

**CHARLES D. BAKER**  
GOVERNOR



**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

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

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

1000 Washington St., Suite 710 • Boston • MA • 02118  
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-979-5459

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

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

**WILLIAM JOYCE**  
EXECUTIVE DIRECTOR,  
ARCHITECTURAL ACCESS  
BOARD

**Board Meeting Minutes – October 18, 2021**  
**Teleconference**

This meeting was open to the public and began approximately 9:00AM.

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)  
Patricia Mendez (PM)  
Jeffrey Dougan (JD)  
Mary Mahon McCauley (MM)  
Raymond Glazier (RG)  
Elizabeth Myska (EM)  
Meaghan Obrien (MO)  
Ana Julian (AJ)

Division of Occupational 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:

PM, JD, MM, RG, EM, MO, AJ

1. 9:03 AM V21-156 367 Hancock Street, Springfield  
Exhibit – Variance Application and associated documents

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

Motion to Continue to explore other alternatives such as secure carpeting as well as pictures of the stairs by JD  
2nd by PM  
By Acclamation/Carried

Discussion of Variance 2 (vertical access):

Motion to Continue for more information on permanent recessed lift located by events office by JD  
2nd by PM  
By Acclamation/Carried

Motion for information on where the lift will be stored by JD  
2nd by PM  
By Acclamation/Carried

2. 9:12 AM V21-157 147-157 Belmont Street, Belmont  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

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

3. 9:24 AM V21-158 346 Somerville Street, Somerville  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance (sink depth):

Motion to Grant Group 1 under the usual conditions by AJ  
2nd by PM  
By Acclamation/Carried

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

4. 9:26 AM V21-159 161 Worcester Road, Framingham  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (bathroom doors):

Motion to Grant on the condition automatic door openers are provided to operate both doors on 5th and 6th floors by JD  
2nd by RG

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

5. 9:33 AM V21-160 200 Hartford Turnpike, Shrewsbury  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by PM  
2nd by AJ  
By Acclamation/Carried

6. 9:35 AM V21-161 31 Fairgrounds Road, Nantucket  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue more information on implementation of Nantucket Commission on Disability's conditions by JD  
2nd by RG  
By Acclamation/Carried

Motion for more information on blocking for the future installation of grab bars by JD  
2nd by RG  
By Acclamation/Carried

7. 9:53 AM V21-162 Newbury and Dartmouth Street, Boston  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by RG  
2nd by EM  
By Acclamation/Carried

8. 10:06 AM V21-163 20 Island Street, Lawrence  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by 2nd by PM

By Acclamation/Carried

9. 10:13 AM V21-164 70 Crescent Street, West Boylston

JD and MM Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by PM

2nd by AJ

By Acclamation/Carried

10. 10:17 AM V21-165 96 Hayden Rowe Street, Hopkinton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant 3 year timed relief from date of receipt of decision with annual status reports due on first business day of July on the condition of acceptance of the reasonable accommodation policy by the Board by JD

2nd by RG

By Acclamation/Carried

10:30 AM 5 Minute Break

11. 10:39 AM V21-166 34 Central Street, Foxborough

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by MM

2nd by RG

By Acclamation/Carried

12. 10:48 AM V21-167 282-308 Bremen Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

13. 10:49 AM C18-020 4 Hartford Avenue North, Upton

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by PM

2nd by AJ

By Acclamation/Carried

14. 10:51 AM V21-139 475 Franklin Street, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept withdraw by PM

2nd by JD

By Acclamation/Carried

15. 10:52 AM V21-153 311 Arsenal Street, Watertown

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept update by PM

2nd by AJ

By Acclamation/Carried

16. 10:53 AM V21-140 Baldwin Francis and Gilbert Streets

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by PM

2nd by RG

By Acclamation/Carried

17. 11:00 AM Hearing declared regarding V18-259 335 Commercial Street, Provincetown:

DG opened the hearing, introduced Board and established procedures. Participants Regina Binder and Diarmuid O’Neil are sworn in. Exhibit #1 – the hearing packet AAB 1-30 is noted. Exhibit 2 – Hearing presentation and supporting documents is noted and accepted. Regina Binder presented application. Comments and additional testimony by Diarmuid O’Neil. Discussion and Questions for Variance:

Motion to Grant vertical access relief and allow use of outdoor dining by MM

2nd by AJ

By Roll Call: PM/Y, MM/Y, RG/Y, EM/Y, MO/Y, AJ/Y

Motion to Continue for bathroom variance in order for Petitioner to submit Amended Application by JD

2nd by RG

By Roll Call: PM/Y, JD/Y, RG/Y, EM/Y, MO/Y, AJ/Y

Motion to Continue for information for portable ramp use at front entrance including slope, rise, and manufacturer by JD

2nd by RG

By Roll Call: PM/Y, JD/Y, RG/Y, EM/Y, MO/Y, AJ/Y

11:55 AM Lunch Break

18. 1:00 PM Hearing declared regarding V14-007 572 Main Street, Sturbridge:

DG opened the hearing, introduced Board and established procedures. Participants Kevin Rothschild-Shea, Kevin MacConnell, and Niasia Thomas are sworn in. Exhibit #1 – the hearing packet AAB 1-168 is noted. Kevin Rothschild-Shea presented application. Comments and additional testimony by Kevin MacConnell.

Discussion and Questions for Timed-relief Variances:

Motion to Grant 2 year timed relief for all timed-relief requests from date of receipt of decision with 6 month status reports due by JD

2nd by MO

By Roll Call: PM/Y, JD/Y, RG/Y, EM/Y, MO/Y, AJ/Y

Discussion of Variance 3:

Motion to Grant as Proposed by JD

2nd by EM

By Roll Call: PM/Y, JD/Y, RG/A, EM/Y, MO/Y, AJ/Y

19. 1:42 PM Advisory Opinion Request Choral Risers

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Request:

Motion that the diagram submitted would comply with 521 CMR by MO

2nd by PM

By Acclamation/Carried

20. 1:53 PM      Advisory Opinion Request      Group 1 Showers

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Request:

Motion that all three walls must be reinforced by JD

2nd by PM

By Acclamation/Carried

21. 2:00 PM      Subcommittee on Regulations Selections

Motion to Accept 4 applicants and appoint 5 Board members to the subcommittee by JD

2nd by RG

By Acclamation/Carried

22. 2:30 PM      V21-151      497-503 Columbus Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 2 (26.6):

Motion to Continue for scaled detailed plans for 497 and 503 showing route, opening degree of door, landing dimensions, and pictures by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 3 (27.4):

Motion to Grant on the condition it complies with 27.2 and all of 27 where applicable by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 4 (27.4.1):

Motion that no Variance is required by JD

2nd PM

By Acclamation/Carried

Discussion of Variances 5,6,7 (30.1, 31.1, 26.6, 31.9.1):

Motion to Grant on the condition that automatic door opener installed on 497's first floor bathroom by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 8 (32):

Motion to Grant as proposed by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 1:

Motion to Continue until Variance request #2 is resolved by JD

2nd by PM

By Acclamation/Carried

23. 2:57 PM      V21-155      50 Richland Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition that automatic door openers are installed by JD  
2nd by MO  
By Acclamation/Carried

Discussion of Variance 3:

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

Discussion of Variance 4:

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

Discussion of Variance 5:

Motion to Grant on condition that directional signage to closest vertical access and warning that tread rise and depth varies by JD  
2nd by PM  
By Acclamation/Carried

24. 3:31 PM V18-086 1615 Beacon Street, Newton

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by PM  
2nd by JD  
By Acclamation/Carried

25. 3:33 PM V21-044 171 Goddard Avenue, Brookline

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept items 1-5 by JD  
2nd by PM  
By Acclamation/Carried

Motion to Accept item 6 by JD  
2nd by RG  
By Acclamation/Carried

26. 3:44 PM V21-102 93 Concord Avenue, Belmont

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant front entrance on the condition that BCIL's condition that front entrance is open and unlocked during business hours, accessible parking space is provided, and appropriate signage is provided by JD  
2nd by RG  
By Acclamation

Motion to Grant time relief for one year by RG  
2nd by JD  
By Acclamation/Carried

