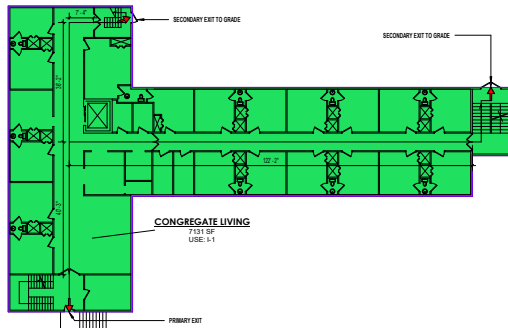
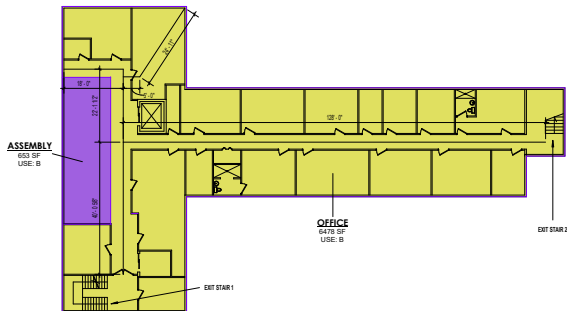


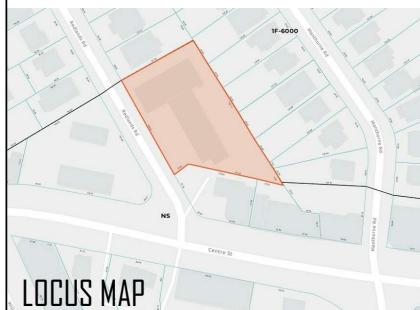
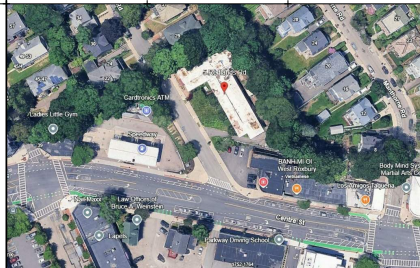
3 03 - LEVEL 3
1/8" = 1'-0"



2 02 - LEVEL 2
1/8" = 1'-0"



1 01 - LEVEL 1
1/8" = 1'-0"



GROSS FLOOR AREA		
NAME	AREA	LOC TYPE
11 - LEVEL 1		
ASSEMBLY	663 SF	8
OFFICE	6478 SF	10
12 - LEVEL 2		
CONGREGATE LIVING	7181 SF	11
13 - LEVEL 3		
CONGREGATE LIVING	7103 SF	11
	21882 SF	

AREAS

These plans are approved by the Inspectional Services Department subject to their complete conformity to legal requirements regarding the State Building Code, other applicable Codes and applicable City Ordinances and regulations.

DIVISION	APPROVAL
EGRESS	Approved
ELECTRICAL	N/A
MECHANICAL	N/A
STRUCTURAL	N/A
ZONING	Approved
BOARD of APPEALS	
ACCESS	
BFD	

PLANS APPROVED BY

*This application is for Zoning approval only.
No construction work is proposed or authorized under this permit. Applicant to continue working with Inspector of Buildings and Ward Field Inspectors for 780 CMR code compliance through out as applicable.
Final bed counts TBD

PROJECT NAME
CONGREGATE LIVING FACILITY

PROJECT ADDRESS
6 WEDLANDS RD
WEST ROXBURY, MA 02132

PROJECT PHASE
PERMITTING

ARCHITECT

VANKO
STUDIO
ARCHITECTS

PO BOX 17077
BOSTON, MA 02117
617.266.1251
WWW.VANKOSTUDIO.COM

CONSULTANT(S)



