



**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**MIKE KENNEALY**  
SECRETARY OF HOUSING AND  
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Professional Licensure**  
**Office of Public Safety and Inspections**  
**Architectural Access Board**

1000 Washington Street • Boston • Massachusetts • 02118

**EDWARD A. PALLESCHI**  
UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

**LAYLA R. D'EMILIA**  
COMMISSIONER, DIVISION OF  
PROFESSIONAL LICENSURE

**Board Meeting Minutes – June 21, 2021**  
**Teleconference**

This meeting was open to the public and began approximately 9:08 AM.

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)

Jeffrey Dougan (JD)

Raymond Glazier (RG)

Mary Mahon McCauley (MM)

Elizabeth Myska (EM)

Meaghan Obrien (MO)

Ana Julian (AJ)

Division of Professional Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

JD, MM, EM, MO, AJ

1. 9:08 AM V18-126 549 Lincoln Street, Worcester

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on the condition that accessible and inaccessible stairwells provide compliant handrails by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant three year time variance from date of receipt of the decision and status reports are provided every 6 months starting January 2022 by JD

2nd by AJ

By Acclamation/Carried

2. 9:17 AM V18-127 30 Thorndyke Road, Worcester

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:



TELEPHONE: (617) 727-0660

FAX: (617) 979-5459

TTY/TDD: (617) 701-8645

<http://www.mass.gov/dpl/aab>

Motion to Grant by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant as proposed by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant three year time variance from date of receipt of the decision and status reports are provided every 6 months starting January 2022 and an explanation provided to Board of how students will be accommodated in those 4 classrooms by JD  
2nd by EM  
By Acclamation/Carried

3. 9:25 AM V21-012 250 Franklin Street, Boston  
Exhibit – Amended Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant as proposed by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant as proposed by JD  
2nd by EM  
By Acclamation/Carried

4. 9:34 AM V21-060 14 Castle Street, Great Barrington  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant temporary relief for accessible seating as indicated on amended seating plan by JD  
2nd by EM  
By Acclamation/Carried

5. 9:39 AM V21-098 4 Williamsville Road, Stockbridge  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Packet by EM  
2nd by JD

6. 9:42 AM V21-099 NW Corner Nashua St and Red Auerbach Way, Boston



9:45 AM RG Arrived

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that there is a level landing by JD

2nd by AJ

By Acclamation/Carried

7. 9:46 AM V21-100 18 North Road, Bedford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by RG

2nd by AJ

By Acclamation/Carried

8. 9:51 AM V21-101 28 Railroad Street, Great Barrington

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Table by MM

2nd by EM

By Acclamation/Carried

9. 9:54 AM V21-102 93 Concord Avenue, Belmont

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for cost estimates and stamped plans of installing vertical access at inaccessible entrance by JD

2nd by EM

By Acclamation/Carried

10. 10:06 AM V21-103 35 Everett Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more detailed plans and clarification of what the proposed use is of the first and second floor sleeping rooms by JD

2nd by RG

By Acclamation/Carried

11. 10:14 AM V21-104 566-572 Main Street, Shrewsbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawing and cost estimates of option 2 as described in petitioners application by JD

2nd by RG

By Acclamation/Carried

12. 10:20 AM V21-105 Various Streets, Lawrence



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by MO

By Acclamation/Carried

13. 10:22 AM V21-106 66 Winchester Street, Newton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant temporary relief from date of notice with a status report due at the 6 month mark by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

14. 10:26 AM V21-107 5 Auburn Street, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant temporary relief until August 31, 2021 on the condition that no unique programming is held in the basement level and any services held in the inaccessible level will be offered in accessible spaces by JD

2nd by AJ

By Acclamation/Carried

15. 10:37 AM V21-109 25 Marlboro Road, Southborough

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Table MM

2nd by RG

By Acclamation/Carried

16. 11:05 AM Hearing declared regarding Wellesley College's Memorandum Of Understanding:

DG opened the meeting, introduced Board and established procedures. Participants Michelle Maheu, Josh Safdie, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-57 is noted. Michelle Maheu presented application. Comments and additional testimony by Josh Safdie. Exhibit #2 – Final version of MOU is noted and accepted. Discussion and Questions of MOU:

Motion to Packet for July 12 meeting by MM

2nd by AJ

By Acclamation/Carried

17. 11:39 AM Continued discussion of V21-109 25 Marlboro Road, Southborough

Exhibit – Variance Application and associated documents

WJ presented documentation – Continued discussion of Variance 1:



Motion to Grant as proposed  
2nd by AJ  
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant under usual conditions for Group 1 units by JD  
2nd by AJ  
By Acclamation/Carried

Motion to Deny to Group 2A units by JD  
2nd by RG  
By Acclamation/Carried

11:57 AM Break for Lunch

18. 1:02 PM V21-110 1420-1430 Massachusetts Avenue, Cambridge  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD  
2nd by EM  
By Acclamation/Carried

19. 1:22 PM V21-111 277 Auburn Street, Newton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that this relief is for this current use only, no private parties are held in inaccessible areas, and one accessible table is provided in the bar/lounge area by JD  
2nd by EM  
By Acclamation/Carried

20. 1:31 PM V21-112 42 Wendell Avenue, Pittsfield  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Waive 2 week waiting requirement by JD  
2nd by RG  
By Acclamation/Carried

Motion to Grant on condition that Board has final approval of video, and the video will be accessible to deaf and hard of hearing attendees by JD  
2nd by EM  
By Acclamation/Carried

21. 1:47 PM V14-274 75 Lovell Street, Worcester  
Exhibit – Amended Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by JD  
2nd by RG  
By Acclamation/Carried



Discussion of Variance 2:

Motion to Grant with status report due starting January 1, 2022 by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 3 (27.4.4 and 27.4.6):

Motion to Grant as proposed by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 4:

Motion to Continue for clarification on how often bleachers are used and pictures of companion seating when bleachers are in use by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 5:

Motion to Grant on the condition that double doors remain open during activities unless doors are required to be shut for a particular activity by JD  
2nd by RG  
By Acclamation/Carried

Discussion of Variance 6:

On the condition the space is used for overflow only and the stairwell is compliant with 521 CMR except where varied in Variance Request 3 by JD  
2nd by EM  
By Acclamation/Carried

22. 2:06 PM      V21-082      1200 Mass Ave, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1, 4, and 5:

Motion to Grant as proposed by JD  
2nd by AJ  
By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for cost estimate and test drawings of making Arrow Street entrance accessible by JD  
2nd by AJ  
By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant for east side lobby request by JD  
2nd by AJ  
By Acclamation/Carried

Motion to Deny west side courtyard request by JD  
2nd by AJ  
By Acclamation/Carried



Motion to Grant for south courtyard request on the condition that directional signage is posted by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 6:

Motion to Deny by JD  
2nd by AJ  
By Acclamation/Carried

23. 2:40 PM V21-092 368 Congress St, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD  
2nd by EM  
By Acclamation/Carried

2:52 PM 5 Minute Break

24. 2:59 PM Advisory Opinion – Sidewalk Slopes

Exhibit – Advisory opinion request and associated documents

WJ presented documentation – Discussion of Advisory opinion request:

Motion to decree that applicant would need to request variance due to change in slope by JD  
2nd by RG  
By Acclamation/Carried

25. 3:05 PM Advisory Opinion – GrassMats

Exhibit – Advisory opinion request and associated documents

WJ presented documentation – Discussion of Advisory opinion request:

Motion to Continue for cut sheet of product used and picture evidence of GrassMats in use by JD  
2nd by EM  
By Acclamation/Carried

26. 3:10 PM V15-025 375 Commonwealth Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD  
2nd by RG  
By Acclamation/Carried

27. 3:15 PM V18-107 670 West Boylston Street, Worcester

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD  
2nd by EM  
By Acclamation/Carried

28. 3:19 PM V19-023 100 William T Morrison Boulevard, Boston

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Report:



Motion to Accept on the condition a picture is provided to the Board by JD  
2nd by EM  
By Acclamation/Carried

29. 3:22 PM      V20-116      450 Mass Ave, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Accept by JD  
2nd by EM  
By Acclamation/Carried

