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

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

**ARCHITECTURAL ACCESS BOARD**

**Minutes**

**October 19, 2020**

Board Members Present:

- Walter White (WW)
- Jane Hardin (JH)
- Jeffrey Dougan (JD) / Mary Mahon McCauley (MM)
- Raymond Glazier (RG)
- Dawn Guarriello (DG)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

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

Board Members not in Attendance:

- Andy Bedar (AB)
- David Johnson (DJ)

WW- Declares the Meeting Open

Takes roll.

MM, JD, RG, DG, JH, PM, HR

1. Three Family Residence, 177 West Eight Street, South Boston (V20-169)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR moves to continue for study of increasing the size of the platform to conform to 521 CMR 28.12.3(a), and a dimensioned drawing showing that the bathrooms or showers in the various Group 1 bathrooms comply with 521 CMR 42.7.1(b) or 42.7.2(b). PM seconded.*

*Adopted by acclamation.*

2. Residential Building 48 JFK Street, Cambridge (V20-170)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JH moves to grant on the condition that the entrance stairs are brought into compliance to 27, DG 2nded.*

*Vote by Acclamation: RG objects.*

*Roll Call: JD-Y, RG-N, DG-Y, JH-Y, PM-N, HR-N, WW-A*

*Motion Fails*

*RG moves to continue for a test drawing of an accessible entrance, HR seconded.*

*Adopted by acclamation.*

3. Horizons for Homeless Children, 1785 Columbus Avenue, Roxbury (V20-171)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR moves to grant, RG seconded.*

*Adopted by acclamation.*

4. Mass College of Arts, 621 Huntington Avenue, Boston (V20-172)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JH motion to schedule a hearing, HR seconded.*

*Adopted by acclamation.*

5. The Barre, 84 Taunton Street, Plainville (V20-173)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR moves to Grant, JH seconded.*

*Adopted by acclamation.*

6. Beacon Academy, 814 South Street, Boston (V20-174)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR moves to grant on the condition of semi-annual status reports w/ first report on 4/1/21.*

*JD seconded.*

*Adopted by acclamation.*

7. Mixed Use Building, 90a Massachusetts Avenue, Boston (V20-175)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR moves to grant on the condition that an automatic opener is provided. JD seconded.*

*Adopted by acclamation.*

8. Sidewalk, Charles Street South, Boston (V20-176)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*RG moved to grant, JD seconded.*

*Adopted by acclamation*

9. Bradlee Danvers, 50 Kirkbride Drive, Danvers (V20-178)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR moves for hearing, MM 2nd.*

*Adopted by acclamation.*

10. TRIO Newton, Washington Street, Newton (V20-179)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moves to grant on sink depths on usual conditions, JH 2nded.*

*Adopted by acclamation.*

*JH moves to continue on the shower door size and door for additional information, PM seconded.*

*Adopted by acclamation.*

11. Mixed Use Building, 40 Thorndike Street, Cambridge (V20-180)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR moves to grant relief on the van space headroom requirement to permit the van-accessible space to be located closer to the accessible entrance. JD seconded.*

*Adopted by acclamation.*

12. Boston Municipal Court - Brighton Division, 52 Academy Hill Road, Brighton (V20-181)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR moved to grant on Men's Room #43, PM seconded.*

*Adopted by acclamation.*

*HR moved to deny on Men's Room #120, PM seconded.*

*Adopted by acclamation.*

*DG moves to grant on Women's Room #131, JH seconded.*

*Adopted by acclamation.*

*JD moves to grant to the monumental stairs on the condition that the affected riser be painted a contrasting color. JH seconded.*

*Adopted by acclamation*

13. Wellesley Middle School, 50 Kingsbury Street, Wellesley (V20-182)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moves to grant, HR seconded.  
Adopted by acclamation.*

14. Oak Grove Mill, 99 Washington Street, Melrose (V20-183)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*PM moves to find that no variance is required as these two structures are considered a single building under 521 CMR and the building already has an elevator serving all floors. JD seconded.  
Adopted by acclamation*

15. Concord Free Public Library, 129 Main Street, Concord (V20-184)  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JH moves to grant relief on the monumental stair entrance, DG seconded.  
Adopted by acclamation.*

*HR moves to continue the request on the stack turning area for additional info on the structural issues with expanding the aisles. RG seconded.  
Adopted by acclamation.*

16. Curb Cuts, Waverly, Common, School, & Cottage Streets, Belmont (V20-163)

WW introduces the Board

Jon Rockwell, TEC  
Johnathan Shikes, TEC  
David Shedd, MassDOT  
Zachary Veaner, MassDOT  
Glenn Clancy, Town of Belmont  
Michael Muehe, BCIL

All parties are sworn in.

Exhibit: Hearing Packet AAB 1-16

JS - Describes project.

JD - Q on length of affected areas.

RG - Comment on areas surrounding the affected area.

DG - No questions.

JH - No questions.

PM - Q about location of nearby school and volume of foot traffic on route.

