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SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

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

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

1000 Washington Street, Suite 710, Boston, MA 02118
V: 617-727-0660 • www.mass.gov/aab

ARCHITECTURAL ACCESS BOARD MEETING MINUTES

FEBRUARY 8, 2020

Members Present

- Dawn Guariello, Chairperson (DG)
- Patricia Mendez, Vice-Chairperson (PM)
- Andrew Bedar (AB)
- Jeffery Dougan (JD)
- Raymond Glazier (RG)
- Mary Mahon McCauley (MM)
- Elizabeth Myska (EM)
- Meaghan O'Brien (MO)

Not Present

- David Johnson (DJ)

Also Present

- William Joyce, Executive Director (WJ)
- James Plotkin, Board Counsel (JP)

DG Declares the Meeting Open

DG Calls Roll

AB, MM, JD, LM, MO

1. Incoming 330 Eighth Street Apartments, 330 East Eighth Street, Boston (V21-001)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

*JD moved to continue for information on the proposed accessible route to the garage level. AB seconded.
Adopted by acclamation.*

Patricia Mendez (PM) & Raymond Glazier (RG) Arrived

2. Incoming Espaillet Mills, 225 Broadway Street, Suite 221, Methuen (V21-002)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moved to deny, LM seconded.
AB-Y, JD-Y, PM-Y, MO-Y, RG-A, PM-A

3. Incoming Chelsea Homes, 4 Gerrish Avenue #2, Chelsea (V21-003)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

PM moved to packet, RG seconded.
Adopted by acclamation.

4. Incoming Longford Estate at Reservoir, 340 Winter Street, Framingham (V21-004)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moved to deny, RG seconded.
Adopted by acclamation.

5. Incoming 37 Union Street Apartments, 37 Union Street, Attleboro (V21-005)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

RG moved to deny relief to 27.4.2 & 27.3 at Stair 1, AB seconded.
Adopted by acclamation.

RG moved to deny relief to 27.3 at Stair 2, and find that due to 27.4.3(c) no relief to 27.4.3 is required, JD seconded.
Adopted by acclamation.

6. Incoming Curb Cut, Multiple Street, Multiple Towns (V21-006)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moved to packet, RG seconded.
Adopted by acclamation.

7. Incoming Stow Town Hall, 375 Great Road, Stow (V21-007)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moved to continue the request for relief to 14.1 to request Petitioner provide additional information on who is permitted to use the raised seating area, RG seconded.
Adopted by acclamation.

RG moved to grant relief to 28.12.3(a) as proposed, AB seconded.
Adopted by acclamation.

JD moved to grant relief to 25.1 on the condition that handrails complying with 27.4 are provided on both sides of the door at the inaccessible entrance, RG seconded.
Adopted by acclamation.

8. Admin Giacomo's Ristorante, 355 Hanover Street, Boston (V20-156)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moved to accept Petitioner's submission on the condition that:

- 1. Petitioner provides the Board with photographs showing the sign, buzzer, and deployed ramp, and*
- 2. Information regarding the ramp and buzzer is included on the restaurant's website, RG seconded.*

Adopted by acclamation.

9. Admin Commercial Building, 1098-1102 Pleasant Street, Worcester (V20-214)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

PM moved to continue for a feasibility study on accessible entrances via the rear of the building, AB seconded.

Adopted by acclamation.

DG Left

10. Admin Lowell High School, 50 Father Morrisette Boulevard, Lowell (V20-222)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moved to grant Request 3 as proposed, RG seconded.

Adopted by acclamation.

JD moves to grant Request 4 as proposed, RG seconded.

Adopted by acclamation.

JD moved to deny Request 5, RG seconded.

Adopted by acclamation.

JD moved to grant Request 8 as proposed, LM seconded.

Adopted by acclamation.

DG Returned

11. Admin Advisory – Condo Tenant Rule
Exhibit – Advisory Opinion Request
WJ presented the Advisory Opinion Request

JD moved to find that when a condo owner triggers compliance with 3.3.2 on their condominium it triggers compliance in public and common use spaces under the control of the condo association, LM seconded.

Adopted by Acclamation.