27. 4:01 PM V21-103 35 Everett Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by RG

By Acclamation/Carried

28. Minutes and Decisions

Motion to Accept by JD

2nd by PM

By Roll Call: PM/Y, JD/Y, RG/A, EM/Y, MO/Y, AJ/Y

29. 4:08 PM      End of Meeting noted

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibits

- Elias Brookings School Apartments, 367 Hancock Street, Springfield (V21-156)
  - Exhibit – Variance Application and associated documents
- Sushi Restaurant, 147-157 Belmont Street, Belmont (V21-157)
  - Exhibit – Variance Application and associated documents
- Union346, 346 Somerville Street, Somerville (V21-158)
  - Exhibit – Variance Application and associated documents
- 6 Story Residential, 161 Worcester Road, Framingham (V21-159)
  - Exhibit – Variance Application and associated documents
- Market Basket, 200 Hartford Turnpike, Shrewsbury (V21-160)
  - Exhibit – Variance Application and associated documents
- Affordable Housing Development, 31 Fairgrounds Road, Nantucket (V21-161)
  - Exhibit – Variance Application and associated documents
- Curb Cuts, Newbury and Dartmouth Streets, Boston (V21-162)
  - Exhibit – Variance Application and associated documents
- Island Parkside Housing, 20 Island Street, Lawrence (V21-163)
  - Exhibit – Variance Application and associated documents
- Pride Park Playground, 70 Crescent Street, West Boylston (V21-164)
  - Exhibit – Variance Application and associated documents
- Hopkinton Center for the Arts, 96 Hayden Rowe Street, Hopkinton (V21-165)
  - Exhibit – Variance Application and associated documents
- Foxborough House of Pizza, 34 Central Street, Foxborough (V21-166)
  - Exhibit – Variance Application and associated documents
- Mixed Use Residential, 282-308 Bremen Street, Boston (V21-167)
  - Exhibit – Variance Application and associated documents
- Upton Housing Authority, 4 Hartford Ave North, Upton (C18-020)
  - Exhibit – Status report and associated documents
- Medical Office Building, 475 Franklin Street, Framingham (V21-139)
  - Exhibit – Variance Application and associated documents
- Arsenal on the Charles Bldg 311, 311 Arsenal Street, Watertown (V21-153)
  - Exhibit – Status report and associated documents
- Veterans Family Housing, Baldwin Francis Gilbert Streets, North Andover (V21-140)
  - Exhibit – Variance Application and associated documents
- The Squealing Pig, 335 Commercial Street, Provincetown (V18-259)
  - Exhibit #1 – Hearing packet AAB 1-30
  - Exhibit 2 – Hearing presentation and supporting documents

- The Blackington Building, 572 Main Street, Sturbridge (V14-007)
  - Exhibit #1 – Hearing packet AAB 1-168
- Advisory Opinion Request – Choral risers
  - Exhibit – Advisory opinion request and associated documents
- Advisory Opinion Request – Group 1 shower walls
  - Exhibit – Advisory opinion request and associated documents
- Haley House Inc, 497 and 503 Columbus Avenue, Boston (V21-151)
  - Exhibit – Advisory opinion request and associated documents
- Learning First Charter Public School, 50 Richland Street, Worcester (V21-155)
  - Exhibit – Advisory opinion request and associated documents
- Suzuki School, 1615 Beacon Street, Newton (V18-086)
  - Exhibit – Status report and associated documents
- Park School, 171 Goddard Avenue, Brookline (V21-044)
  - Exhibit – Status report and associated documents
- Order Sons of Italy, 93 Concord Avenue, Belmont (V21-102)
  - Exhibit – Amended Variance Application and associated documents
- Sacred Heart Roman Catholic Parish Social Center, 35 Everett Street, Springfield (V21-103)
  - Exhibit – Amended Variance Application and associated documents
- Decisions and Minutes to approve from September 27, 2021
  - Exhibit – September 27, 2021 Minutes
  - Exhibit – Longfellow Apartments, 1200 Massachusetts Avenue, Cambridge (V21-082) Decision
  - Exhibit – Mixed Use Building, 566-572 Main Street, Shrewsbury (V21-104) Decision