APPROVALS

REGISTERED PROFESSIONAL

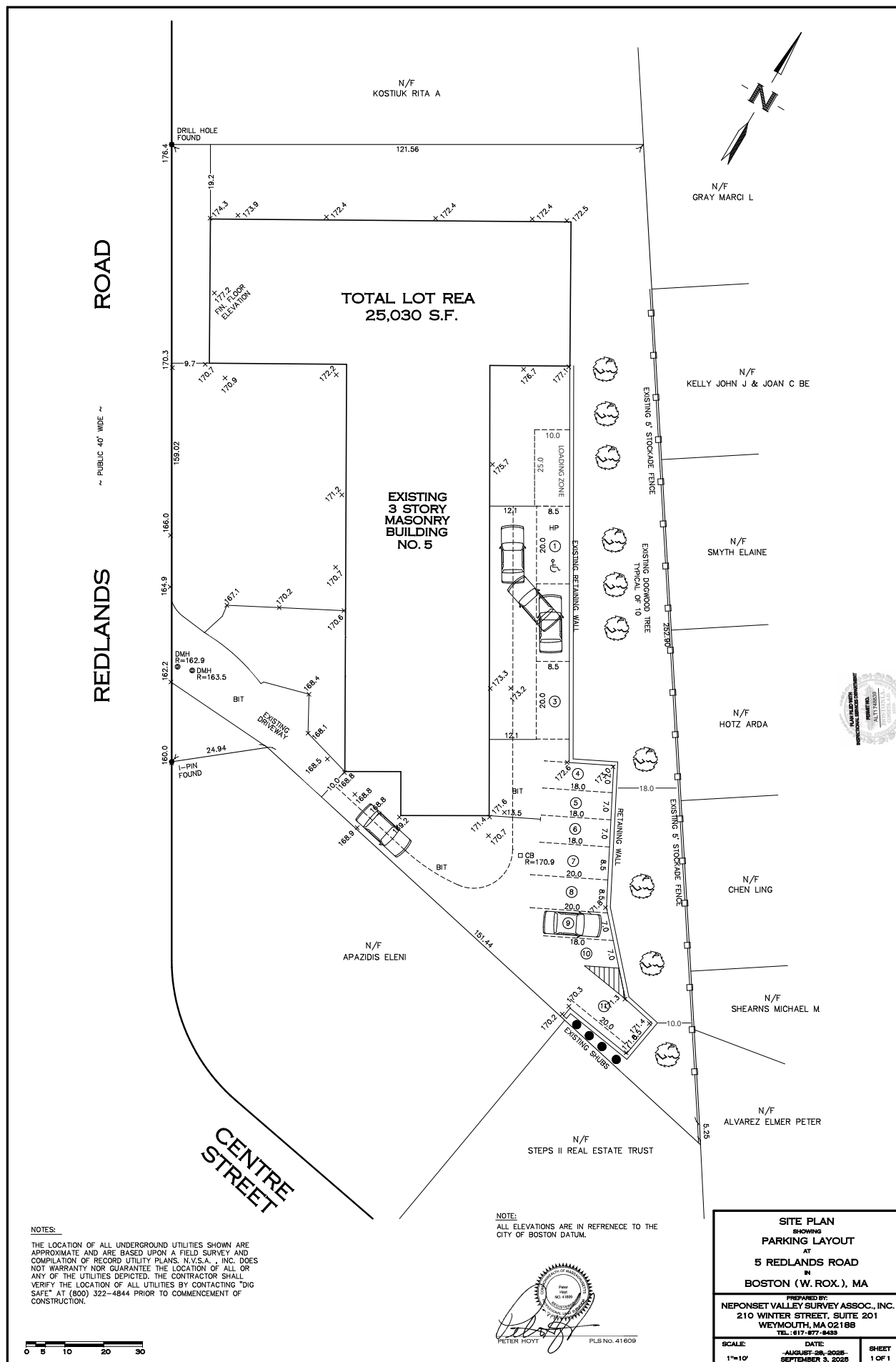


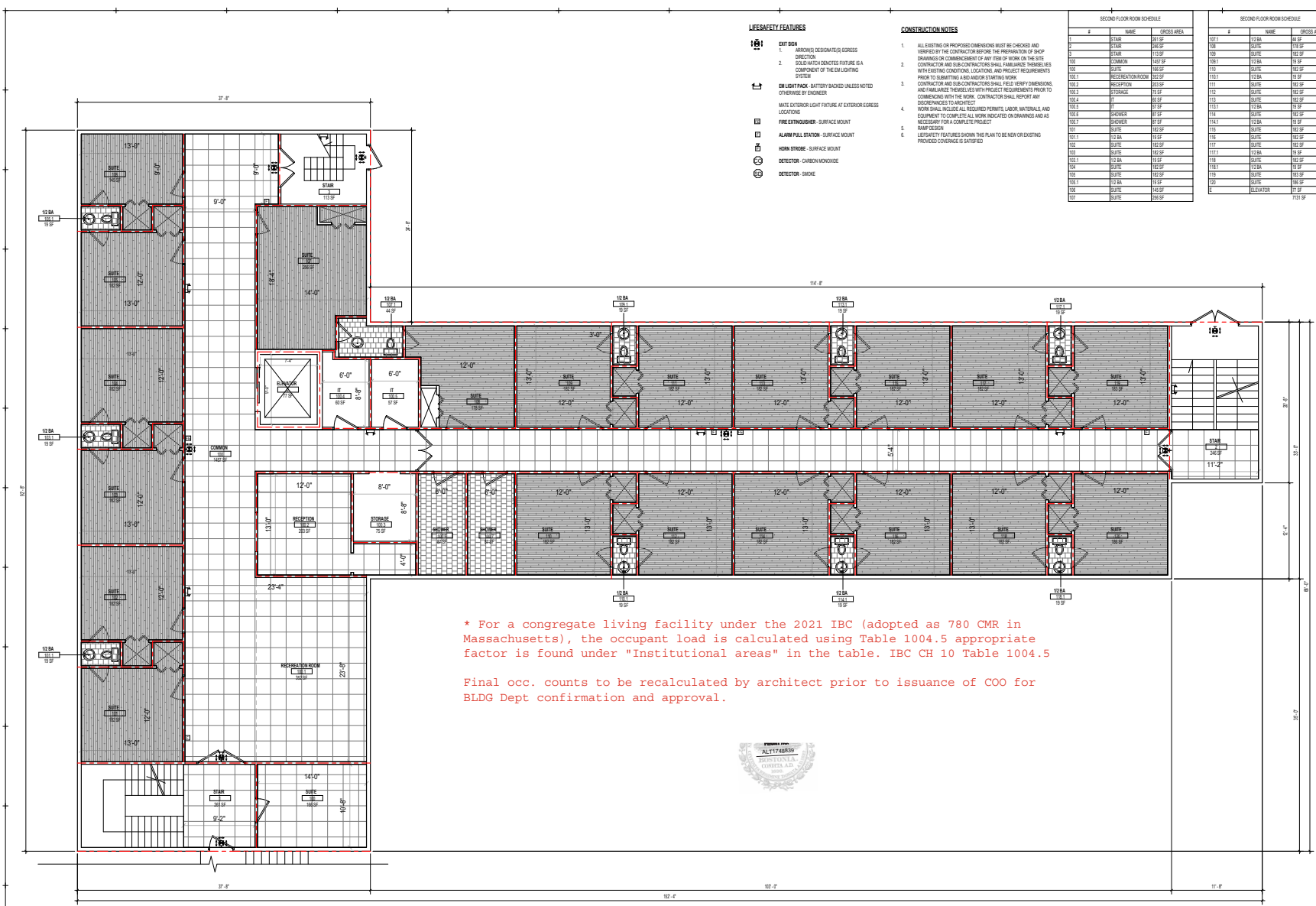
SHEET NAME
CODE AND ZONING

SHEET USE
DATE 8/17/23
SCALE 1/8" = 1'-0"
REVISION
REV IS BLUE

AD

**IEBC LEVEL 1
ALTERATION /
CONGREGATE LIVING
FACILITY**





* For a congregate living facility under the 2021 IBC (adopted as 780 CMR in Massachusetts), the occupant load is calculated using Table 1004.5 appropriate factor is found under "Institutional areas" in the table. IBC CH 10 Table 1004.5

Final occ. counts to be recalculated by architect prior to issuance of COO for BLDG Dept confirmation and approval.

LEGEND

- EXIT SIGN
- ARROW (DESIGNATES) EGRESS DIRECTION
- SOLID HATCH DENOTES FUTURE IS A COMPONENT OF THE BUILDING SYSTEM
- BN LIGHT FIXTURE: BATTERY BACKED UNLESS NOTED OTHERWISE BY NUMBER
- WHITE EXTERIOR LIGHT FIXTURE AT EXTERIOR EGRESS LOCATIONS
- FIRE EXTINGUISHER: SURFACE MOUNT
- ALARM PULL STATION: SURFACE MOUNT
- HORN STROBE: SURFACE MOUNT
- DETECTOR - CARBON MONOXIDE
- DETECTOR - SMOKE

CONSTRUCTION NOTES