AB Left for the Day

12. Hearing Village Hill Cohousing, Olander Drive, Northampton (V18-215)
DG introduced the Board

Laura Fitch - Architect (LF)

Meg Bogdan - Community Member (MG)

Maital London-Levy - Community Member (ML)

Marc Gurvitch - Community Member (Mgu)

All parties were sworn in.
Exhibit 1: Hearing Packet AAB 1-56

MM moved to grant on the condition that the basement be limited to storage until such time as the lift is installed and that an accommodation policy is provided for the Board's approval, RG seconded.

PM - N, MOD - N, RG - A, LM - N, MO - N (0-4-1) Motion Failed

As the hearing had already gone over its scheduled time and the Board required additional time to deliberate, RG moved to take the matter under advisement, PM seconded.
PM-Y, MOD-Y, RG-Y, LM-Y, MO-Y

The Board Broke for Lunch, Returning at 1PM

13. Hearing Residential Building, 129 Lafayette Street, Salem (V20-204)

DG introduced the Board

Dan Ricciarelli, Seiger Architects (DR)
David Pabich, Harborpoint Properties (DR)
Larry Frej, Harborpoint Properties (LF)

All parties were sworn in.

Exhibit 1: Hearing Packet AAB 1-45

JD moved to grant relief to 9.4.2 as proposed on the condition that a Group 1 unit is provided in the rectory, and two accessible spaces, one of which must be Van-accessible space is provided to serve the school building entrance. RG seconded.
Adopted by acclamation.

JD moves to grant relief to 10.1 as proposed. RG 2nd.
Adopted by acclamation.

14. Admin Village Hill Cohousing, Olander Drive, Northampton (V18-215)

JD moves to go into quasi-judicial session, LM seconded.
PM-Y, MOD-Y, RG-Y, LM-Y, MO-Y, DG-Y

The Board Entered Quasi-Judicial Session Pursuant to G.L. c. 30A, § 18(d)

JD moved to grant relief to 28.12.1 on the condition that:
1) A LULA is installed complying with 28.12.3, and
2) There shall be no use of the basement level until such time as the LULA passes inspection by the Board of Elevator Inspection.
RG Seconded.

PM-Y, JD-Y, RG-Y, LM-N, MO-Y, DG-Y

RG moved to request the building official inspect the kitchen and inform the Board as to whether it conforms to 521 CMR 32, JD seconded.
Adopted by acclamation.

JD moves to return to regular meeting, RG seconded
PM-Y, MOD-Y, RG-Y, LM-Y, MO-Y, DG-Y

The Board Exited Quasi-Judicial Session Pursuant to G.L. c. 30A, § 18(d)

15. Admin Advisory – Hearing Impaired Unit Count

Exhibit – Advisory Opinion Request

WJ presented the advisory opinion request

RG moved to find that 2A's do not need to comply with 9.7, 2% is separate from 2A. JD seconded.

Adopted by acclamation.

16. Admin Advisory – Window Controls

Exhibit – Advisory Opinion Request

WJ presented the advisory opinion request.

RG moved that window controls and the opening and closing of windows must comply with 39. PM seconded.

PM-Y, JD-N, RG-Y, LM-N, MO-Y, DG-N

JD moved to find that windows are not required to comply with 521 CMR 39 at this time. LM seconded.

PM-Y, JD-Y, RG-A, LM-Y, MO-Y, DG-Y

17. Admin Approval of Minutes and Decisions

Exhibit – November 16, 2020 Minutes

Exhibit – January 25, 2020 Minutes

Exhibit – St. Xenia Orthodox Church, 170 N. Lowell Street, Methuen (V20-207) – Variance Decision

PM moves to approve 11/16 Minutes, MM seconded.

PM-Y, MOD-Y, RG-Y, LM-A, MO-A, DG-A

LM moves to approve 1/25 minutes, JD seconded.

PM-Y, MOD-Y, RG-A, LM-Y, MO-Y, DG-Y

JD moves to accept V20-207 Decision LM seconded.

PM-Y, MOD-Y, RG-A, LM-Y, MO-Y, DG-Y

Meeting Adjourned

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- Curb Cut, Multiple Street, Multiple Towns (V21-006)

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- Stow Town Hall, 375 Great Road, Stow (V21-007)
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- Giacomo's Ristorante, 355 Hanover Street, Boston (V20-156)
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- Commercial Building, 1098-1102 Pleasant Street, Worcester (V20-214)
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- Lowell High School, 50 Father Morrisette Boulevard, Lowell (V20-222)
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- Advisory – Condo Tenant Rule
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