        | Date<br><i>* 4/26/89</i>                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |                                 |                           |
| Approved by Fire Chief<br><i>Elmer S. Fitzgerald</i>                                                                                                                                                           |                  |                                        | Date<br><i>5/2/89</i>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |                                 |                           |
| Approved by Highway Department<br><i>N/A</i>                                                                                                                                                                   |                  |                                        | Date<br><i>N/A</i>                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |                                 |                           |
| Approved for Zoning<br><i>SELECTMEN</i>                                                                                                                                                                        |                  |                                        | Date<br><i>05/03/89</i>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |                                 |                           |
| Approved by Building Inspector<br><i>[Signature]</i>                                                                                                                                                           |                  |                                        | Date<br><i>07/05/89</i>                                                                                                                      | Signature of Applicant<br><i>SURESH BHATTIA</i>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |                                 |                           |
| Restrictions                                                                                                                                                                                                   |                  |                                        |                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 | Use Group:                      |                           |
| Application disapproved and referred to the Appeals Board                                                                                                                                                      |                  |                                        |                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 | Fire Grading:                   |                           |

*\* NO DRAINAGE WITHIN 100' (ET) of the Pond without Commission approval*

Residence or business?

How near the center of the street?

How near adjoining property lines-Right

Left

Rear

Nearest Building is

feet in a

direction



TOWN OF ASHBY  
895 Main Street  
Ashby, MA 01431

Received 10/29/2014  
Laurie Peau

For Office Use Only

Fee: 0

Rec'd: \_\_\_\_\_

Accepted: \_\_\_\_\_

Issued: 10-29-14

Denied: \_\_\_\_\_

Permit No: 87

Application for Building Permit

Building Permit issued pursuant to Mass Building Code Requirements

|                                                                                                                                                   |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location of Property (No. & Street) <u>911 MAEN ST.</u>                                                                                           |                    | Map <u>9</u>                                                                                                          | Parcel <u>3</u>                     | Lot <u>0</u>                                                                                                                                                                                                                                                                                                                                                          |
| Name & Address of Property Owner <u>ASHBY ELEMENTARY 911 MAEN ST. ASHBY MA. 01431</u>                                                             |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Name & Address of Architect/Engineer _____                                                                                                        |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Registration Number _____                                                                                                                         |                    | Telephone: ( ) _____                                                                                                  |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Name & Address of Builder/License Holder <u>JAMES DIMARZIO 135 THAYER RD NEW IPSWICH, NH 03071</u>                                                |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Construction Supervisors' License # <u>CS-094185</u>                                                                                              |                    | Signature (required) <u>[Signature]</u>                                                                               |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Zoning                                                                                                                                            | Type of Permit:    | _____ New _____ Addition _____ Certificate of Occupancy<br>_____ Repair _____ Demolition _____ Alteration _____ Other |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Current Use: _____                                                                                                                                |                    | Proposed use: <u>OUTSIDE ACTIVITIES DURING SCHOOL &amp; PROTECTION FROM ELEMENTS</u>                                  |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| If a Residence, # of Dwelling Units _____                                                                                                         |                    | Use Group _____                                                                                                       | Estimate Construction Cost _____    |                                                                                                                                                                                                                                                                                                                                                                       |
| What is Construction Type? _____                                                                                                                  |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Height of Structure (ft): _____                                                                                                                   |                    | Total Sq. Footage: _____                                                                                              | Number of Stories: _____            |                                                                                                                                                                                                                                                                                                                                                                       |
| Does the Proposed Project Require a Variance and/or Special Permit? _____ Yes _____ No                                                            |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| If Yes, and a Decision Has Been Issued, Please give Decision Number. _____                                                                        |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| If Proposed Work Within Historic District, Give Commission Approval Date _____                                                                    |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Is Proposed Work, Including Grading, Within 100 Ft of a Wetland or 200 Ft of a Perennial Stream? _____ Yes <input checked="" type="checkbox"/> No |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Waste Disposal Company _____                                                                                                                      |                    | Disposal Site Address _____                                                                                           |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Demolition: Has Dept Notification Form Been Completed _____ Yes _____ No _____ N/A                                                                |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| DETAILED DESCRIPTION OF PROPOSED CONSTRUCTION (Do not indicate, "see attached plans". Please be specific)                                         |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| <u>20' x 20' PAVILLION ON 8 SAND TUBES / USING 6"x6"s FOR SUPPORT POST / PRE MANUFACTURED TRUSSES / PLYWOOD &amp; SHINGLED ROOF</u>               |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |
| Department                                                                                                                                        | Signature & Date   |                                                                                                                       | Comments                            |                                                                                                                                                                                                                                                                                                                                                                       |
| Tax Collector                                                                                                                                     | <u>[Signature]</u> |                                                                                                                       | <u>for exempt status 10/29/2014</u> |                                                                                                                                                                                                                                                                                                                                                                       |
| Board of Health                                                                                                                                   | _____              |                                                                                                                       | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Conservation                                                                                                                                      | _____              |                                                                                                                       | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Planning Board                                                                                                                                    | _____              |                                                                                                                       | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Highway                                                                                                                                           | _____              |                                                                                                                       | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Fire Chief                                                                                                                                        | _____              |                                                                                                                       | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Are the following included?                                                                                                                       |                    | YES                                                                                                                   | NO                                  | I have provided the above information and it is correct to the best of my knowledge.                                                                                                                                                                                                                                                                                  |
| Occupying street or sidewalk                                                                                                                      | (1)                | _____                                                                                                                 | _____                               | <u>[Signature]</u><br>Signature of Owner or Authorized Agent<br><u>JAMES R DIMARZIO</u><br>Print Name<br><u>135 THAYER RD NEW IPSWICH, NH 03071</u><br>Address<br><u>911 MAEN ST.</u><br>City <u>ASHBY</u> State <u>MA.</u> ZIP <u>01431</u><br>Daytime Phone ( ) <u>978-386-7266</u><br>APPROVED <u>978-660-3848</u><br>Inspectors Name and Title <u>[Signature]</u> |
| Electrical                                                                                                                                        | (1)                | _____                                                                                                                 | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Plumbing Gas Fitting                                                                                                                              | (1)                | _____                                                                                                                 | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Heating (mechanical)                                                                                                                              | (1)                | (2)                                                                                                                   | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Oil Storage                                                                                                                                       | (1)                | (1)                                                                                                                   | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Air Conditioning                                                                                                                                  | (1)                | (2)                                                                                                                   | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Fire Suppression (mechanical)                                                                                                                     | (1)                | (3)                                                                                                                   | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Fire Detection                                                                                                                                    | (1)                | (3)                                                                                                                   | _____                               |                                                                                                                                                                                                                                                                                                                                                                       |
| Notes: 1. Requires special Permit<br>Notes: 2. Heat loss info required<br>Notes: 3. Stamped plan required                                         |                    |                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                                                                                       |

AAB 174

TOWN OF ASHBY  
895 Main Street  
Ashby, MA 01431

Received 12/22/2010  
Loraine Pease

Application for Building Permit

Building Permit issued pursuant to Mass Building Code Requirements

For Office Use Only

Fee: \_\_\_\_\_

Rec'd: \_\_\_\_\_

Accepted: \_\_\_\_\_

Issued: 12-22-10

Denied: \_\_\_\_\_

Permit No: B62-10

Location of Property (No. & Street) 911 Main St Map 9 Parcel 3 Lot \_\_\_\_\_

Name & Address of Property Owner Town of Ashby 895 Main St Ashby MA 01431

Name & Address of Architect/Engineer \_\_\_\_\_

Registration Number \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

Name & Address of Builder/License Holder \_\_\_\_\_

Construction Supervisors' License # \_\_\_\_\_

Signature (required) \_\_\_\_\_

Zoning R/C

Type of Permit:

\_\_\_ New

\_\_\_ Addition

\_\_\_ Certificate of Occupancy

\_\_\_ Repair

\_\_\_ Demolition

\_\_\_ Alteration

X Other

Current Use: Town Offices

Proposed use: SAME

If a Residence, # of Dwelling Units \_\_\_\_\_

Use Group \_\_\_\_\_

Estimate Construction Cost \$1200

What is Construction Type? wood frame

Height of Structure (ft): 10'

Total Sq. Footage: N/A

Number of Stories: N/A

Does the Proposed Project Require a Variance and/or Special Permit?

\_\_\_ Yes X No

If Yes, and a Decision Has Been Issued, Please give Decision Number. \_\_\_\_\_

If Proposed Work Within Historic District, Give Commission Approval Date No

Is Proposed Work, Including Grading, Within 100 Ft of a Wetland or 200 Ft of a Perennial Stream? \_\_\_ Yes X No

Waste Disposal Company N/A

Disposal Site Address \_\_\_\_\_

Demolition: Has Dept Notification Form Been Completed \_\_\_ Yes \_\_\_ No X N/A

DETAILED DESCRIPTION OF PROPOSED CONSTRUCTION (Do not indicate, "see attached plans". Please be specific)

Bulletin Board for meeting notices

Department

Signature & Date

Comments

Tax Collector

Board of Health

Conservation

Planning Board

Highway

Fire Chief

Are the following included?

YES NO

Occupying street or sidewalk (1) \_\_\_ \_\_\_

Electrical (1) \_\_\_ \_\_\_

Plumbing Gas Fitting (1) \_\_\_ \_\_\_

Heating (mechanical) (1) (2) \_\_\_ \_\_\_

Oil Storage (1) \_\_\_ \_\_\_

Air Conditioning (1) (2) \_\_\_ \_\_\_

Fire Suppression (mechanical) (1) (3) \_\_\_ \_\_\_

Fire Detection (1) (3) \_\_\_ \_\_\_

I have provided the above information and it is correct to the best of my knowledge.