- ALL EXISTING OR PROPOSED DIMENSIONS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY TYPE OF WORK ON THE SITE. CONTRACTOR AND SUB CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID AND/OR STARTING WORK.
- CONTRACTOR AND SUB CONTRACTORS SHALL FIELD VERIFY CONDITIONS AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ARCHITECT.
- WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.
- LEGISLATION FOR A COMPLETE PROJECT.
- LEGISLATION FOR A COMPLETE PROJECT.
- LEGISLATION FOR A COMPLETE PROJECT.

SECOND FLOOR ROOM SCHEDULE		
#	NAME	GROSS AREA
1	STAR	261 SF
2	STAR	246 SF
3	STAR	113 SF
102	COMMON	1422 SF
103	SUITE	166 SF
103.1	RECREATION ROOM	332 SF
103.2	RECEPTION	233 SF
103.3	STORAGE	73 SF
104	IT	63 SF
105	IT	57 SF
105.6	SHOWER	67 SF
105.7	SHOWER	67 SF
107	SUITE	182 SF
107.1	12 BA	13 SF
107.2	SUITE	182 SF
107.3	SUITE	182 SF
107.4	12 BA	13 SF
107.5	SUITE	182 SF
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① **03 - PROPOSED LEVEL 3**
3/16" = 1'-0"

DEFINITIONS

point within a *story* to that point where the occupants have separate access to two *exits* or *exit access* doorways.

