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**Office of Public Safety and Inspections**  
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ARCHITECTURAL ACCESS  
BOARD

Gregory T. Federspiel, Town Administrator  
Town Hall  
10 Central Street  
Manchester by the Sea, MA 01944

July 15, 2021

**RE: Advisory Opinion – Sanctuary By The Sea**

Dear Administrator Federspiel,

In Response to your June 24, 2021 request, the Architectural Access Board took up the question as to whether the developer in question would be required to provide an accessible route to the public way per 521 CMR 20.2. At its regularly scheduled July 12, 2021 meeting, after reviewing your submission as well as all relevant code sections, the Board voted to:

**FIND** that 521 CMR 20.2 would require an accessible route to the public way.

If you have any questions, please do not hesitate to get in touch with me.

Sincerely,

A handwritten signature in blue ink that reads "William Joyce".

William Joyce  
Executive Director

ppri <[eglenn@public-planning.org](mailto:eglenn@public-planning.org)>

12/6/2021 7:59 AM

## Re: Manchester Additional 40B Support

To Sarah Mellish <[smellish11@comcast.net](mailto:smellish11@comcast.net)>

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Thanks for checking. Usually the peer reviews are the big thing to get going, but as you know they can only be used to review material submitted by the applicant. Given this, if you were interested in conducting/commissioning your own studies or plans, the town could pay for those; in theory this might be needed, but I generally do not recommend them or find them necessary, and I'm not sure what additional studies would be helpful in this case beyond what you can ask the applicant to produce.

It's also possible that you might want to request funds for legal support, or administrative support, especially in terms of preparing the final decision. (As I mentioned at the beginning of the process, I can't really play lawyer on this, and while I can help organize peer reviews and coordinate potential conditions, my role doesn't include drafting decisions — but it seems like Sue is on top of this.)

Thanks,  
Ezra

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