Signature of Owner or Authorized Agent \_\_\_\_\_

Print Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

ZIP \_\_\_\_\_

Daytime Phone ( ) \_\_\_\_\_

APPROVED \_\_\_\_\_

Inspectors Name and Title \_\_\_\_\_

Notes: 1. Requires special Permit

Notes: 2. Heat loss info required

Notes: 3. Stamped plan required

AAB 175



TOWN OF ASHBY  
895 Main Street  
Ashby, MA 01431

145.00 record 12/19/2002  
Kathleen Hearn, Town Clerk

Building Permit issued pursuant to Mass Building Code Requirements

For Office Use Only  
Fee: 145.00  
Date Rec'd: 12-20-03  
Accepted: G.A.  
Date issued: 12-20-03  
Date denied: \_\_\_\_\_  
Permit No: \_\_\_\_\_

AAB 176

|                                                                                                                                                                                                                                                                                      |                                                         |                                     |                                                                                      |                              |                    |   |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------|------------------------------|--------------------|---|-----|
| Location of Property (No. & Street)                                                                                                                                                                                                                                                  | 911 MAIN ST                                             |                                     | Map                                                                                  | 9                            | Parcel             | 3 | Lot |
| Name & Address of Property Owner                                                                                                                                                                                                                                                     | TOWN OF ASHBY NORTH WINDNESSEX REGIONAL SCHOOL DISTRICT |                                     |                                                                                      |                              |                    |   |     |
| Name & Address of Architect/Engineer                                                                                                                                                                                                                                                 | JAMES O'BRIEN ENPRO SERVICES INC.                       |                                     |                                                                                      |                              |                    |   |     |
| Registration Number                                                                                                                                                                                                                                                                  | LSP #7022                                               |                                     | Telephone: (978) 46-51595 Tele                                                       |                              |                    |   |     |
| Name & Address of Builder/License Holder                                                                                                                                                                                                                                             | ENPRO SERVICES INC                                      |                                     | 12 MULLEN WAY WABTMA 01952                                                           |                              |                    |   |     |
| Construction Supervisors' License #                                                                                                                                                                                                                                                  | 13408                                                   |                                     | Signature (required) <u>See attached</u>                                             |                              |                    |   |     |
| Zoning District:                                                                                                                                                                                                                                                                     | Type of Permit:                                         | ___ New                             | ___ Addition                                                                         | ___ Certificate of Occupancy | PETROLEUM          |   |     |
| RES/COM.                                                                                                                                                                                                                                                                             | ___ Repair                                              | ___ Demolition                      | ___ Alteration                                                                       | ___ Other                    | CONVT SOIL REMOVAL |   |     |
| Current Use:                                                                                                                                                                                                                                                                         | SCHOOL                                                  |                                     | Proposed use:                                                                        |                              |                    |   |     |
| If use is a Residence, indicate # of Dwelling Units                                                                                                                                                                                                                                  |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Estimated Construction Cost                                                                                                                                                                                                                                                          | 25000.00                                                |                                     | Use Group                                                                            |                              |                    |   |     |
| What is Construction Type?                                                                                                                                                                                                                                                           | OIL RELEASE CLEANUP AND RETO FITTING OF OIL LINES, DEMO |                                     |                                                                                      |                              |                    |   |     |
| Height of Structure (ft):                                                                                                                                                                                                                                                            | Total Sq. Footage:                                      | Number of Stories: 3                |                                                                                      |                              |                    |   |     |
| Does the Proposed Project Require a Variance and/or Special Permit?                                                                                                                                                                                                                  |                                                         |                                     |                                                                                      |                              |                    |   |     |
| If Yes, and a Decision Has Been Issued, Please give Decision Number.                                                                                                                                                                                                                 |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Is Proposed Work Within Historic District? ___ Yes ___ No If Yes Give Commission Approval Date                                                                                                                                                                                       |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Waste Disposal Company                                                                                                                                                                                                                                                               | ENPRO SERVICES INC                                      |                                     | Disposal Site Address CONCRETE + BLOCK RUBBLE (See Note)                             |                              |                    |   |     |
| Demolition: Has Dept Notification Form Been Completed ___ Yes ___ No ___ N/A (DEP NOTIFIED OF RELEASE)                                                                                                                                                                               |                                                         |                                     |                                                                                      |                              |                    |   |     |
| DETAILED DESCRIPTION OF PROPOSED CONSTRUCTION<br>(Do not indicate, "see attached plans". Please be specific)                                                                                                                                                                         |                                                         |                                     |                                                                                      |                              |                    |   |     |
| LIMITED DEMO OF STAIRWELL TO REMOVE PETROLEUM IMPACTED SOIL, SALVAGING<br>OF HALLWAY FLOOR TO REMOVE PRODUCT LINES THAT HAVE LEAKED, REMOVE<br>IMPACTED SOILS AND REPLACE WITH CLEAN IMPACTED FILL, INSTALL NEW<br>DOUBLE WALLED PRODUCT LINES UNDER HALLWAY FLOOR SEE ATTACHED PLAN |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Department                                                                                                                                                                                                                                                                           | Signature & Date                                        | Comments                            |                                                                                      |                              |                    |   |     |
| Tax Collector                                                                                                                                                                                                                                                                        | See Note 12-19-02                                       | TAX EXEMPT!                         |                                                                                      |                              |                    |   |     |
| Assessors                                                                                                                                                                                                                                                                            | See Note 12-19-02                                       | 12/19/02                            |                                                                                      |                              |                    |   |     |
| Board of Health                                                                                                                                                                                                                                                                      |                                                         | OK per Tim Baumann 12/19/02 L. Rose |                                                                                      |                              |                    |   |     |
| Conservation                                                                                                                                                                                                                                                                         |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Planning Board                                                                                                                                                                                                                                                                       |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Highway                                                                                                                                                                                                                                                                              |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Fire Chief                                                                                                                                                                                                                                                                           |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Selectmen                                                                                                                                                                                                                                                                            |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Are the following included?                                                                                                                                                                                                                                                          |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Occupying street or sidewalk                                                                                                                                                                                                                                                         | YES                                                     | NO                                  | I have provided the above information and it is correct to the best of my knowledge. |                              |                    |   |     |
| Electrical                                                                                                                                                                                                                                                                           | (1)                                                     | ___                                 | See attached                                                                         |                              |                    |   |     |
| Plumbing                                                                                                                                                                                                                                                                             | (1)                                                     | ___                                 | Signature of Owner or Authorized Agent                                               |                              |                    |   |     |
| Gas Fitting                                                                                                                                                                                                                                                                          | (1)                                                     | ___                                 | DANIEL #7022                                                                         |                              |                    |   |     |
| Heating (mechanical)                                                                                                                                                                                                                                                                 | (1)                                                     | ___                                 | Print Name: DANIEL #7022                                                             |                              |                    |   |     |
| Oil Storage                                                                                                                                                                                                                                                                          | (1)                                                     | ___                                 | 12 MULLEN WAY                                                                        |                              |                    |   |     |
| Air Conditioning                                                                                                                                                                                                                                                                     | (1)                                                     | ___                                 | Street                                                                               |                              |                    |   |     |
| Public Water/Sewer                                                                                                                                                                                                                                                                   | (1)                                                     | ___                                 | NEENBURYPORT MA 01950                                                                |                              |                    |   |     |
| Fire Suppression (mechanical)                                                                                                                                                                                                                                                        | (1)                                                     | ___                                 | City                                                                                 |                              |                    |   |     |
| Fire Detection                                                                                                                                                                                                                                                                       | (3)                                                     | ___                                 | State                                                                                |                              |                    |   |     |
| Mood Burning Appliance                                                                                                                                                                                                                                                               | (1)                                                     | ___                                 | ZIP                                                                                  |                              |                    |   |     |
| Daytime Phone # (978) 515-7083                                                                                                                                                                                                                                                       |                                                         |                                     |                                                                                      |                              |                    |   |     |
| APPROVED                                                                                                                                                                                                                                                                             |                                                         |                                     |                                                                                      |                              |                    |   |     |
| Inspectors Name and Title                                                                                                                                                                                                                                                            |                                                         |                                     |                                                                                      |                              |                    |   |     |

Votes: 1. Requires special Permit EXISTING TANK ON SITE  
Votes: 2. Heat loss info required  
Votes: 3. Stamped plan required

\* CONCRETE + BLOCK DISPOSAL = AGRETECH CORP 46 COUNSEL Junction RD  
PETROLEUM CONVT SOIL DISPOSAL L TEO ONORIC 58 INDUSTRIAL RD CHICOPEE MA ANDOVER MA