COMMON USE. Interior or exterior *circulation paths*, rooms, spaces or elements that are not for public use and are made available for the shared use of two or more people.

[F] COMPRESSED GAS. A material, or mixture of materials, that:

1. Is a gas at 68°F (20°C) or less at 14.7 pounds per square inch atmosphere (psia) (101 kPa) of pressure; and
2. Has a *boiling point* of 68°F (20°C) or less at 14.7 psia (101 kPa) which is either liquefied, nonliquefied or in solution, except those gases which have no other health- or physical-hazard properties are not considered to be compressed until the pressure in the packaging exceeds 41 psia (282 kPa) at 68°F (20°C).

The states of a compressed gas are categorized as follows:

1. Nonliquefied compressed gases are gases, other than those in solution, which are in a packaging under the charged pressure and are entirely gaseous at a temperature of 68°F (20°C).
2. Liquefied compressed gases are gases that, in a packaging under the charged pressure, are partially *liquid* at a temperature of 68°F (20°C).
3. Compressed gases in solution are nonliquefied gases that are dissolved in a solvent.
4. Compressed gas mixtures consist of a mixture of two or more compressed gases contained in a packaging, the hazard properties of which are represented by the properties of the mixture as a whole.

[BS] CONCRETE.

Carbonate aggregate. Concrete made with aggregates consisting mainly of calcium or magnesium carbonate, such as limestone or dolomite, and containing 40 percent or less quartz, chert or flint.

Cellular. A lightweight insulating concrete made by mixing a preformed foam with Portland cement slurry and having a dry unit weight of approximately 30 pcf (480 kg/m³).

Lightweight aggregate. Concrete made with aggregates of expanded clay, shale, slag or slate or sintered fly ash or any natural lightweight aggregate meeting ASTM C 330 and possessing equivalent fire-resistance properties and weighing 85 to 115 pcf (1360 to 1840 kg/m³).

Perlite. A lightweight insulating concrete having a dry unit weight of approximately 30 pcf (480 kg/m³) made with perlite concrete aggregate. Perlite aggregate is produced from a volcanic rock which, when heated, expands to form a glass-like material of cellular structure.

Sand-lightweight. Concrete made with a combination of expanded clay, shale, slag, slate, sintered fly ash, or any natural lightweight aggregate meeting ASTM C 330 and possessing equivalent fire-resistance properties and natural sand. Its unit weight is generally between 105 and 120 pcf (1680 and 1920 kg/m³).

Siliceous aggregate. Concrete made with normal-weight aggregates consisting mainly of silica or compounds other than calcium or magnesium carbonate, which contains more than 40-percent quartz, chert or flint.

Vermiculite. A light weight insulating concrete made with vermiculite concrete aggregate which is laminated micaceous material produced by expanding the ore at high temperatures. When added to a Portland cement slurry the resulting concrete has a dry unit weight of approximately 30 pcf (480 kg/m³).

CONGREGATE LIVING FACILITIES. A building or part thereof that contains *sleeping units* where residents share bathroom or kitchen facilities, or both.

[F] CONSTANTLY ATTENDED LOCATION. A designated location at a facility staffed by trained personnel on a continuous basis where alarm or supervisory signals are monitored and facilities are provided for notification of the fire department or other emergency services.

[A] CONSTRUCTION DOCUMENTS. Written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of a project necessary for obtaining a building permit.

CONSTRUCTION TYPES. See Section 602.

Type I. See Section 602.2.

Type II. See Section 602.2.

Type III. See Section 602.3.

Type IV. See Section 602.4.

Type V. See Section 602.5.

[F] CONTINUOUS GAS DETECTION SYSTEM. A gas detection system where the analytical instrument is maintained in continuous operation and sampling is performed without interruption. Analysis is allowed to be performed on a cyclical basis at intervals not to exceed 30 minutes.

[F] CONTROL AREA. Spaces within a building where quantities of *hazardous materials* not exceeding the maximum allowable quantities per control area are stored, dispensed, *used* or handled. See the definition of “Outdoor control area” in the *International Fire Code*.

CONTROLLED LOW-STRENGTH MATERIAL. A self-compacted, cementitious material used primarily as a backfill in place of compacted fill.

CONVENTIONAL LIGHT-FRAME CONSTRUCTION. A type of construction whose primary structural elements are formed by a system of repetitive wood-framing members. See Section 2308 for conventional light-frame construction provisions.

CORNICE. A projecting horizontal molded element located at or near the top of an architectural feature.

CORRIDOR. An enclosed *exit access* component that defines and provides a path of egress travel.

