

Town of Plymouth
Department of Inspectional Services

26 Court Street
Plymouth, Massachusetts 02360
508-747-1620
Fax 508-830-4028

March 26, 2024

Notice of Building Code Violation(s) and Order to Cease, Desist and Abate:

Paul Krasinski, Manager, 296 Center Hill Road, LLC, 36 Garden Street Milton MA, 02186 (c/o Adam Brosky, Esq.). As owner of the premises/structure, located at 296 Center Hill Road Plymouth, MA, Parcel ID **052-000-021-065B**, and known as Single Family Dwelling, you are hereby notified that you are in violation of the Massachusetts State Building Code 780 CMR Section **105.1 Permits Required** and are **ORDERED** this date, March 26, 2024, to: **CEASE AND DESIST**, all functions connected with this violation, on or at the above-mentioned premises.

Statement of Facts and Summary of Violation:

Statement of Facts: This office has become aware of a change in use of the single-family dwelling to a public/educational use without the benefit of a building permit.¹ Additionally, multiple accessory buildings/structures have been erected and or altered without the benefit of a building permit for use as a public/educational use.

Building Code Section: CMR 780 Section 105.1- It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure; or to change use or occupancy of a building or structure regulated by 780 CMR without first filing an application with the building official and obtaining the required permit.

Summary of Action to Abate:

In order to abate this violation and to avoid further enforcement action, commence upon receipt of this notice the following actions:

Cease and Desist all activities associated with this notice including:

1. Immediately cease all activities and use associated with the public/business/educational activities within any building or structure on the property.
2. File a building permit application within 30 days of the receipt of this notice stating the change of use accompanied by supporting documentation from a licensed design professional showing compliance with 780 CMR.

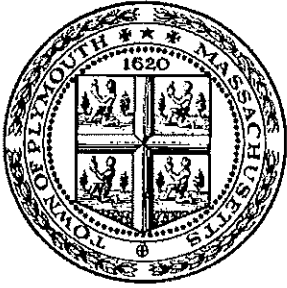
Please be advised, if you do not comply with this order, you will be subject to all fines and enforcement allowed by law including but not limited to \$1000 per day per M.G.L.C. 143 § 94(a).

And, if aggrieved by this notice and order; to show cause as to why you should not be required to do so, by filing a Notice of Appeal with the State Building Code Appeals Board, (as specified in Chapter 51, Section R113 of 780 CMR State Building Code) within thirty (45) days after the service of this notice.

¹ At a March 25, 2024, meeting between Town staff, yourself, your general contractor and your lawyer, you indicated that student programs and meetings did occur within the residence, but programs and meetings are not scheduled to occur in the future.

Sincerely,

Nicholas Mayo
Director of Inspectional Services
Town of Plymouth



Town of Plymouth
Fire Department
Fire Prevention & Code Compliance Division
114 Sandwich Street
Plymouth, Massachusetts 02360
508-830-4213 x110
Fax 508-830-4174



March 26, 2024

296 Center Hill Road, LLC
Paul Krasinski, Manager
36 Garden Street
Milton MA, 02186
c/o Adam Brodsky, Esq.

NOTICE TO CEASE AND DESIST

To Paul Krasinski,

It has come to our attention that the operation of an educational facility is being operated at 296 Center Hill Rd. Plymouth, MA. and is in violation of the below fire safety codes. During a recent inspection conducted by Plymouth Fire and Building Departments it was also determined that you have failed to secure the proper licenses and permits to operate this type of occupancy at your private residence.¹

The Massachusetts Comprehensive Fire Safety Code, 527 CMR 1.00 Chapter 18, states:

18.1 General Scope.

Fire department access and water supplies shall comply with this chapter. The provisions of this chapter shall not apply to any city, or town which has accepted the provisions of M.G.L. c. 41, § 81 et. seq. or similar laws which provide local jurisdiction over fire department access and water supply. In the absence of any such laws, fire department access and water supply shall comply with this chapter.

18.1.1.4

The fire apparatus access road plans must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software.

18.1.1.5

¹ At a March 25, 2024, meeting between Town staff, yourself, your general contractor and your lawyer, you indicated that student programs and meetings did occur within the residence but programs and meetings are not scheduled to occur in the future.

March 26, 2024

The fire apparatus access plans shall bear the seal and signature of the responsible registered professional engineer.

18.2.3.1.4

When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be permitted to accept alternatives proposed by the owner of the building to allow additional fire protection features, up to and including the installation of an approved fire sprinkler system installed in accordance with the Building Code, cistern(s), additional fire hydrant(s), or similar devices or systems.

Forthwith, you and your business shall immediately Cease and Desist from conducting any further programs, meetings, and/or events in your personal residence.

Failure to abide by this order will result in penalties/fines pursuant to M.G.L. Chap. 148 and other applicable statutes.

SO ORDERED AND DIRECTED

Respectfully,

A handwritten signature in blue ink, appearing to read "Da Malaguti".

David Malaguti, Battalion Chief
Fire Prevention and Code Enforcement