1-978-475-8153  
413-592 8081





TOWN OF ASHBY  
P.O. BOX 155  
ASHBY, MASS. 01431

019  
3/8  
3-1/5

Building Permit issued pursuant to Mass Building Code Requirements

For Office Use Only  
Fee: \$51.00  
Date Rec'd: 8-27-97  
Accepted by: HGM  
Date issued: 8-27-97  
Date denied:  
Permit No:

|                                                                                                                                             |                                                                                                                                                                                                                                                                                                                    |                       |                              |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------|
| 1. Location of property (No. & Street)                                                                                                      | 911 Main St - Ashby Map                                                                                                                                                                                                                                                                                            | Parcel                | Lot                          |
| 2. Name & Address of Property Owner                                                                                                         | North Middle sex Regional School District                                                                                                                                                                                                                                                                          |                       |                              |
| 3. Name & Address of Architect/Engineer<br>Registration number                                                                              | same Telephone:                                                                                                                                                                                                                                                                                                    |                       |                              |
| 4. Name & Address of Builder/License Holder<br>Construction Supervisor's Lic. #                                                             | Emilio VAZQUEZ Signature (Req'd) [Signature]                                                                                                                                                                                                                                                                       |                       |                              |
| 5. Zoning Dist.                                                                                                                             | Type of permit:<br><input checked="" type="checkbox"/> New<br><input type="checkbox"/> Repair<br><input type="checkbox"/> Addition<br><input type="checkbox"/> Demolition<br><input type="checkbox"/> Certificate of Occupancy<br><input type="checkbox"/> Alteration<br><input checked="" type="checkbox"/> Other |                       |                              |
| 6.                                                                                                                                          | Proposed Use                                                                                                                                                                                                                                                                                                       | School                |                              |
| 7. Current Use                                                                                                                              | School                                                                                                                                                                                                                                                                                                             | Use Group             | E                            |
| 8. If Use is a Residence, Indicate # of Dwelling Units                                                                                      |                                                                                                                                                                                                                                                                                                                    |                       |                              |
| 9. Estimated Construction Cost                                                                                                              | 17,000.00                                                                                                                                                                                                                                                                                                          |                       |                              |
| 10. What is Construction Type?                                                                                                              | Re Repair                                                                                                                                                                                                                                                                                                          |                       |                              |
| 11. Lot Dimensions                                                                                                                          | Area                                                                                                                                                                                                                                                                                                               | Front Yard            | Rear Yard                    |
| 12. Proposed Setbacks                                                                                                                       | Front Yard                                                                                                                                                                                                                                                                                                         | Rear Yard             | Right Side                   |
| 13. Height of Structure(ft)                                                                                                                 | 30'                                                                                                                                                                                                                                                                                                                | Total Sq. Footage     | 7000 sq ft Number of Stories |
| 14. Does the Proposed Project Require a Variance &/or Special Permit<br>If Yes, and a Decision Has Been Issued, Please Give Decision Number | Yes No                                                                                                                                                                                                                                                                                                             |                       |                              |
| 15. Is Proposed Work Within Historic District?                                                                                              | Yes No If Yes, Give Commission Approval Date                                                                                                                                                                                                                                                                       |                       |                              |
| 16. Waste Disposal Company                                                                                                                  | 52 Disposal L                                                                                                                                                                                                                                                                                                      | Disposal Site Address | 21.1 Peabody                 |
| 17. Demolition: Has Dept. Notification Form Been Completed?                                                                                 | Yes No                                                                                                                                                                                                                                                                                                             |                       |                              |
| DETAILED DESCRIPTION OF PROPOSED CONSTRUCTION<br>(Do not indicate, "see attached plans", please be specific)<br>REMOVE & REPAIR RUBBER ROOF |                                                                                                                                                                                                                                                                                                                    |                       |                              |
| DEPARTMENT                                                                                                                                  | SIGNATURE                                                                                                                                                                                                                                                                                                          | COMMENTS              |                              |
| Board of Health                                                                                                                             |                                                                                                                                                                                                                                                                                                                    |                       |                              |
| Planning Board                                                                                                                              |                                                                                                                                                                                                                                                                                                                    |                       |                              |
| Conservation                                                                                                                                |                                                                                                                                                                                                                                                                                                                    |                       |                              |
| Fire Chief                                                                                                                                  |                                                                                                                                                                                                                                                                                                                    |                       |                              |
| Highway                                                                                                                                     |                                                                                                                                                                                                                                                                                                                    |                       |                              |
| Assessors                                                                                                                                   |                                                                                                                                                                                                                                                                                                                    |                       |                              |
| Tax Collector                                                                                                                               |                                                                                                                                                                                                                                                                                                                    |                       |                              |
| Selectmen                                                                                                                                   |                                                                                                                                                                                                                                                                                                                    |                       |                              |
| Are the following included?                                                                                                                 | YES                                                                                                                                                                                                                                                                                                                | NO                    |                              |
| Occupying street or sidewalk                                                                                                                | (1)                                                                                                                                                                                                                                                                                                                | (1)                   |                              |
| Electrical                                                                                                                                  | (1)                                                                                                                                                                                                                                                                                                                | (1)                   |                              |
| Plumbing Gas/Fitting                                                                                                                        | (1)                                                                                                                                                                                                                                                                                                                | (1)                   |                              |
| Heating (mechanical)                                                                                                                        | (1)                                                                                                                                                                                                                                                                                                                | (1)                   |                              |
| Oil Storage                                                                                                                                 | (1)                                                                                                                                                                                                                                                                                                                | (1)                   |                              |
| Air Conditioning                                                                                                                            | (1)                                                                                                                                                                                                                                                                                                                | (1)                   |                              |
| Public Water/Sewer                                                                                                                          | (1)                                                                                                                                                                                                                                                                                                                | (1)                   |                              |
| Fire Suppression (mech)                                                                                                                     | (1)                                                                                                                                                                                                                                                                                                                | (1)                   |                              |
| Fire Detection                                                                                                                              | (3)                                                                                                                                                                                                                                                                                                                | (3)                   |                              |
| Wood Burning Appliance                                                                                                                      | (1)                                                                                                                                                                                                                                                                                                                | (1)                   |                              |

Notes: 1. Requires special permit  
Notes: 2. Heat loss info required  
Notes: 3. Stamped plan required

I have provided the above information and it is correct to the best of my knowledge.

Signature of Owner or Authorized Agent  
Print name HGM Co / Emilio Vazquez  
Street 16 Sheldon St.  
City Lynn State Mass Zip 0804  
Daytime Phone # 617 592-5846  
APPROVED  
Inspector's name & title [Signature]



ROOF HEIGHT (FT)

VARIES

TOWN OF ASHBY  
895 Main Street  
Ashby, MA 01431

## Application for Building Permit

Building Permit issued pursuant to Mass Building Code Requirements

Rwd \$3315.00 12/13/17 TCee

For Office Use Only

Fee: \$ 3315

Rec'd:

Accepted:

Issued: 12-13-17

Denied:

Permit No: 119

Location of Property (No. &amp; Street) 911 MAIN ST. Map 009.0 Parcel 0003 Lot 0000.0

Name &amp; Address of Property Owner TOWN OF ASHBY

Name &amp; Address of Architect/Engineer ELAINE HUANG

Registration Number 49029

Telephone: (978) 406-8921

Name &amp; Address of Builder/License Holder DUSTIN MCEWEN, 89 HAYDEN ROWE, HOPKINTON

Construction Supervisors' License # 109776

Signature (required) Dustin McEwen

Zoning RC

Type of Permit:

☐ New☐ Addition☐ Certificate of Occupancy☐ Repair☐ Demolition☐ Alteration☒ Other

SOLAR

Current Use: N/A

Proposed use: N/A

If a Residence, # of Dwelling Units

Use Group

Estimate Construction Cost

\$330,000

What is Construction Type?

Height of Structure (ft):

Total Sq. Footage:

Number of Stories:

Does the Proposed Project Require a Variance and/or Special Permit?

☐ Yes ☒ No

If Yes, and a Decision Has Been Issued, Please give Decision Number.

If Proposed Work Within Historic District, Give Commission Approval Date

N/A

Is Proposed Work, Including Grading, Within 100 Ft of a Wetland or 200 Ft of a Perennial Stream? ☐ Yes ☒ No

Waste Disposal Company CASELLA

Disposal Site Address

Demolition: Has Dept Notification Form Been Completed ☐ Yes ☐ No ☒ N/A

## DETAILED DESCRIPTION OF PROPOSED CONSTRUCTION (Do not indicate, "see attached plans". Please be specific)

INSTALL 400 SOLAR PANELS ON EXISTING ROOF TO  
GENERATE 160 KW POWER. NO STRUCTURAL AMENDMENTS  
NEEDED

Comments

Department

Signature &amp; Date

Tax Collector

Board of Health

Conservation

Planning Board

Highway

Fire Chief

Are the following included?

YES NO

Occupying street or sidewalk (1) — —

Electrical (1) — —

Plumbing Gas Fitting (1) — —

Heating (mechanical) (1) (2) — —

Oil Storage (1) — —

Air Conditioning (1) (2) — —

Fire Suppression (mechanical) (1) (3) — —

Fire Detection (1) (3) — —

I have provided the above information and it is correct to the best of my knowledge.