CORRIDOR, OPEN-ENDED. See “Open-ended corridor.”

CORRIDOR DAMPER. A *listed* device intended for use where air ducts penetrate or terminate at horizontal openings in the ceilings of fire-resistance-rated corridors, where the





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER E.M. Freedman Insurance Agency, Inc. 20 Scanlon Drive Randolph MA 02368		CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:	
INSURED Aspen Consulting Inc. 11 Walnut Hill Road Chestnut Hill MA 02467		INSURER(S) AFFORDING COVERAGE INSURER A: Harleysville Worcester Insurance Company INSURER B: Commerce INSURER C: Hartford Underwriters Insurance Company INSURER D: INSURER E: INSURER F:	
		NAIC # 26182 34754	

COVERAGES

CERTIFICATE NUMBER: CL1911626104

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			SPP00000057312J	05/09/2025	05/09/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$			
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY						BDJN05	11/29/2024	11/29/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 250,000 BODILY INJURY (Per accident) \$ 500,000 PROPERTY DAMAGE (Per accident) \$ 100,000 \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$									EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A								6S60UB0W84856224

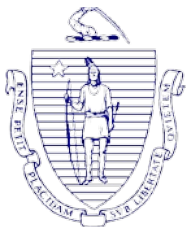
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Boston 1010 Massachusetts Ave Boston, MA 02118	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
Lafayette City Center
2 Avenue de Lafayette, Boston, MA 02111-1750
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers
Applicant Information **Please Print Legibly**

Name (Business/Organization/Individual): Aspen Consulting, Inc

Address: 11 Walnut Hill Road

City/State/Zip: Chestnut Hill, MA, 02467

Phone #: (617) 590-4054

Are you an employer? Check the appropriate box:

- | | |
|--|--|
| <p>1. <input checked="" type="checkbox"/> I am an employer with <u>7</u> employees (full and/or part-time).*</p> <p>2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]</p> <p>3. <input type="checkbox"/> I am a homeowner doing all work myself. [No workers' comp. insurance required.] †</p> | <p>4. <input type="checkbox"/> I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance.‡</p> <p>5. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]</p> |
|--|--|

Type of project (required):

6. ☐ New construction
7. ☒ Remodeling
8. ☐ Demolition
9. ☐ Building addition
10. ☐ Electrical repairs or additions
11. ☐ Plumbing repairs or additions
12. ☐ Roof

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attach an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: HARTFORD UNDERWRITERS INS CO

Policy # or Self-ins. Lic. #: 6S60UB0W84856225

Expiration Date: 01/23/2026

Job Site Address: 5 Redlands Road

City/State/Zip: Boston MA 02132

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Signature]

Date: 05/01/2025

Phone #: (617) 590-4054

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (check one):

1 ☐ Board of Health 2 ☐ Building Department 3 ☐ City/Town Clerk 4 ☐ Electrical Inspector 5 ☐ Plumbing Inspector 6 ☐ Other _____

Contact Person: _____ Phone #: _____



Construction & Demolition Safety Ordinance - Site Safety Plan Affidavit

The undersigned Permittee ("Permit Holder") certifies the following under the pains and penalties of perjury:

The Permit Holder hereby acknowledges the City's concerns regarding safety at project worksites, and that the City has implemented new regulations to reduce accidents on and around worksites. The Permit Holder agrees that it has read and understands the City of Boston Code, Ordinances, Chapter 16-65, Ordinance Governing Construction and Demolition Operations in the City of Boston ("the Ordinance") and will conduct its operations in strict compliance with all applicable obligations, guidelines, and requirements imposed by said Ordinance.

The Permit Holder understands that it is the Permit Holder's responsibility to develop, maintain, and follow a written project-specific Safety Plan specifying how it will meet its obligations.

The Permit Holder acknowledges that no provision of the Ordinance requires the Inspectional Services Department, or any other City entity, to interpret or enforce any existing Occupational Safety and Health Administration ("OSHA") health and safety regulation that governs the safety of persons employed in construction or demolition operations and that compliance with OSHA regulations is the sole responsibility of the Permit Holder.

The Permit Holder certifies that it has created and implemented a Site Safety Plan for the site subject to the permit that complies with, and will satisfy, all regulations obligations, guidelines, and requirements imposed by the Ordinance. Specifically, the Permit Holder certifies that the Safety Plan for this site defines planned protections from the potential hazards to people on the project site, the public, and property from construction and demolition operations and meets the applicable requirements defined by the Department, as set forth in Commissioner's Bulletin CB2023-04. The Permit Holder also certifies that each Subcontractor, Sub-subcontractor, and other parties that will perform work on the Project worksite will also comply and will satisfy these requirements. The Permit Holder acknowledges that it is their sole responsibility to ensure that its subcontractors comply with the Ordinance.

