Exhibit 20

City of Greenfield notice of violation and follow-up email about a MASH-certified home in Greenfield

Source

Letter and Notice of Violation from the City of Greenfield Department of Inspections and Enforcement to the owner of a MASH-certified sober home, November 21, 2024, pages 1 to 5; and email from the Greenfield Building Commissioner, February 25, 2025, page 1.

Redactions

The Vanderburgh Foundation has redacted email addresses and telephone numbers, the names of the property owner, the operator and the home, the name of the person who requested the records, the name of a private architect, the home's street address and the owner's mailing address. Our redactions are solid black boxes. Nothing else has been altered; pages appear in their original order.

City of
GREENFIELD, MASSACHUSETTS

Department of Inspections and Enforcement

Virginia Desorgher
Mayor

Mark A. Snow
Building Commissioner

City Hall ■ 14 Court Square ■ Greenfield, MA 01301
Phone: [redacted] ■ www.greenfield-ma.gov

November 21, 2024

LETTER PERTAINING TO GREENFIELD'S ZONING ORDINANCE
&
NOTICE OF VIOLATION 780 CMR MASSACHUSETTS STATE BUILDING CODE

[redacted]

Re: [redacted] Greenfield

MAILED CERTIFIED 7008 1830 0002 0400 7028 AND FIRST CLASS MAIL

To Whom It May Concern;

This letter is regarding property you own located at [redacted] Greenfield. City Assessor's property record card for this property indicates this property is located in the Semi Residential (SR) zoning district, classified as Office with mixed use building that contains 1 residential unit and 8 commercial units, 2 baths, 1 half bath, 1 room and 1 bedroom.

The purpose of this letter serves two fold; the first portion of the letter provides a brief overview of the property and the involvement of this office, second portion of this letter addresses land use classification as defined by Greenfield's zoning ordinance, and the third portion this letter serves as a "Notice of Violation" of 780 CMR Massachusetts State Building Code, 9th edition with Massachusetts amendments.

On October 7, 2024 this Inspector, Mark Snow received a call from Greenfield's Emergency Dispatch who informed me that Greenfield Fire Department personnel were at [redacted] for a fire on a porch, Fire personnel requested Building Official to the scene.

Prior to my arrival at the property fire department personnel had left, on site I met [redacted] Mr. [redacted] took me to the rear porch where the fire occurred. I observed a fire had damaged a portion of the porch; fire caused damage to floor joists and decking. Mr. [redacted] explained that this porch is a designated smoking area for the occupants and indicated the fire was caused by smoking material. During our conversation I learned there were 17 occupants living in the building at that time of the fire. While discussing the fire damage and the use of the property I mentioned that I the building was mostly commercial space.

Mr. [redacted] explained that the property had been sold and that the building is now used and occupied for residential purposes only and he indicated the building is a single-family providing sober housing and that the building is certified by Massachusetts Alliance for Sober Housing (MASH).

After learning that the use and occupancy of the building had changed, It was explained to Mr. [redacted] that when a building changes use or occupancy that those type of changes are regulated by 780 CMR Massachusetts State Building Code that require a permits through the Inspections Department. Mr. [redacted] was informed that a permit for the change of use and occupancy is required and that part of the permit process is that an evaluation of the existing building is required by a Massachusetts registered design professional.

Mr. [redacted] indicated the program has been occupying and operating this property for close to one year, Mr. [redacted] indicated they had applied for a grant to install a fire sprinkler system and would find out in about a month if they are awarded the grant. Mr. [redacted] assured me that he would follow through on getting a registered design professional to evaluate the building, submit a permit application, along with a copy of the evaluation report and other construction documents.

