Exhibit 22

City of Springfield building and planning emails about two MASH-certified homes in Springfield

Source

Emails from the Deputy Building Commissioner and the Deputy Director of Planning of the City of Springfield answering questions about two sober homes, March 20 and 21, 2025, as reproduced in a grievance filed with MASH on March 22, 2025, pages 3 to 5.

Redactions

The Vanderburgh Foundation has redacted email addresses and telephone numbers, the names of the requester and the property owner, and the homes' street addresses. The grievance's own page headings above each email have been cropped out. Our redactions are solid black boxes. Nothing else has been altered; pages appear in their original order.

From: Dromey, Phil [redacted]
Sent: Friday, March 21, 2025 7:49 AM
To: Hebert, Mark [redacted] Martin, Richard [redacted] Mclaughlin, Sean [redacted]
Subject: RE: [External] RE: [External] Questions on [redacted] Ave and [redacted] Street, Springfield, MA
Importance: High

Mark:

I have no record of either of these addresses going through the Site Plan Review process to ensure they fall under the Dover Amendment exemption for a group residence.

I am attaching a copy of the Administrative Site Plan Review application. This needs to be filled out and submitted along with a site plan. In addition, the information outlined in Article 4, Section 4.6.40 of the Zoning Ordinance must also be submitted. Once all this information is received, I will forward it to the Law Department to ensure this use qualifies for the "educational" exemption. Once that determination is received, the review would be completed.

Please note that the site plan must also show the required parkin spaces for a group residential facility.

Philip Dromey, *AICP*
Deputy Director of Planning
Office of Planning & Economic Development
City of Springfield
70 Tapley Street
Springfield, MA 01104
[redacted]

From: Hebert, Mark [redacted]
Sent: Friday, March 21, 2025 7:40 AM
To: [redacted] Martin, Richard [redacted] Mclaughlin, Sean [redacted]
Cc: Dromey, Phil [redacted]
Subject: RE: [External] RE: [External] Questions on [redacted] Ave and [redacted] Street, Springfield, MA

Like I noted in my previous email, we have no record of any permits to change the use to group residence. You just noted that each property has 20 clients each, that is another concern. Per building code the maximum occupancy is 200 sq ft per person. [redacted] Ave is recorded as having 2,458 sq ft of living space, so that maximum is 12 persons. [redacted] St is recorded as having 3,216 sq ft of living space, so that maximum is 16 persons. I see both of these properties were recently sold to [redacted] within the past.

I will include a contact with our planning department to see if they have any records of Dover amendment proposal. If these properties were properly permitted through us we would have a record for the change of use and the properties would be included on our periodic Certificate of Inspection list for an annual certification.

I have no current violations on record. Unfortunately, I will have to coordinate with our Fire Marshall to make a site visit.

Mark E. Hebert
Deputy Building Commissioner
City of Springfield
70 Tapley St
Springfield, Ma. 01104
[redacted]

From: [redacted]

On Thu, Mar 20, 2025 at 9:01 AM, Hebert, Mark [redacted] wrote:

Code Enforcement Permits and Case - City of Springfield, MA

You can view all our records on the link above. All you need to do is register as a user first. Otherwise, you will need to perform freedom of information request with our law department.

Our records have this as a single family dwelling and that would be an R – 3 use for [redacted] No sprinkler or alarm system would be required.

For [redacted] St, I have on record as a 2 family dwelling, also an R – 3 use.

Having more than 16 persons is classified as an I – 1 use group residence. We have no records of this use being performed at these locations. This would be a building code violation.

Mark E. Hebert
Deputy Building Commissioner
City of Springfield
70 Tapley St
Springfield, Ma. 01104
[redacted]