The Permit Holder certifies that it will comply with all applicable operational requirements of the Ordinance and the associated Commissioner's Bulletin's administrative procedures, including Site Safety Orientations, Annual Refreshers, Pre-Shift Safety Meetings, keeping of relevant logs and records, making required notifications, and providing required documentation, pursuant to the Ordinance, upon request by the Inspectional Services Department and/or its Inspectors and Building Officials.

The Permit Holder acknowledges and agrees that non-compliance with any of the requirements above, including failure to abide by its own Site Safety Plan, may result in suspension or termination of work in progress or revocation of the City's permit for such work; provided, however that the City reserves the right to allow the Permit Holder the opportunity to immediately correct or cure violations prior to the City issuing a suspension or termination of work in progress or revocation of the City's permit for such work.

Robert Burk

04/01/2025

Name of Permit Holder

Signature

Date

5 Redlands Road, Boston MA 02132

Project Address

**MATTOCKS-HIGGINS AFFIDAVIT OF WORKPLACE SAFETY**

I, Robert Burk, do hereby declare the following to be true and accurate to the best of my knowledge.

I. Occupational Safety and Health Administration (OSHA) ☒ **has not issued** / ☐ **has issued** any notice or violation against my company, as a sole proprietorship, limited partnership, and/or limited liability partnership/corporation, and/or any affiliated business or subsidiary of which I am an owner, manager, officer and/or director in the last five (5) years.

If you selected “**has issued**”, please disclose the following information:

Company _____ Date of Violation _____
Address of Violation _____ Total Fines, if any _____
Check if: ___ Serious ___ Willful ___ Repeat ___ Failure to Abate
Named violation: _____

Company _____ Date of Violation _____
Address of Violation _____ Total Fines, if any _____
Check if: ___ Serious ___ Willful ___ Repeat ___ Failure to Abate
Named violation: _____

****Attach additional pages if necessary**

If any violations are categorized as Willful or Repeat, affidavit must be accompanied by a copy of the Site Safety Plan for the project seeking permit.

II. Is the company currently on the OSHA Severe Violator Enforcement Program (SVEP) Log?
☐ Yes ☒ No

Companies in the SVEP are not eligible to receive a permit from the City of Boston

III. Company's Experience Modification Rating: 1.29
Available from the MA Workers Compensation Rating and Inspection Bureau

The Licensed Contractor must disclose any subcontractor's OSHA violation history or SVEP designation to the permit reviewing department.

Signed under penalties of perjury:

<u>04/01/2025</u>	<u>Robert Burk</u>	<u>Aspen Consulting</u>
Date	Name	Company

The Permit Reviewing Authority, or designee, shall have the discretion to issue a stop work order for any open permits and/or deny the issuance of a permit due to failure to disclose any and all OSHA violations or demonstrated history of unsafe, hazardous or dangerous practices.

Rating Information

Last Updated: 3/24/2025 1:30 AM

Combo ID : 000264469
FEIN : 043358873
Coverage ID : 0264469

Aspen Consulting Inc
11 Walnut Hill Rd
Chestnut Hill, MA 02467

RATING TYPE KEY
N : Normal
C : Contingent (missing USR data)
P : Preliminary (pending rate revision)
B : Both Preliminary and Contingent

RATING RESULT KEY
DNQ : Did not qualify
MER : Merit Rating
CAL : Experience rating mod or ARAP was calculated
ENT : Entered Manually

RATING STATUS KEY
ISS : Issued
NCC : No Current Coverage

EFF DATE	EXP DATE	FACTOR	ARAP	RATING RESULT	RATING STATUS	STATUS DATE	RATING TYPE
01/23/2025	01/23/2026	1.29	1.25	CAL	ISS	08/13/2024	N
01/23/2024	01/23/2025	0.92	1.00	CAL	ISS	08/10/2023	N
01/23/2023	01/23/2024	0.93	1.00	CAL	ISS	08/09/2022	N

<< Search Results

New Search

As of Tuesday, May 31, 2011 - Interstate Ratings are no longer available from this site. Interstate Ratings and Massachusetts ARAP factors associated with interstate Ratings are available from NCCI





Commonwealth of Massachusetts
Division of Occupational Licensure
Board of Building Regulations and Standards
Construction Supervisor

CS-075589

ROBERT BURK
11 WALNUT HILL RD
CHESTNUT HILL MA 02467

Expires: 01/05/2027



Commissioner

Sam R. Wilkinson

Construction Supervisor
Unrestricted - Buildings of any use group which contain less than
35,000 cubic feet (991 cubic meters) of enclosed space.