On November 4, 2024 Director of Planning & Development Eric Twarog and I met with Mr. [redacted] to discuss zoning and building code matters pertaining to this property. At that meeting Mr. [redacted] provided a copy of the evaluation report for this property. The existing building narrative report dated October 21, 2024 was prepared by Massachusetts registered architect [redacted]

In the introduction of Mr. [redacted] report, Mr. [redacted] indicates the building had been used as a mixed-use R and B use group until the sale of the property in November of 2023. After the sale of the property to [redacted] the use of the building changed to a Boarding House or Halfway House for men returning to society from both prison/or alcohol treatment. Mr. [redacted] further states the building tenant is [redacted] properties runs a business called [redacted] that rents bed space to sleep men for periods up to 90 days. The building is currently configured for a maximum 23 sleeping units in the building; Mr. [redacted] characterized the use as an R2 use group. At that meeting, Mr. [redacted] was informed that Director Twarog and I will further discuss the use of this building as it pertains to Greenfield's zoning ordinance and will notify him of our findings.

This portion of the letter pertains to the regulations of Greenfield's zoning ordinance and the appeals process as it pertains to land use. Any regulations cited in this portion of the letter are from Greenfield's zoning ordinance unless otherwise noted.

Director Twarog and I discussed the use classification for this property to determine the use classification as the use pertains to Greenfield's zoning ordinance. Below is a definition for a Lodging/Boarding House as defined by Greenfield's zoning ordinance, see definition below;

> LODGING/BOARDING HOUSE -- A building containing more than two (2) rooms for semi-permanent residence [longer than one (1) week] not having cooking facilities in the rooms (microwave ovens excepted), not shared as a single housekeeping unit, and the occupants thereof not being within the second degree of kindred to the proprietor. Included in this definition are fraternity houses, sorority houses, and dormitories of educational institutions. It does not include dormitories of charitable or philanthropic institutions, convalescent or nursing homes, group residences licensed or regulated by agencies of the Commonwealth under § 71 of chapter 111, or rest homes so licensed.

This also does not include apartments, motels, hotels, tourist homes, inns, bed & breakfasts, or congregate housing. [Amended – deleted definition and replaced in its entirety by Town Council February 15, 2006]

Other factors taken into consideration to help with the determination for the occupancy and use includes the description and classification of the building provided by Mr. [redacted] in his existing building evaluation report.

After discussing and reviewing the information pertaining to Greenfield's zoning ordinance, the following is my determination as Greenfield's Zoning Enforcement officer; This building falls under the land use classification for a Lodging/Boarding House, not a dwelling, one family also referred to as a single-family dwelling.

Per Table of Uses 200, A Lodging/Boarding House located in the Semi Residential (SR) zoning district requires a special permit from the Greenfield's Zoning Board of Appeals. As a result of this determination, this office is giving thirty (30) days from the date of this letter for the owners of the property and /or operator of the program to resolve this matter by following one of the options listed below;

1) Provide detailed documentation that this property, occupancy and use are exempt from Greenfield's zoning regulations and the reasons why for review and approval, or
2) File a permit application and applicable documents in accordance with section ~200-8.3to the Department of Planning & Development for a special permit.

Failing to take the necessary steps to resolve this matter within the time period given will leave this office no other option than to issue a violation notice in accordance with Greenfield's zoning ordinance, section ~200-8.1 and the potential issuance of a Cease & Desist order.

If you are aggrieved by this decision you may file an appeal in accordance with Greenfield zoning ordinance section ~ 200-8.6, the appeal must be filed with the City Clerk within 30 days from the date of this notice. You may contact Eric Twarog; Director of Planning & Development at [redacted] Mr. Twarog is the person who will assist you through the appeal process.

This portion of the letter serves as a **"Notice of Violation"** in accordance with 780 CMR Massachusetts State Building Code 9th Edition, section 114.0. All codes referenced including the appeal process within this portion of the letter are from 780 CMR Massachusetts State Building Code 9th Edition with Massachusetts amendments unless otherwise noted.

114.1 Unlawful Acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish, occupy or change the use or occupancy of any building, structure or equipment regulated by 780 CMR, or cause same to be done, in conflict with or in violation of any of the provisions of 780 CMR.