GC - Fairly high volume.

HR - Q about safety of proposed design.

PM - Q about reducing slopes.

*JH moves to grant as proposed, DG seconded.*

17. Millwood Farms Clubhouse, 1 Eagle Lane, Framingham (V20-185)

Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR moves to grant, JH 2nded.*

*Adopted by acclamation.*

**The Board broke for lunch.**

18. McCormick Building, 1 Ashburton Place, Boston (V20-186)

Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JH moves to grant, JD seconded.*

*Adopted by acclamation.*

*JD moves to find that vestibule does not comply with the two doors in series requirement  
26.7, PM 2nded.*

*Adopted by acclamation.*

19. Pine Street Inn, 3368 Washington Street, Boston (V20-187)

Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moves to grant on usual conditions, JH 2nded.*

*Adopted by acclamation.*

*HR moves to find that no variance is required as there is sufficient space for the door to  
open to 180. JH seconded.*

*Adopted by acclamation.*

20. Essex House of Corrections, 20 Manning Avenue, Middleton (V20-188)

Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR move to grant relief on the elevator, JH 2nded.*

*Adopted by acclamation.*

*HR moves to grant relief on the distribution of accessible cells, JH 2nded*

*Adopted by acclamation.*

21. First Impression Dental, 281 Massachusetts Avenue, Arlington (V20-189)

Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR continues for a test drawing & cost estimate for an accessible entrance. RG seconded.*

*Adopted by acclamation.*

22. Wellesley Town Hall, 525 Washington Street, Wellesley (V17-322)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

*HR moves to accept the status report. JD 2nded.*

*Adopted by acclamation.*

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

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

*HR moves to deny, JD seconded.*

*Adopted by acclamation.*

*HR moves to order Petitioner to provide the actual construction costs, JD seconded.*

*Adopted by acclamation.*

24. Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

*HR moved to accept the Status Report, JH seconded.*

*Adopted by acclamation.*

25. MIT Building 14, 160 Memorial Drive, Cambridge (V19-331)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

*PM moved to deny. JD seconded.*

*Adopted by acclamation*

26. Old Colonial Courthouse, 3046 Main St, Barnstable (V20-066)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

*HR moves to grant 7 years on Request 11 the condition of 6 month status reports, first report 4/2021. JD seconded.*

*Adopted by acclamation.*

*JD moves to grant 14 & 15 on the condition that the doors are held open during all hours of operation of the building. JH seconded.*

*JH moved to grant Request 16 as proposed. PM seconded.*

*Roll Call: JD-Y, RG-A, DG-Y, JH-Y, PM-Y, HR-N.*

27. Hamilton Town Hall, 577 Bay Road, Hamilton (V20-110)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

*HR moves to grant relief to 25.1 on the condition that they construct the ramp shown in their submission. JH seconded.*

*Adopted by acclamation.*

28. Elizabeth Stone House, One Westminster Avenue, Roxbury (V20-158)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

*HR moves to grant, JH seconded.*

*Adoted by acclamation.*

29. St. John's Thrift Shop, 163 Main St., Sandwich (V20-162)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

*HR moves to grant relief for this tenant and use only on the condition that signage is provided. JD seconded.*

30. Coolidge Corner Theater, 280-290 Harvard Street, Brookline (V20-165)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

*JD motion for a hearing, JH seconded.*

*Adopted by acclamation.*

31. Saugus Portuguese SDA Church, 20 Spring Street, Saugus (V20-166)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

*JD moves to grant 3 years from date of reciept of this decision on the condition of semi-annual status reports first April 1, 21. HR seconded.*

*Adopted by acclamation*

32. Draft Schedule

Exhibit – Draft AAB 2021 Schedule

*HR moves to approve schedule. PM seconded.*

*Adopted by acclamation.*

33. Marine Ramp Advisory

Exhibit – Advisory Opinion Request

WJ presented the advisory request

*JD moves to find 19.9 only applies at Marine Facilities in 19.8. JH 2nd.*

*Adopted by acclamation.*

34. Stair-Elevator Advisory

Exhibit – Advisory Opinion Request

WJ presented the advisory request

*JD moves to find that a variance would be required as the routes do not coincide. DG 2nded.*

*Adopted by acclamation*

35. Variance Application

Exhibit – Email from HR w/ proposed variance application layout

WJ and the Board discussed potential changes to AAB forms and applications.

36. Decisions from September 28, 2020 Hearing

Exhibit – Decision: Hamilton Town Hall, 577 Bay Road, Hamilton (V20-110)

Exhibit – Decision: Brewery Office Space, 152 Hampden Street, Boston (V20-128)

*HR moved to accept the decision for V20-110, JD seconded.*

*Adopted by acclamation.*

*HR moved to accept the decision for V20-128, JD seconded.*

*Adopted by acclamation.*

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

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- Sidewalk, Charles Street South, Boston (V20-176)
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- Ralph Talbot Primary School, 277 Ralph Talbot Street, Weymouth (V20-177)
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