Failure to possess a current edition of the Massachusetts State
Building Code is cause for revocation of this license.
Contact OPSI: (617) 727-3200 or visit www.mass.gov/dpl/opsi



Licensee Details

Demographic Information

Full Name:	ROBERT BURK
Owner Name:	

License Address Information

City:	CHESTNUT HILL
State:	MA
Zipcode:	02467
Country:	United States

License Information

License No:	CS-075589	License Type:	Construction Supervisor
Profession:	Building Licenses	Date of Last Renewal:	1/3/2025
Issue Date:	1/5/2011	Expiration Date:	1/5/2027
License Status:	Active	Today's Date:	5/1/2025
Secondary License Type:			
Doing Business As:	Aspen Consulting Inc.,		
Status Change Reason:	License Renewal		

Prerequisite Information

No Prerequisite Information

No Available Documents



September 8, 2025

Frank D'Amato, Plans Examiner
Boston Inspectional Services Department
1010 Massachusetts Avenue
Boston, MA 02118

RE: Application No.: **ALT1748839**
Congregate Living Facility – 5 Redlands Road, West Roxbury, MA 02132

Dear Mr. D'Amato:

We are counsel to Blue Rock Investments LLC, a Massachusetts limited liability company ("Owner"), who has filed an Application for a Certificate of Occupancy for 5 Redlands Road, West Roxbury, MA, as a Congregate Living Facility (the "Property"). We have received and reviewed your Zoning Code Refusal letter dated July 31, 2025, ("Refusal Letter") and respectfully offer this legal opinion letter for your consideration. As explained below, we believe the Property may be used as a Congregate Living Facility as of right under the Boston Zoning Code and Enabling Act ("Zoning Code"), Article 8 (Use Regulations) and Article 56 (West Roxbury Neighborhood District). Moreover, we suggest that the Application as supplemented does not trigger the four "Violations" cited in the Refusal Letter.

Violation No. 1 – Screening and Buffering (Article 56, Section 37)

You pointed out that no screening and buffering were shown on the plans and that Article 56 section 37 requires screening and buffering along property lines since the Property, which is located in a Neighborhood Business Subdistrict, abuts a Residential Subdistrict. Nevertheless, the Violation Comments only notes that no screening and buffering have been shown on the plans. The Owner has updated its site plan dated September 3, 2025, to illustrate existing and appropriate screening and buffering for the Property in compliance with Article 56 section 37. Therefore, we respectfully suggest that this issue no longer rises to the level of a violation that the Owner would have to appeal to the Zoning Board of Appeal ("ZBA") for a variance.

Violation No. 2 – Off-street Parking Requirements (Article 56, Section 39.5) (Design)

Article 56, Section 56-39.5 prescribes the specifications for off-street parking spaces. As shown on the revised site plan, Owner has provided 11 off-street parking spaces with an unobstructed ten-foot-wide driveway. The plan shows clear maneuvering areas and appropriate means of vehicular access to a street, which has been designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic, bicyclists, and pedestrians. The design of

Frank D'Amato, Plans Examiner
Re: 5 Redlands Road, West Roxbury, MA
September 8, 2025
Page 2

the off-street parking, therefore, meets the zoning code requirements for the as-of-right use of the building as a Congregate Living Facility.

Violation No. 3 – Off-street Parking and Loading Requirements (Article 56, Section 39)
(Insufficient parking and one loading bay required)

The revised site plan shows 11 off-street parking spaces and one off-street loading zone in compliance with Article 56 section 39 requirements for off-street parking spaces and one off-street loading zone for the Congregate Living Facility. Additionally, the Property provides one accessible parking space designed in accordance with the state standards as set forth in Title 521 CMR 23 in the Massachusetts Code. This design standard includes an accessible aisle greater than five (5') feet wide adjacent to the accessible space. Accordingly, the plan meets adequate parking and loading specifications.

Parking Spaces: Specifically, Table I (Off-street Parking for Residential and Related Uses), footnote 2, provides that where a residential use is not divided into Dwelling Units such as the subject Property, when sleeping rooms accommodate more than two (2) people, "each group of four (4) beds shall constitute a Dwelling Unit." The proposed occupant load of one hundred thirty (130) people on the second and third floors of the Congregate Living Facility with no more than four (4) persons per sleeping room in 42 rooms, results in 10.5 Dwelling Units ($42 / 4 = 10.5$). All of the occupants of the Congregate Living Facility will qualify for Affordable Housing as defined in Article 2A of the Code, which means that Table I, footnote 3, applies. "For Dwelling Units qualifying as Affordable Housing, the off-street parking requirement for Proposed Projects under 50,000 square feet of gross floor area shall be 0.7 parking spaces per Dwelling Unit." Therefore, for the 10.5 Dwelling Units in the Property, (rounded to 11 Dwelling Units) 8 off-street parking spaces are required ($11 \times 0.7 = 7.7$, rounded to 8). The facility will have 11 off-street parking spaces as shown on the site plan. Please note that the Lot will not include multiple uses, since the accessory cafeteria kitchen, accessory laundry, accessory administrative offices, and the other accessory uses shown on the floor plans are all devoted to and essential for the operation of the Congregate Living Facility.