30. 3:26 PM      V20-123      12-14 Commonwealth Avenue, Boston  
Exhibit – Amended Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1:  
Motion to Grant as proposed by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 3:  
Motion to Grant as proposed by JD  
2nd by MO  
By Acclamation/Carried

Discussion of Variance 2:  
Motion to Continue for plans of feasibility study of installation of floor mounted grab bar by JD  
2nd by RG  
By Acclamation/Carried

31. 3:43 PM      V20-141      14 Roosevelt Towers, Cambridge  
Exhibit – Amended Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to schedule hearing by RG  
2nd by JD  
By Acclamation/Carried

32. 4:01 PM      V20-165      280-290 Harvard Street, Brookline  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Grant as proposed by JD  
2nd by AJ  
By Acclamation/Carried

33. 4:06 PM      V20-225      33 Harvard Way, Boston  
Exhibit – Status report and associated documents  
WJ presented documentation – Discussion of Status report:  
Motion to Accept by JD  
2nd by EM  
By Acclamation/Carried





34. 4:07 PM      V21-001      330 East Eighth Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to table by RG

2nd by JD

By Acclamation/Carried

35. 4:09 PM      V21-014      36 Bartlet Street, Andover

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by EM

By Acclamation/Carried

36. 4:11 PM      V21-026      374 Commonwealth Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant with the condition that petitioner is made aware of problems that can arise from brick surface requirements by JD

2nd by AJ

By Acclamation/Carried

37. 4:15 PM      V21-029      741 Tyler Street, Pittsfield

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant until October 31, 2022 on the condition that an update is provided to the Board on June 1, 2022 by JD

2nd by RG

By Acclamation

38. 4:22 PM      V21-036      85 Plymouth Street, Bridgewater

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by EM

By Acclamation/Carried

39. 4:29 PM      V21-50      12 Pope Street, Salem

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (27.4):

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 2 (26.6):

Motion to Grant as proposed by JD

2nd by MO



By Acclamation/Carried

Discussion of Variance 3 (39.3):

Motion to Deny by JD

2nd by RG

By Acclamation/Carried

40. 4:44 PM V21-075 29 Ingersoll Street, Danvers

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to schedule hearing by JD

2nd by RG

By Acclamation/Carried

41. 4:50 PM V21-078 32 Jaques Street, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that clear signage of where accessible route and entrance is located at  
by JD

2nd by AJ

By Acclamation/Carried

42. 4:54 PM V21-095 91-95 Main Street, Malden

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by EM

By Acclamation/Carried

43. 5:01 PM Minutes and Decisions

Exhibit – May 24, 2021 Minutes and Decisions, June 7, 2021 Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions:

May 24 and June 7 minutes and decisions

Motion to Accept all minutes and decisions by JD

2nd by EM

By Acclamation/Carried

5:02 PM End of Meeting noted

Respectfully submitted,

Bradley Souders

Office Support Specialist II

#### Exhibit List

- Lincoln Elementary School, 549 Lincoln Street, Worcester (V18-126)
  - Exhibit – Amended Variance Application and associated documents