Signature of Owner or Authorized Agent

DAVID FITZGERALD, SELECT

Print Name

89 HAYDEN ROWE

Address

HOPKINTON MA 01748

City

State

ZIP

Daytime Phone ( ) 508 579 1083

APPROVED

AAB 178

Notes: 1. Requires special Permit

Notes: 2. Heat loss info required

Inspector Name and Title

A + M



TOWN OF ASHBY  
895 Main Street  
Ashby, MA 01431

Application for Building Permit

Building Permit issued pursuant to Mass Building Code Requirements

Rec'd 9/21/11  
B. Faulkner

For Office Use Only

Fee: NA

Rec'd: \_\_\_\_\_

Accepted: \_\_\_\_\_

Issued: 9-21-11

Denied: \_\_\_\_\_

Permit No: B 51-11

|                                                                                                                                                                                                                                            |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location of Property (No. & Street) <u>911 Main St</u>                                                                                                                                                                                     |                                            | Map <u>9</u>                                         | Parcel <u>3</u>                                                    | Lot <u>Ø</u>                                                                                                                                                                                                                                                                                                                                                                                 |
| Name & Address of Property Owner <u>North Middlesex Regional School District - 45 Main St Pepperell MA 01463</u>                                                                                                                           |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Name & Address of Architect/Engineer <u>Russo Barr Associates Inc. - 33 Center St., Burlington MA 01803</u>                                                                                                                                |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Registration Number                                                                                                                                                                                                                        |                                            | Telephone: (781) <u>273-1537</u>                     |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Name & Address of Builder/License Holder <u>Greenwood Industries Inc. / David Klein 50 Howe Ave Millbury MA 01527</u>                                                                                                                      |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Construction Supervisors' License # <u>CS 65805</u>                                                                                                                                                                                        |                                            | Signature (required) <u>[Signature]</u>              |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Zoning                                                                                                                                                                                                                                     | Type of Permit:                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                            | <input type="checkbox"/> New               | <input type="checkbox"/> Addition                    | <input type="checkbox"/> Certificate of Occupancy                  |                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Demolition                  | <input type="checkbox"/> Alteration <input type="checkbox"/> Other |                                                                                                                                                                                                                                                                                                                                                                                              |
| Current Use: <u>School</u>                                                                                                                                                                                                                 |                                            | Proposed use:                                        |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| If a Residence, # of Dwelling Units                                                                                                                                                                                                        |                                            | Use Group                                            | Estimate Construction Cost <u>\$ 487,000.00</u>                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| What is Construction Type? <u>Roofing</u>                                                                                                                                                                                                  |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Height of Structure (ft):                                                                                                                                                                                                                  |                                            | Total Sq. Footage:                                   | Number of Stories:                                                 |                                                                                                                                                                                                                                                                                                                                                                                              |
| Does the Proposed Project Require a Variance and/or Special Permit? <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                               |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| If Yes, and a Decision Has Been Issued, Please give Decision Number.                                                                                                                                                                       |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| If Proposed Work Within Historic District, Give Commission Approval Date                                                                                                                                                                   |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Is Proposed Work, Including Grading, Within 100 Ft of a Wetland or 200 Ft of a Perennial Stream? <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                  |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Waste Disposal Company <u>C.J. Mahardy</u>                                                                                                                                                                                                 |                                            | Disposal Site Address <u>50 Mooney St. Cambridge</u> |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Demolition: Has Dept Notification Form Been Completed <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A                                                                                                |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| DETAILED DESCRIPTION OF PROPOSED CONSTRUCTION (Do not indicate, "see attached plans". Please be specific)                                                                                                                                  |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| <u>Remove EPDM, PVC and Built-up Roofing Systems. Install a <del>60</del> 60 Mil Sarnafil PVC Roofing System including adhering Tapered Poly ISO insulation and 5/8" DensDeck along with other roofing related repairs. 29,869 sq. ft.</u> |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Department                                                                                                                                                                                                                                 | Signature & Date                           |                                                      | Comments                                                           |                                                                                                                                                                                                                                                                                                                                                                                              |
| Tax Collector                                                                                                                                                                                                                              | <u>[Signature]</u>                         |                                                      | <u>tax collector status 9/21/2011</u>                              |                                                                                                                                                                                                                                                                                                                                                                                              |
| Board of Health                                                                                                                                                                                                                            |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Conservation                                                                                                                                                                                                                               |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Planning Board                                                                                                                                                                                                                             |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Highway                                                                                                                                                                                                                                    |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Fire Chief                                                                                                                                                                                                                                 |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |
| Are the following included?                                                                                                                                                                                                                |                                            | YES                                                  | NO                                                                 | <i>I have provided the above information and it is correct to the best of my knowledge.</i><br><u>[Signature]</u><br>Signature of Owner or Authorized Agent<br><u>David S. Klein</u><br>Print Name<br><u>50 Howe Ave</u><br>Address<br><u>Millbury MA 01527</u><br>City State ZIP<br><u>508-865-4040</u><br>Daytime Phone ( )<br>APPROVED<br><u>[Signature]</u><br>Inspectors Name and Title |
| Occupying street or sidewalk                                                                                                                                                                                                               | (1)                                        | <input type="checkbox"/>                             | <input checked="" type="checkbox"/>                                |                                                                                                                                                                                                                                                                                                                                                                                              |
| Electrical                                                                                                                                                                                                                                 | (1)                                        | <input type="checkbox"/>                             | <input checked="" type="checkbox"/>                                |                                                                                                                                                                                                                                                                                                                                                                                              |
| Plumbing Gas Fitting                                                                                                                                                                                                                       | (1)                                        | <input type="checkbox"/>                             | <input checked="" type="checkbox"/>                                |                                                                                                                                                                                                                                                                                                                                                                                              |
| Heating (mechanical)                                                                                                                                                                                                                       | (1) (2)                                    | <input type="checkbox"/>                             | <input checked="" type="checkbox"/>                                |                                                                                                                                                                                                                                                                                                                                                                                              |
| Oil Storage                                                                                                                                                                                                                                | (1)                                        | <input type="checkbox"/>                             | <input checked="" type="checkbox"/>                                |                                                                                                                                                                                                                                                                                                                                                                                              |
| Air Conditioning                                                                                                                                                                                                                           | (1) (2)                                    | <input type="checkbox"/>                             | <input checked="" type="checkbox"/>                                |                                                                                                                                                                                                                                                                                                                                                                                              |
| Fire Suppression (mechanical)                                                                                                                                                                                                              | (1) (3)                                    | <input type="checkbox"/>                             | <input checked="" type="checkbox"/>                                |                                                                                                                                                                                                                                                                                                                                                                                              |
| Fire Detection                                                                                                                                                                                                                             | (3) (1)                                    | <input type="checkbox"/>                             | <input checked="" type="checkbox"/>                                |                                                                                                                                                                                                                                                                                                                                                                                              |
| Notes: 1. Requires special Permit<br>Notes: 2. Heat loss info required<br>Notes: 3. Stamped plan required                                                                                                                                  |                                            |                                                      |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |

Received 12/22/10  
Lorraine Pearce

## Permit No: 63

## AAB 180





TOWN OF ASHBY  
P.O. BOX 105  
ASHBY, MASS. 01431

FOR OFFICE USE ONLY  
Fee: \$43.00  
Date Rec'd: 8-19-98  
Accepted by: [Signature]  
Date issued: 8-15-98  
Date denied: \_\_\_\_\_  
Permit No: \_\_\_\_\_

Building Permit issued pursuant to Mass Building Code Requirements

|                                                                      |                                                                                     |                   |                                                                                                                                                                                                                                                                                  |            |           |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| 1. Location of property (No. & Street)                               | Off MAIN ST                                                                         |                   | Map                                                                                                                                                                                                                                                                              | Parcel     | Lot       |
| 2. Name & Address of Property Owner                                  | TOWN OF ASHBY - North Woburn St                                                     |                   |                                                                                                                                                                                                                                                                                  |            |           |
| 3. Name & Address of Architect/Engineer                              | Registration number                                                                 |                   | Telephone:                                                                                                                                                                                                                                                                       |            |           |
| 4. Name & Address of Builder/License Holder                          | JFR 64ASS SERVICE                                                                   |                   | Signature (Req'd Paul J. Donnelly)                                                                                                                                                                                                                                               |            |           |
| Construction Supervisor's Lic. #                                     | 626539                                                                              |                   | Signature (Req'd)                                                                                                                                                                                                                                                                |            |           |
| 5. Zoning Dist.                                                      | R/P                                                                                 | Type of permit:   | <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Certificate of Occupancy<br><input checked="" type="checkbox"/> Repair <input type="checkbox"/> Demolition <input type="checkbox"/> Alteration <input type="checkbox"/> Other |            |           |
| 7. Current Use                                                       | School                                                                              | Proposed Use      | School                                                                                                                                                                                                                                                                           |            |           |
| 8. If Use is a Residence, Indicate # of Dwelling Units               |                                                                                     |                   | Use Group A-3                                                                                                                                                                                                                                                                    |            |           |
| 9. Estimated Construction Cost                                       | \$15,000                                                                            |                   |                                                                                                                                                                                                                                                                                  |            |           |
| 10. What is Construction Type?                                       | 3c                                                                                  |                   |                                                                                                                                                                                                                                                                                  |            |           |
| 11. Lot Dimensions                                                   | Area                                                                                | Front Yard        | Rear Yard                                                                                                                                                                                                                                                                        | Right Side | Left Side |
| 12. Proposed Setbacks                                                |                                                                                     | Front Yard        | Rear Yard                                                                                                                                                                                                                                                                        | Right Side | Left Side |
| 13. Height of Structure(ft)                                          |                                                                                     | Total Sq. Footage | Number of Stories                                                                                                                                                                                                                                                                |            |           |
| 14. Does the Proposed Project Require a Variance &/or Special Permit | Yes No <input checked="" type="checkbox"/> No                                       |                   |                                                                                                                                                                                                                                                                                  |            |           |
| If Yes, and a Decision Has Been Issued, Please Give Decision Number  |                                                                                     |                   |                                                                                                                                                                                                                                                                                  |            |           |
| 15. Is Proposed Work Within Historic District?                       | Yes No <input checked="" type="checkbox"/> No If Yes, Give Commission Approval Date |                   |                                                                                                                                                                                                                                                                                  |            |           |
| 16. Waste Disposal Company                                           | Disposal Site Address                                                               |                   |                                                                                                                                                                                                                                                                                  |            |           |
| 17. Demolition: Has Dept. Notification Form Been Completed?          | Yes No                                                                              |                   |                                                                                                                                                                                                                                                                                  |            |           |

DETAILED DESCRIPTION OF PROPOSED CONSTRUCTION  
(Do not indicate, "see attached plans", please be specific)

Replace existing sidewalk with Classroom Repaired

| DEPARTMENT                   | SIGNATURE + DATE | COMMENTS |
|------------------------------|------------------|----------|
| Board of Health              | [Signature]      |          |
| Planning Board               | [Signature]      |          |
| Conservation                 | [Signature]      |          |
| Fire Chief                   | [Signature]      |          |
| Highway                      | [Signature]      |          |
| Assessors                    | [Signature]      |          |
| Tax Collector                | [Signature]      |          |
| Selectmen                    | [Signature]      |          |
| Are the following included?  |                  |          |
| Occupying street or sidewalk | (1) —            | NO       |
| Electrical                   | (1) —            | NO       |
| Plumbing Gas/Fitting         | (1) —            | NO       |
| Heating (mechanical)         | (1) (2) —        | NO       |
| Oil Storage                  | (1) —            | NO       |
| Air Conditioning             | (1) (2) —        | NO       |
| Public Water/Sewer           | (1) —            | NO       |
| Fire Suppression (mech)      | (1) (3) —        | NO       |
| Fire Detection               | (3) —            | NO       |
| Wood Burning Appliance       | (1) —            | NO       |