114.2 Notice of Violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of 780 CMR, or in violation of a permit or certificate issued under the provisions of 780 CMR. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Violation/s:

1. **Change of Occupancy and Use without first obtaining the required permits (IEBC 105.1, and 780 CMR 105.1,)**

   - **To remedy this violation, the required permit application and associated construction documents must be submitted to this office for review and approval to obtain the required permit.**

2. **Occupying a building without a valid Certificate of Occupancy. (IEBC 110, `780 CMR 111.1)**

   - **To remedy this violation, a valid Certificate of Occupancy for the new occupancy classification must be obtained.**

3. **Failing to provide the required fire protection/fire detection systems for the new R-2 occupancy use group classification. (IEBC 1001.2,, IEBC 1012, 780 CMR Chapter 9)**

   - **To remedy this violation, the required fire protection/detection systems must be designed, permitted inspected and approved as required for the new R-2 occupancy use classification.**

This office is giving thirty (30) days from the date of this letter for the owners of the property or operator of the program to file the required permit applications and construction documents to this office for review and approval to obtain the required permits. Once permits are obtained work must start immediately to bring this building into compliance for the new occupancy use classification. Failing to comply with this order will result with this office taking further action in accordance with 780 CMR 114.

> 114.3 Enforcement. Violations to 780 CMR shall be enforced in accordance with the applicable provisions of M.G.L. c. 143, M.G.L. c. 148, and M.G.L. c. 148A.
>
> 114.4 Violation Penalties. Any person who violates a provision of 780 CMR or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure, or makes a change of use in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of 780 CMR, shall be subject to penalties as prescribed by M.G.L. c. 143, § 94(a).

If you are aggrieved by any decision or order relating to the violations of 780 CMR cited above you may file an appeal in accordance with 780 CMR 113.0 no later than 45 days after the service of notice thereof of the interpretation, order, requirement or direction.

> 113.1 General. Appeals of orders, decisions, determinations and failures to act made by any state or local agency or any person or state or local agency charged with the administration or enforcement of the state building code or any of its rules and regulations, except the specialized codes of M.G.L. c. 143, § 96,

relative to the application and interpretation of 780 CMR shall be addressed by the Building Code Appeals Board in accordance with M.G.L. c. 143, § 100. An application to file an appeal may be found at
http://www.mass.gov/ocabr/government/oca-agencies/dpl-lp/opsi/

You may contact me at [redacted] with any questions.

Sincerely,

Mark A. Snow
Inspector of Buildings/Zoning Enforcement,
ICC CBO, ICC Fire Inspector I, NFPA Fire Inspector I

Cc: Eric Twarog – Director of Planning & Development
Daniel Smith - Greenfield Fire Prevention Officer

---------- Forwarded message ---------
From: Mark Snow [redacted]
Date: Tuesday, February 25, 2025, 9:03:24 AM -0500
Subject: Re: Facility at [redacted] Greenfield MA
To: [redacted]
Cc: Daniel Smith [redacted]

To Whom It may Concern;

This email is regarding [redacted] Greenfield. On February 22, 2025 an email was sent looking for information pertaining to [redacted] You are looking to confirm the presence of the required fire protection systems serving the building. In particular you would like to confirm that the building has the required 13R fire sprinkler system and compliant fire alarm system, suitable for the 23 beds it is certified for.

The occupancy and use of this building changed without the required permits, inspections, or approvals. On November 21, 2024 a letter was written to [redacted] by this office. One portion of the letter addresses the Land use of the property as defined by Greenfield's zoning ordinance, another portion of the letter served as a Notice of Violation of 780 CMR Massachusetts State Building Code, 9th edition. November 21, 2024 letter is attached with this email.

To date, the current property owners for [redacted] have not complied with Greenfield's zoning / Notice of Violation cited in the November 21, 2024 letter

Mark A. Snow
Building Commissioner / Zoning Enforcement,
CBO, ICC Fire Inspector I, NFPA Fire Inspector I,
City of Greenfield,
14 Court Square
Greenfield, MA 01301
[redacted]