- Thorndyke Elementary School, 30 Thorndyke Road, Worcester (V18-127)
  - Exhibit – Amended Variance Application and associated documents
- Langham Hotel, 250 Franklin Street, Boston (V21-012)
  - Exhibit – Amended Variance Application and associated documents
- Mahaiwe Performing Arts Center, 14 Castle Street, Great Barrington (V21-060)
  - Exhibit – Variance Application and associated documents
- Curb Cuts, NW Corner Nashua St and Red Auerbach Way, Boston (V21-099)
  - Exhibit – Variance Application and associated documents
- Two Story Mixed Use, 18 North Road, Bedford (V21-100)
  - Exhibit – Variance Application and associated documents
- Depart Wine, 28 Railroad Street, Great Barrington (V21-101)
  - Exhibit – Variance Application and associated documents
- Order Sons of Italy, 93 Concord Avenue, Belmont (V21-102)
  - Exhibit – Variance Application and associated documents
- Sacred Heart Roman Catholic Parish Social Center, 35 Everett Street, Springfield (V21-103)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 566-572 Main Street, Shrewsbury (V21-104)
  - Exhibit – Variance Application and associated documents
- Curb Cuts, Various Streets, Lawrence (V21-105)
  - Exhibit – Variance Application and associated documents
- Olympia Fencing Center, 66 Winchester Street, Newton (V21-106)
  - Exhibit – Variance Application and associated documents
- MetroWest School of Mathematics, 5 Auburn Street, Framingham (V21-107)
  - Exhibit – Variance Application and associated documents
- St. Mark's School, 25 Marlboro Road, Southborough (V21-109)
  - Exhibit – Variance Application and associated documents
- Wellesley College Memorandum of Understanding
  - Exhibit #1 – Hearing packet AAB 1-57
  - Exhibit #2 – Draft of unsigned MOU
- Mixed Use Building, 1420-1430 Massachusetts Avenue, Cambridge (V21-110)
  - Exhibit – Variance Application and associated documents
- Ward 4 LLC, 277 Auburn Street, Newton (V21-111)
  - Exhibit – Variance Application and associated documents
- Whitney Center for the Arts, 42 Wendell Avenue, Pittsfield (V21-112)
  - Exhibit – Variance Application and associated documents
- Columbus Park Preparatory Academy, 75 Lovell Street, Worcester (V14-274)
  - Exhibit – Amended Variance Application and associated documents
- Longfellow Apartments, 1200 Massachusetts Avenue, Cambridge (V21-082)
  - Exhibit – Amended Variance Application and associated documents
- Six Story Hotel, 368 Congress Street, Boston (V21-092)
  - Exhibit – Amended Variance Application and associated documents
- Advisory Opinion Request – GrassMats 521 CMR Compliance
  - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request – Walkway slopes
  - Exhibit – Advisory Opinion Request and associated documents
- Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V15-025)
  - Exhibit – Status report and associated documents
- Suprenant Building, 670 West Boylston Street, Worcester (V18-107)



- Exhibit – Amended Variance Application and associated documents
- Integrated Science Center, 100 William T Morrison Boulevard, Boston (V19-023)
  - Exhibit – Status report and associated documents
- Mixed Use Building, 450 Mass Ave, Boston (V20-116)
  - Exhibit – Variance Application and associated documents
- Residential Building, 12-14 Commonwealth Avenue, Boston (V20-123)
  - Exhibit – Amended Variance Application and associated documents
- Roosevelt Towers Apartments, 14 Roosevelt Towers, Cambridge (V20-141)
  - Exhibit – Amended Variance Application and associated documents
- Coolidge Corner Theatre, 280-290 Harvard Street, Brookline (V20-165)
  - Exhibit – Variance Application and associated documents
- Cumnock Hall, 33 Harvard Way, Boston (V20-225)
  - Exhibit – Status report and associated documents
- 330 Eighth Street Apartments, 330 East Eighth Street, Boston (V21-001)
  - Exhibit – Variance Application and associated documents
- Andover Town Offices, 36 Bartlet Street, Andover (V21-014)
  - Exhibit – Variance Application and associated documents
- Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V21-026)
  - Exhibit – Status report and associated documents
- Two Story Mixed Use, 741 Tyler Street, Pittsfield (V21-029)
  - Exhibit – Amended Variance Application and associated documents
- Bridgewater Residential, 85 Plymouth Street, Bridgewater (V21-036)
  - Exhibit – Variance Application and associated documents
- Salem Heights, 12 Pope Street, Salem (V21-050)
  - Exhibit – Variance Application and associated documents
- Glen Magna Farms Mansion, 29 Ingersoll Street, Danvers (V21-075)
  - Exhibit – Variance Application and associated documents
- Corbett Apartments, 32 Jaques Street, Somerville (V21-078)
  - Exhibit – Variance Application and associated documents
- Two Story Mixed Use, 91-95 Main Street, Malden (V21-095)
  - Exhibit – Variance Application and associated documents
- Minutes and Decisions Exhibits –
  - May 24, 2021 Minutes
  - June 7, 2021 Minutes
  - Eighth Street Apartments, 330 East Eighth Street, Boston (V21-001)
  - Woolman Hill Quaker Conference Center, 107 Keets Road, Deerfield (V21-045)
  - 4 Story Apartment Building, 18-26 Chauncy St., Cambridge (V21-028)
  - Hillman Street Complex, Building 9, 181 Hillman Street, New Bedford (V21-058)