Notes: 1. Requires special permit  
Notes: 2. Heat loss info required  
Notes: 3. Stamped plan required

I have provided the above information and it is correct to the best of my knowledge.  
[Signature]  
Signature of Owner or Authorized Agent

Print name JFR 64ASS SERVICE  
Street 860 WATER ST  
City Fitch State MA Zip 01460  
Daytime Phone # 978 345-0177  
APPROVED  
Inspector's name & title



Bldg Insp. TONY AMMENDOLIA 386-5581 (evenings)

BEAR DOWN HARD - YOU ARE WRITING ON 4 COPIES



Town of Ashby  
911 Main St.

|                                                                                                                                                                                          |                     |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Applicant<br>Dec-Tam Corporation                                                                                                                                                 |                     | Date<br>7/6/89                                                                                                                    | Permit #<br>32                                                                                                                                                                                                                                                                                                                                    |
| Address of Applicant<br>10 Lowell Junction Road - Andover, MA 01810                                                                                                                      |                     | Telephone<br>508-470-2860                                                                                                         |                                                                                                                                                                                                                                                                                                                                                   |
| Location of Property<br>No Ashby Elem. School Street Main Street                                                                                                                         |                     | If in a Subdivision-Name                                                                                                          |                                                                                                                                                                                                                                                                                                                                                   |
| Side of Street<br><input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West                                              |                     | Map #                                                                                                                             | Parcel #                                                                                                                                                                                                                                                                                                                                          |
| Size of Lot                                                                                                                                                                              |                     | Check One<br><input type="checkbox"/> Sq. Ft. <input type="checkbox"/> Acres                                                      | Zoning                                                                                                                                                                                                                                                                                                                                            |
| Purchased Property From-Date<br>Name                                                                                                                                                     |                     | Are there any bodies of water, streams or swamp areas on or abutting lot <input type="checkbox"/> Yes <input type="checkbox"/> No |                                                                                                                                                                                                                                                                                                                                                   |
| Builders Name<br>(only construction will be erection of wooden                                                                                                                           |                     | Telephone                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                   |
| Builders Address<br>decontamination chambers) & (poly containment areas)                                                                                                                 |                     | License #                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                   |
| Purpose of New Building or Alteration<br>RENOVATION                                                                                                                                      |                     | Floor:                                                                                                                            | Sq. Ft. Area:                                                                                                                                                                                                                                                                                                                                     |
| Is there plumbing, heating, electrical associated with this construction? <input type="checkbox"/> P <input type="checkbox"/> H <input type="checkbox"/> E <input type="checkbox"/> None |                     |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                   |
| Overall Dimensions of Building                                                                                                                                                           | No. of Stories      | No. of Rooms                                                                                                                      | No. of Family Units                                                                                                                                                                                                                                                                                                                               |
| Is Sewerage System to be:<br><input type="checkbox"/> Constructed <input type="checkbox"/> Repaired <input type="checkbox"/> Altered                                                     |                     |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                   |
| No. of Bedrooms                                                                                                                                                                          | No. of Bathrooms    | No. of Lavatories                                                                                                                 | No. of Garbage Disposal Units                                                                                                                                                                                                                                                                                                                     |
| Water Supply<br><input type="checkbox"/> Town Water <input type="checkbox"/> New Well <input type="checkbox"/> Existing Well                                                             |                     |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                   |
| Type of Construction<br>2C                                                                                                                                                               | Foundation Material | Type of Heating System                                                                                                            | No. of Fireplaces                                                                                                                                                                                                                                                                                                                                 |
| Garage<br><input type="checkbox"/> Separate <input type="checkbox"/> Attached <input type="checkbox"/> In Basement                                                                       | Number of Vehicles  | Permit Fee<br>\$223.00                                                                                                            | Estimate or Contract Cost<br>\$105,000.00                                                                                                                                                                                                                                                                                                         |
| Approved by Board of Health                                                                                                                                                              |                     | Date                                                                                                                              | Received Payment<br>7-12-89 A.D.                                                                                                                                                                                                                                                                                                                  |
| Approved by Planning Board                                                                                                                                                               |                     | Date                                                                                                                              | Applicant Agrees to abide by the Rules and Regulations of the Building, Wiring, Gas and Plumbing Inspectors, Board of Health, Zoning Board, Board of Appeals, Highway and Water Departments, Board of Selectmen, Fire Chief and all applicable town By-Laws. No changes or alterations permitted unless revised plans are submitted and approved. |
| Approved by Conservation Comm                                                                                                                                                            |                     | Date                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                   |
| Approved by Fire Chief                                                                                                                                                                   |                     | Date                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                   |
| Approved by Highway Department                                                                                                                                                           |                     | Date                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                   |
| Approved for Zoning                                                                                                                                                                      |                     | Date                                                                                                                              | Signature of Applicant<br>Caroline Bateson                                                                                                                                                                                                                                                                                                        |
| Approved by Building Inspector<br>J. Amell 7-12-89                                                                                                                                       |                     | Date                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                   |
| Restrictions                                                                                                                                                                             |                     | Use Group: A-4                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                   |
| Application disapproved and referred to the Appeals Board                                                                                                                                |                     | Fire Grading: 2 Hr                                                                                                                |                                                                                                                                                                                                                                                                                                                                                   |

Residence or business?

How near the center of the street?

How near adjoining property lines-Right

Left

Rear

Nearest Building is

feet in a

direction

WHITE COPY - Building Inspector  
CANARY COPY - Board of Selectmen

PINK COPY - Board of Assessors  
GREEN COPY - Applicant

AAB 182

---

**Response to REQUEST FOR BUILDING PERMITS re: 911 Main St. Ashby**

---

**From** Angela Jack <tclerk@ashbyma.gov>

**Date** Tue 6/24/2025 3:30 PM

**To** Benitez, Arelyn (DPL) <Arelyn.Benitez@mass.gov>

 10 attachments (6 MB)

1989 32 Building 911 MAIN ST.pdf; 1997 Building 911 MAIN ST.pdf; 1998 Building 911 MAIN ST.pdf; 2003 Building 911 MAIN ST.pdf; 2010 63 Building 911 MAIN ST.pdf; 2010 B62-10 Building 911 MAIN ST.pdf; 2011 B51-11 Building 911 MAIN ST.pdf; 2014 87 Building 911 MAIN ST.pdf; 2017 119 Building 911 MAIN ST.pdf; 1989 29 Building 911 MAIN ST.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,

Please see attached.

Thank you,

~Angela

Angela M. Jack  
Ashby Town Clerk  
Administrative Assistant to the Inspectional Services Department  
Notary Public  
Burial Agent  
Record Access Officer  
895 Main Street, Box 4  
Ashby, MA 01431  
[tclerk@AshbyMA.gov](mailto:tclerk@AshbyMA.gov)  
978-386-2424 ext. 121  
Office Hours: Mon-Thurs 8am-12pm and Wed 5pm-8pm

USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 9147 4225 7442 45

United States  
Postal Service

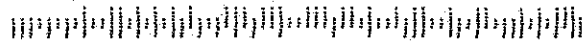
Division of Occupational Licensure

One Federal Street, Suite 600

Boston, MA 02110-2012

AUG 01 2025

ATTN: AAB



AAB 184

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Town of Ashby  
C/O Town Administrator  
895 Main St  
Ashby, MA 01431**



9590 9402 9147 4225 7442 45

2. Ar

958

PS F

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*Mary Daugherty*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Return Receipt

Property Information

|                    |                                       |
|--------------------|---------------------------------------|
| Property Location: | 911 MAIN ST                           |
| Class:             | E-EXEMPT                              |
| Use Code (LUC):    | 935-IMPROVED, MUNICIPAL PUBLIC SAFETY |
| District:          | MA012 - ASHBY                         |
| Deeded Acres:      | 10.6770                               |
| Square Feet:       | 465,090                               |

Owner

|                |          |       |             |       |          |                |
|----------------|----------|-------|-------------|-------|----------|----------------|
| Owner          | Co-Owner | City  | Address     | State | Zip Code | Deed Book/Page |
| ASHBY, TOWN OF |          | ASHBY | 895 MAIN ST | MA    | 01431    | 3025/281       |

Owner History

1 of 21

|                |                |
|----------------|----------------|
| Tax Year       | 2025           |
| Owner:         | ASHBY, TOWN OF |
| Co-Owner:      |                |
| Sale Care Of   |                |
| State:         | MA             |
| City           | ASHBY          |
| Address:       | 895 MAIN ST    |
| Zip Code:      | 01431          |
| Deed Book/Page | 3025/281       |

Land

| Land Line # | Land Type     | Land Code  | Class                                 | Square Feet | Acres | Suppressed | CH61B % | Infl % | Infl Reason | Infl 2 % | Infl 2 Reason | Base Rate | Chap Market Value | Assessed Value |
|-------------|---------------|------------|---------------------------------------|-------------|-------|------------|---------|--------|-------------|----------|---------------|-----------|-------------------|----------------|
| 1           | S-SQUARE FOOT | P-PRIMARY  | 935-IMPROVED, MUNICIPAL PUBLIC SAFETY | 80,000      | 1.84  | N          |         |        |             |          |               | 1         |                   | 67,200         |
| 7           | A-ACREAGE     | R-RESIDUAL | 935-IMPROVED, MUNICIPAL PUBLIC SAFETY | 385,070     | 8.84  | N          |         |        |             |          |               | 3,000     |                   | 26,520         |
| Total:      |               |            |                                       |             |       |            |         |        |             |          |               |           | 0                 | 93,720         |



---

**ASHBY Elementary School**

---

**From** Patrick McPhee <pmcphee@comcast.net>

**Date** Wed 4/16/2025 12:15 PM

**To** Benitez, Arelyn (DPL) <Arelyn.Benitez@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.

You received the four reports: <https://www.nmrsl.org/school-committee/subcommittees/aesbc>

1. Habeeb & Associates to perform a facility assessment and develop a scope of work to repair the building.
2. (UMASS) EDWARD J. COLLINS, JR. CENTER FOR PUBLIC MANAGEMENT JOHN W. McCORMACK GRADUATE SCHOOL OF POLICY AND GLOBAL STUDIES

The town on Nov 20, 2024 voted AGENDA to address the “paving/door entrances and handicap spot/van area – **for \$8,600**”

#14. Discussion re: paving at Ashby Elementary door entrances and handicap spot/van area – to be no more than \$8,600  
from \$300,000 in ARPA (American Recovery Plan Act) funds previously allocated to AES, votes may be taken

In the Minutes for Nov 20, 2024 It was discussed these were needed to enhance the building entrance.