Loading Spaces: The revised site plan includes one loading zone for the Property that will be sufficient to meet the needs of the Congregate Living Facility and will comply with Table J of the Zoning Code (Off-street Loading Requirements) for property consisting of 15,001-49,999 gross floor area. The loading bay is located entirely on the lot and meets the minimum adequate dimensions, measuring at least ten feet (10') in width, twenty-five feet (25') in length, and has adequate clearance of fourteen feet (14') in height. The loading bay does not involve night operations and, therefore, will not be enclosed in a structure.

Frank D'Amato, Plans Examiner
Re: 5 Redlands Road, West Roxbury, MA
September 8, 2025
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Violation No. 4 – Effect of non-use of nonconforming use (Article 9, Section 9-3)
(Nursing Home use abandoned for more than two years)

In the Refusal Letter, you raised the question whether the abandonment and/or discontinuation of the nursing home use at the Property has any bearing on the Application for a Certificate of Occupancy for a Congregate Living Facility. The short answer is “no” for the simple reason that a Congregate Living Facility is an Allowed Use in the Neighborhood Shopping (“NS”) zone. The Application, therefore, does not rely on any pre-existing, nonconforming use, such as the prior nursing home, because a Congregate Living Facility is not a nonconforming use. Moreover, the Owner does not seek to revert to the prior use as a nursing home. The Zoning Code mandates that in the NS zone the proposed use as a Congregate Living Facility is allowed above the first floor, and no relief from the ZBA is necessary.

The Property is subject to the Use Regulations Applicable in Neighborhood Business Subdistricts contained in Section 56-15 of the Zoning Code, since the Owner seeks to change the occupancy to a Congregate Living Facility. Section 56-15 refers to Table B, Neighborhood Business Subdistricts, Neighborhood Shopping, in which a Congregate living complex is an Allowed (“A”) use, subject to Table B, Footnote 7, which provides that such use is allowed (“A”) on the floors above the first floor (here, the second and third floors).

Under Table B of Article 56, Accessory and Ancillary Uses, “an accessory use ordinarily incident to a lawful main use is allowed,” subject to the accessory uses listed in Table B. Accessory cafeteria (kitchen), accessory offices, and accessory service uses (laundry) are all allowed (“A”) accessory uses on the first floor of a Congregate Living Complex under Table B, which as stated above is an allowed (“A”) use in the NS zone.

Conclusion


Based upon the additional submittals and the foregoing information we respectfully submit that the Owner has addressed each of the Violations you cited in the Refusal Letter in a manner consistent with the Zoning Code. Each of the four Violations has either been remedied or shown to be inapplicable. Therefore, the revised Application with the updated submittals requires no zoning relief from the ZBA, the change of use should be allowed, and a Certificate of Occupancy should issue.

Frank D'Amato, Plans Examiner
Re: 5 Redlands Road, West Roxbury, MA
September 8, 2025
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This Opinion is rendered only for the Application herein described and as of the date hereof. It may not be relied on by any other person for any purpose or used in connection with any other transactions or proceedings.

On behalf of the Owner, we appreciate your consideration and assistance. Please let us know if you have any questions or concerns and we would be happy to discuss.

Smith Duggan Cornell & Gollub LLP


Paul Alan Rufo, Esq.



*ZONING DECISION RECONSIDERATION REQUESTED PER
REVISED PLANS:
REVISED PLANS AND REPORT HAS BEEN ACCEPTED FOR
ZONING APPROVAL, HOWEVER Four persons per
bedroom calculation has yet to TBD determined
due to unclear CALCULATIONS BY DESIGN FIRM.

FINAL COUNTS TO BE DETERMINED THROUGH THE
SUBMISSION OF A FINAL LIFE SAFETY OCCUPANT
LOAD/EGRESS PLAN SHOWING CLEARLY DETAILED
BEDROOM DIMENSIONS AND ACTUAL OCCUPANT BED
COUNTS PER ROOM IN ACCORDANCE WITH 780 CMR
CODE REGULATIONS 9/15/25-FD



Mass.gov

Office of Consumer Affairs and Business Regulation (OCABR)

HIC Registration Complaints



Registration # 157412
Registrant ASPEN CONSULTING INC
Name ROBERT BURK
Address 11 WALNUT HILL RD.
City, State Zip CHESTNUT HILL, MA 02467
Expiration Date 02/21/2026

[Complaints Details](#)

No complaints found for this registrant.

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