In a later meeting, the Selectboard chair said “paving/door entrances and handicap spot/van area” needs to be addressed and put back the funds.

LAST because the Ashby School is **closing June 13, 2025**

-

-

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

**Town of Ashby**  
**C/O Building Department**  
**895 Main Street**  
**Ashby, MA 01431**



9590 9402 6564 1028 0913 56

## 2. Article Number (Transfer from service label)

9589 0710 5270 2411 7187 31

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

x *Julie Blood*☐ Agent☐ Addressee

## B. Received by (Printed Name)

Julie Blood

## C. Date of Delivery

5/29/25

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

AAB 188

USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 6564 1028 0913 56

United States  
Postal Service

Division of Occupational Licensure

One Federal Street, Suite 600

Boston, MA 02110-2012

RECEIVED

RECEIVED

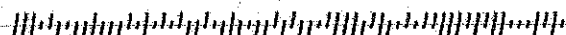
JUN 02 2025

JUN 02 2025

ATTN: AAB

DOL

10-201250



AAB 189



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., Suite 600  
Boston, Massachusetts 02118

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

TO: Town of Ashby  
895 Main Street  
Ashby, MA 01431

Docket Number C 25 005

RE: Ashby Elementary School  
911 Main Street  
Ashby

DATE: 05/23/2025

Enclosed please find a copy of the following material regarding the complaint against the above location:

- |                                                    |                                                   |
|----------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> First Notice              | <input type="checkbox"/> Stipulated Order         |
| <input type="checkbox"/> Second Notice             | <input type="checkbox"/> Letter of Meeting        |
| <input type="checkbox"/> Notice of Hearing         | <input type="checkbox"/> Application for Variance |
| <input checked="" type="checkbox"/> Correspondence | <input type="checkbox"/> Decision of the Board    |

Please review all enclosed documents carefully.

cc: Local Building Inspector  
Independent Living Center  
Local Commission on Disability  
Complainant

**AAB 190**



MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

YVONNE HAO  
SECRETARY, EXECUTIVE OFFICE OF  
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts  
Division of Occupational Licensure**

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

TO: Building Department  
FROM: Arelyn Benitez, Compliance Officer

RE: Ashby Elementary School  
911 Main Street  
Ashby

Docket No: C 25 005

DATE: May 23, 2025

**REQUEST FOR BUILDING PERMITS**

The Architectural Access Board received a complaint regarding the aforementioned premises. As part of our routine investigative process, it is necessary to obtain copies of all building permits with associated construction costs issued for this property since 1975. These permits are essential for the Board to determine its jurisdiction under 521 CMR Section 3.3.

Please provide copies of the appropriate permits at your earliest convenience. They may be sent via email to [Arelyn.benitez@mass.gov](mailto:Arelyn.benitez@mass.gov) or to the physical address listed above. If you have questions, please contact the Board at 617-727-0660 or Compliance Officer Arelyn Benitez at 617-826-5219 Ext. 25219. Thank you.

---

Building Official (Please print)

---

Signature



---

**FW: School Access Ramps, parking and playground**

---

**From** Patrick McPhee <pmcphee@comcast.net>  
**Date** Wed 4/16/2025 10:35 AM  
**To** Benitez, Arelyn (DPL) <Arelyn.Benitez@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.

---

**From:** Dougan, Jeff (MOD) [mailto:jeff.dougan@mass.gov]  
**Sent:** Monday, March 17, 2025 3:35 PM  
**To:** Patrick McPhee  
**Subject:** Re: School Access Ramps, parking and playground  
**Sensitivity:** Private

Good afternoon, Patrick.

I'll do my best to give you some insights below to the many questions asked.

My answers are highlighted in Green so they can be easily seen. The images keep disappearing when I try to respond but I am viewing the pictures from your original email while I respond.

Let me know if you have any additional questions about this.

Sincerely,  
Jeffrey L. Dougan  
Assistant Director for Community Services  
Massachusetts Office on Disability

**Email:** Jeff.Dougan@Mass.Gov - Preferred  
**Phone:** 617-979-7316  
**Web:** [www.mass.gov/mod](http://www.mass.gov/mod)

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---

**From:** Patrick McPhee <pmcphee@comcast.net>  
**Sent:** Monday, March 17, 2025 5:36 AM  
**To:** Dougan, Jeff (MOD) <jeff.dougan@mass.gov>; DeCicco, Ralph (MOD) <Ralph.DeCicco@mass.gov>  
**Subject:** RE: School Access Ramps, parking and playground

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 Jeff and Doug,

I will be in JP surgery unit this AM from 7-12, I can meet after or call you? Whichever is better

Regards, Pat

Patrick D. McPhee  
56 Heywood Road, Ashby, Ma 01431  
[pmcphee@comcast.net](mailto:pmcphee@comcast.net)  
Cell +1-978-875-0851



**From:** Patrick McPhee [mailto:pmcphee@comcast.net]  
**Sent:** Wednesday, March 12, 2025 2:55 PM  
**To:** 'Dougan, Jeff (MOD)'; 'DeCicco, Ralph (MOD)'  
**Subject:** School Access Ramps, parking and playground  
**Sensitivity:** Private

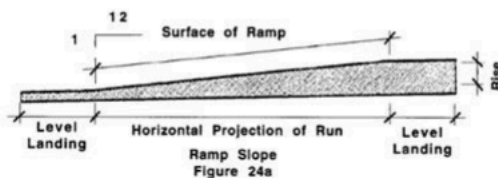
There are several issues,  
one being the ramp, the Building inspector thinks this as walkway, then changed it to over 50 years. Never provided a State Historical certificate

1. If this ramp is over 50 years old, and **not** predating the 1968 MAAB codes, there would be ramp requirements for the school - as long as it was a school when constructed. ([1968 Codes - See page 5 and 6 for "Ramps"](#)).
2. The age of something doesn't necessarily make it automatically make something historical. If the building or elements are historic it would be found on the Massachusetts Historical Commission's listings. If it is actually historic, to repair or replace this, they would need to get permission from the MHC. If access needs to be waived for "historic purposes", then the MAAB and the MHC have a process to be followed to validate the historic significance and justification from MHC about whether they would support or not support a variance.
3. This ramp just looks old and looks like a very minimum of work has been done over the years. If this was compliant with the 68 codes, and has been untouched, the '68 codes allowed differences from today's codes.
  - a. If under the 1968 MAAB codes,
    - i. With 37 feet of run and 25 inches of rise = 444 inches of run for 25 inches of rise = 5.6% - slightly above what is required for walkway.
      1. Walkways would not required handrails or landings.
      2. If under the 1968 MAAB codes, they are off by 0.6% +/- .01 = .05%. This, technically, would require a variance.
    - ii. The handrails appear compliant with the 68 codes.
  - b. I wonder if this was originally constructed as a walkway and the handrails were added later.
- 4.

Ramp is 25" x 37' (Max is only allowed under ADA and 521 CMR 30')



24.2.2 The maximum rise for any run shall be 30 inches (30" = 762mm). See Fig. 24a.



Two being the parking spaces

I am not sure of how many parking spaces are available at the school. If your math is correct, that they need 3 accessible parking spaces, that would require a minimum of 51 - 75 available parking spaces.

As for your analysis, it appears to line up with the MAAB regulations.

- Parking lines are faded and not allowed
- a. Parallel parking accessible spaces are not code compliant.
  - b. Need 2 HC and 1 HC VAN
  - c. One sign is illegal for multi Handicap parking spots
  - d. Sign is not right height



Parking spots

Three:

I am unsure when the town "filled in the front main school entrance" and created those two paths. If post '68, then the MAAB would have required them to be 5% or less to be walkways. So in this instance a variance or compliance needs to be met.

The Town Filled in the Front main school entrance 1<sup>st</sup> floor, so the 2<sup>nd</sup> floor is used, this exceeds the ADA 5% compliance access ramp. HBMS Conditions Study reopening the 1st floor, is because the incline from the parking lot would require a ramp from the parking lot to the 2nd floor FT door.

|                        |         |
|------------------------|---------|
| Right Side             |         |
| Raise                  | 96      |
| Run                    | 1539.12 |
| Slope not to exceed 5% | 6.24%   |



|                        |         |
|------------------------|---------|
| LeftSide               |         |
| Raise                  | 96      |
| Run                    | 1623.12 |
| Slope not to exceed 5% | 5.91%   |



Four playground:

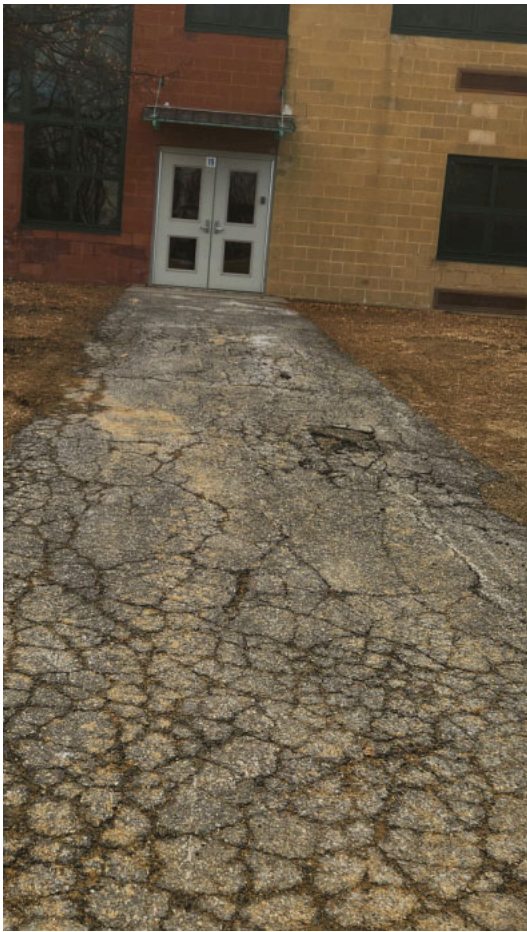


Again, I am unsure about the playground's age, but the MAAB may have required an accessible route to the playground and to each equipment type. The MAAB may also have required an accessible route around the circumference of the playground as well.

There does not seem to be any accessible picnic tables as well, with no accessible route to them provided.



Access to the playground from school:



Since then H/C parking puts your vehicle in the middle of the parking access lanes, preventing people from entering or exiting the parking lot. This is also illegal. So in reality if I conform to the location of the H/C parking, I will be towed. So there is no legal H/C parking, for Town Hall. Because of no Legal parking spot. I normally will try to park along the parking row just across from the H/C parking, but that was all ready taken up by NON-H/C Wednesday night

Also the elevator has been out of service numerous times, 2 times the elevator broke down with Disability people stranded in the elevator, up to 3 hours. There are fire/police reports.

This could result in an MAAB complaint if it fails frequently or is down for an extended period of time. MAAB requires "maintenance of accessible features" which would require accessible elements, like an elevator, to be maintained and in operating condition. For outages, a plan should be in place or variances sought from MAAB to ensure programming on the inaccessible levels could be provided in an accessible location within the building.

Thanks in advance. Pat

Patrick D. McPhee  
56 Heywood Road, Ashby, Ma 01431  
[pmcphee@comcast.net](mailto:pmcphee@comcast.net)  
Cell +1-978-875-0851

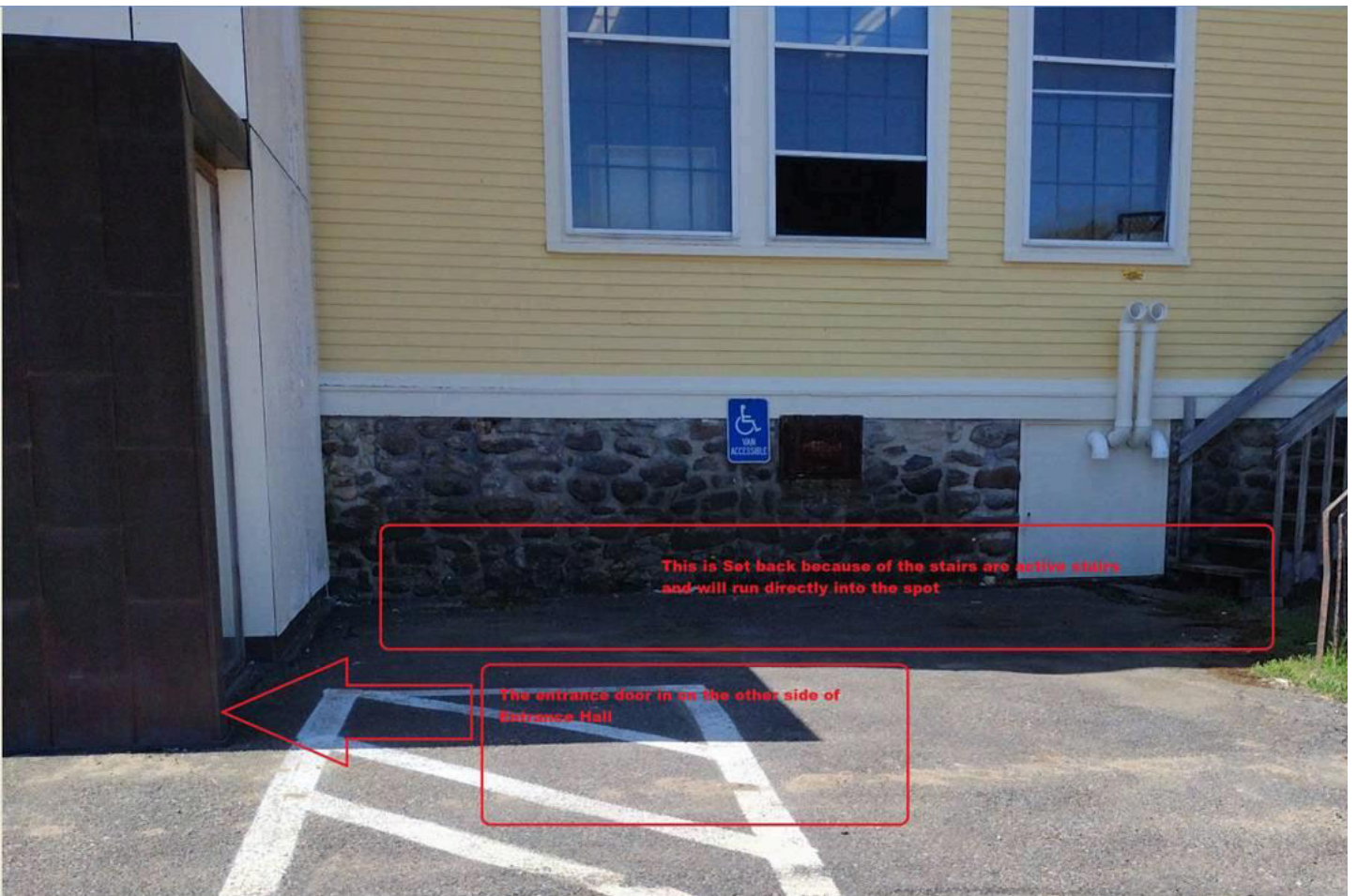






That is a stair lift in the back.







---

**Fw: Town of Ashby School access complaint**

---

**From** Joyce, William (DPL) <William.Joyce@mass.gov>  
**Date** Wed 3/12/2025 9:59 AM  
**To** Benitez, Arelyn (DPL) <Arelyn.Benitez@mass.gov>

 1 attachment (1 MB)  
AAB 03072025 Parking Complaint Ashby School.pdf;

**William Joyce**  
Executive Director  
He/Him/His  
Architectural Access Board  
Office of Public Safety and Inspections  
Division of Occupational Licensure  
1000 Washington Street, Suite 710  
Boston, MA 02118  
617-727-0660  
[\[www.mass.gov/aab\]](http://www.mass.gov/aab)[www.mass.gov/aab](http://www.mass.gov/aab)

---

**From:** Patrick McPhee <pmcphee@comcast.net>  
**Sent:** Friday, March 7, 2025 12:42 PM  
**To:** Griffin, Molly (DPL) <Molly.Griffin@mass.gov>  
**Cc:** Joyce, William (DPL) <William.Joyce@mass.gov>  
**Subject:** Town of Ashby School access complaint

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.

Please accept this as a complaint for the AAB access to school in Town of Ashby

Town of Ashby holds elections and town meeting there. Because of the disability access is difficult to participate in elections and voting at town meetings.

Please let me know if there is any further information needed.

Regards, Pat

Patrick D. McPhee

**AAB 200**

56 Heywood Road, Ashby, Ma 01431

[pmcphoe@comcast.net](mailto:pmcphoe@comcast.net)

Cell +1-978-875-0851





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

1000 Washington St., Suite 710 • Boston • MA • 02118  
V: 617-727-0660 • [www.mass.gov/aab](http://www.mass.gov/aab)

Docket Number

(Office Use Only)

**PARKING LOT COMPLAINT FORM**  
**Section 23, 521 CMR**

**PLEASE BE ADVISED THAT THIS FORM IS A MATTER OF PUBLIC RECORD AND WILL BE DISCLOSED UPON REQUEST.**

1. Location of the parking lot believed to be in violation of the Rules and Regulations:

Building Name or Description:

Town of Ashby

Street Address:

911 Main St, Ashby, MA 01431

City/Town:

Ashby, Ma 01431

2. Name and address of the building owner or manager (if known):

Name: Town of Ashby

Mailing Address:

895 Main St, Ashby, MA 01431

3. What is the total number of parking spaces in the lot? 48+spaces plus 3 up top, 8 on the side and 6

How many lots? 1

4. Date when the parking lot was last repainted? 2011

5. Are any handicapped spaces currently provided? X yes      no. If you answered no, go to #7. If you answered yes, check the following items which you believe are in violation (back ONLY): (Parallel parking accessible spaces to sign are not code compliant)

a) Check any of the following which apply:

**General**

     Handicapped parking spaces are not the closest spaces in the lot to the accessible entrance. (Section 23.3.1)

X An accessible passenger drop-off area is not provided within 100 feet of an accessible entrance, when handicapped parking spaces are located more than 200 feet from an accessible entrance. (Section 23.3.3)

     Where sidewalks are provided at handicapped parking spaces, a curb cut is not installed at the access aisle of each handicapped parking space or pair of spaces. (Section 23.5)

X Accessible route to an accessible entrance is not provided wherever passenger loading zone or parking area is provided. (Section 23.7.1)

X Passenger loading zones do not provide an access aisle at least 60 inches wide, adjacent and parallel to the vehicle space. (Section 23.7.2)

X Valet parking does not provide a passenger loading zone located on an accessible route to the entrance. (Section 23.8)

X When elevator is out no Handicap parking at walkin entrance

**Space Design**

X Handicapped parking space is less than 8 feet wide, plus the access aisle. (Section 23.4.1)

X Handicapped parking space is not level and does not have a uniform, paved or hard packed smooth surface. (Section 23.4.4)

X Handicapped parking spaces are not marked by high contrast painted lines or delineation. (Section 23.4.5)

     Access aisle adjacent to handicapped parking space is less 5 feet wide. (Section 23.4.6b)

X Access aisles are not level. They are not clearly marked by means of diagonal stripes. (Section 23.4.6 d & e)

     Handicapped parking space is not identified by a sign indicating that it is reserved:

- ☒ A sign is not located at the head of each space. (Section 23.6.1)
- ☐ The sign is more than 10 feet away. (Section 23.6.1)
- ☒ The sign does not show an international symbol of accessibility. (Section 23.6.2)
- ☒ The sign is not set between 5 feet and 8 feet to the top of the sign. (Section 23.6.4)

### **Van-Accessible Spaces**

- ☒ Van accessible space is not provided. (Section 23.2.2)
- ☒ Van accessible spaces are less than 8 feet wide. (Section 23.4.7d)
- ☒ Access aisle of 8 feet is not provided at van accessible space. (Section 23.4.7e)
- ☒ Van accessible space does not have a sign designating it as "Van Accessible." (Section 23.4.7b)
- ☒ A minimum of 8 feet, 2 inches of vertical clearance is not provided at van accessible spaces and accessible passenger loading zones, and along at least one vehicle access route to such areas from site entrances and exits. (Section 23.4.7a)

b) Please include any other details you believe may be relevant. The Board's staff also recommends you include photographs of the violation if possible. (Please use additional sheets if necessary):

People park in front of Handicap ramp, not enough H/C parking spaces compared

School is 48 parking spaces

School has 12 parking turn round

School has 2-6 parking up top

School has 8 parking on the side

6. What was the most recent date you observed the violation? Mar 3, 2025

7. Do you want to receive copies of all correspondence regarding the complaint and be notified of any meetings or hearings? ☒ yes ☐ no

8. Name and address of person/organization filing this complaint (if organization is filing, please provide the Board with the name of a contact person)(**required**):

Name: Patrick McPhee

Mailing Address:

56 Heywood road Ashby, Ma 01431

E-mail: pmcphee@comcast.net

Telephone: 978-875-0851

8. Would you like to receive communication from the Board electronically or via US Mail?  
Email: ☒ Regular Mail: ☐

9. Individual Signature (**required**): 

Date: 3/7/25

The Town Filled in the Front main school entrance 1<sup>st</sup> floor, so the 2<sup>nd</sup> floor is used, this exceeds the ADA 5% compliance access ramp. HBMS Conditions Study reopening the 1st floor, is because the incline from the parking lot would require a ramp from the parking lot to the 2nd floor FT door.

|                        |         |
|------------------------|---------|
| Right Side             |         |
| Raise                  | 96      |
| Run                    | 1539.12 |
| Slope not to exceed 5% | 6.24%   |



|                        |         |
|------------------------|---------|
| LeftSide               |         |
| Raise                  | 96      |
| Run                    | 1623.12 |
| Slope not to exceed 5% | 5.91%   |





# Ashby School Work

- Ashby School Needs a new chair lift for inside of School.
- Ashby School Needs to replace the failed boiler.
- Ashby School Roof Drain: Needs drain repair.
- Ashby School Needs to remove more asbestos (will be 10 time)
- Ashby School has NO-H/C Accessibility Playground
- Ashby School H/C Ramp is not complaint with ADA and 521 CMR, it is 37 feet long.
- Ashby School H/C Hand rails are not complaint with ADA and 521 CMR
- Ashby School building exits are unlevel for disability people
- Ashby School AAB notified Ashby H/C Parking is not allowed parallel parking, needs lines drawn, needs VAN parking, needs more than one sign for 2 spaces
- Ashby School access to building was filled in with back fill over first floor, causing a 521 CMR pitch that requires a ramp from Parking lot to 2<sup>nd</sup> floor main entrance.
- Ashby School didn't mark the H/C ground with international symbol of accessibility.
- Ashby School doesn't have H/C Van or Bus school access ramps, they park down the hill, no ramp up to the 2nd floor
- Ashby School has more than 62 parking spaces including bus drop off, 51 parking spaces in Ft and plus side building parking.
- Ashby School Ramp hand rails are rusted at base
- Ashby School 2<sup>nd</sup> means of egress is via a roof for all people including H/C

The RAMP is no complaint with MGL 521 CMR 24

1. Section 521 CMR 24.4.5 the run is 37 feet without a **landing at 30 feet**
2. The Top of the Ramp is at 25"  
So the value ramp slope is 5.63% for 37' and 25" rise
3. Hand rails are not compliant with MGL 521 CMR 25.00
  - a. Hand rails are not clear
  - b. See rusting of Hand rails

4. Parking needs to be vertical to HC sign
  - a. Parallel parking accessible spaces are not code compliant.
  - b. Need 2 HC and 1 HC VAN
  - c. One sign is illegal for multi Handicap parking spots
  - d. Sign is not right height

On Nov 20, 2024 Selectboard voted to allocate ARPA (American Recovery Plan Act) funding to the H/C access and parking at the School.

On Dec 30, 2024 Selectboard pull the \$109,155 ARPA money for the AES school, AES was for H/C Painting, H/C redesign parking and paving at Ashby Elementary door entrances and handicap spot/van area

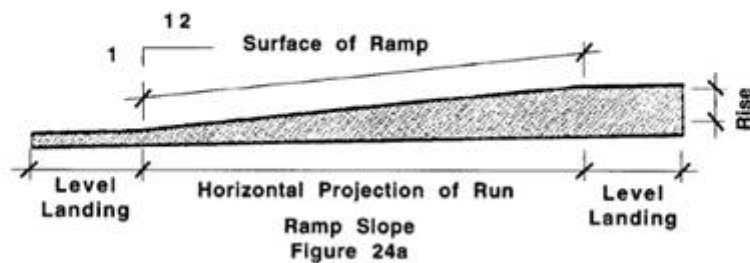
Not to be considered part of election: Also pulled from AES was the elevator (not fully working) replacement parts. There was a lot more H/C included

Pulled some of the AES funding for H/C playground

Ramp is 25" x 37' (Max is only allowed under ADA and 521 CMR 30')



24.2.2 The maximum rise for any run shall be 30 inches (30" = 762mm). See Fig. 24a.



2<sup>nd</sup> means of egress is over roof, not legal!



Parking lines are faded and not allowed

- a. Parallel parking accessible spaces are not code compliant.
- b. Need 2 HC and 1 HC VAN
- c. One sign is illegal for multi Handicap parking spots
- d. Sign is not right height



Parking spots





From AAB to the Town, on other sites

For the accessible parking, there would need to be striping for the space as well as an eight-foot access aisle next to the space. The space would also need a sign that says, "Van Accessible". Please see the attached accessible parking checklist as well as the link below for 521 CMR Section 23.

<https://www.mass.gov/doc/521-cmr-2300-parking-and-passenger-loading-zones-2006-pdf/download>

<https://www.mass.gov/doc/521-cmr-2400-ramps-2006-pdf/download>

Town of Ashby School reports:

- [Cost Savings Alternative Study \(2022\)](#)
- [https://resources.finalsite.net/images/v1707796706/nmrtdorg/x5hiwqbyiskd70kta81x/NMRSD\\_Cost\\_Savings\\_Final\\_Report\\_Aug\\_2022.pdf](https://resources.finalsite.net/images/v1707796706/nmrtdorg/x5hiwqbyiskd70kta81x/NMRSD_Cost_Savings_Final_Report_Aug_2022.pdf)
- [Perkins Eastman AES Study \(2020\)](#)
- [https://resources.finalsite.net/images/v1707796710/nmrtdorg/c7fmypmtd5tdowgk9a6e/Perkins\\_Eastman\\_Ashby\\_ES\\_Study\\_Final.pdf](https://resources.finalsite.net/images/v1707796710/nmrtdorg/c7fmypmtd5tdowgk9a6e/Perkins_Eastman_Ashby_ES_Study_Final.pdf)
- [AES Conditions Study \(2020\)](#)
- [https://resources.finalsite.net/images/v1707796699/nmrtdorg/rkctlpbjetuuuflsdnd5/AES\\_Assessment-Final\\_Report-2020.pdf](https://resources.finalsite.net/images/v1707796699/nmrtdorg/rkctlpbjetuuuflsdnd5/AES_Assessment-Final_Report-2020.pdf)
- [HBMS Conditions Study \(2020\)](#)
- [https://resources.finalsite.net/images/v1707796702/nmrtdorg/rzi0z8uukls1ppc3i5pf/HBMS-Assessment-Final\\_Report-2020.pdf](https://resources.finalsite.net/images/v1707796702/nmrtdorg/rzi0z8uukls1ppc3i5pf/HBMS-Assessment-Final_Report-2020.pdf)

If you don't understand any part of this complaint, reach out to me!