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

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**JOHN C. CHAPMAN**  
UNDERSECRETARY OF  
CONSUMER AFFAIRS AND  
BUSINESS REGULATION

**CHARLES BORSTEL**  
COMMISSIONER, DIVISION OF  
PROFESSIONAL LICENSURE

**THOMAS HOPKINS**  
EXECUTIVE DIRECTOR

Board Meeting Minutes – October 29, 2018, 9:00 a.m.  
One Ashburton Place, Basement Level, Ashburton Café Function Room

**Board Members Present:**

- Jane Hardin (JH)
- Andrew Bedar (AB)
- Ray Glazier (RG)
- Evan Bjorklund (EB)
- Dawn Guarriello (DG)
- David Johnson (DJ)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)
- Walter White (WW)

**Also in Attendance:**

- Thomas Hopkins, Executive Director (TH)
- John High, Assistant Legal Counsel and director of External Affairs
- Karen Brann, Program Coordinator/Clerk for the Board (KB)

**Board Members not in Attendance:**

- David Johnson (DJ)

JH arriving at 1:00 p.m.

WW-EB, AB, PM, DG, HR

**Incoming Case Review:**

1. UMA Gloucester, Marine Station, 932 Washington Street, Gloucester, V18-335

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The petitioner is seeking a time variance for the entrance and toilet room until 12/1/19.

3.3.1b

*HR motioned to grant the time variance until 12/1/19 with the condition of an accommodation policy addressing bathrooms and ramp and the board receives the fully developed plans for access to review. EB seconded, passed unanimously.*

2. Union and West, 95 West Street, Walpole, V18-336

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction of 192 apt units, 6 story building. 3.2 new construction, The petitioner is seeking variances from 9.5.6, 39.3.1, 9.5.6.

*EB motioned to grant with the usual conditions. PM seconded, passed unanimously.*

3. Horseneck Beach State Reservation, Comfort Station, 5 John Reed Road Westport, V18-337

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Reconstruction / renovation of bathhouse. Pending is over 30%. The petitioner is requesting 14 variances. The plan is difficult to read.

*PM motioned to packet for next meeting and ask the petitioner for legible exhibits.*

*EB seconded, passed unanimously.*

4. Proposed Multi-Family, 217 Paris Street, East Boston, V18-338

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The Board received an email from Michael Muhue, BCIL is opposed.

New construction, 3.2. Seeking relief to install vertical wheel chair lift to group 1 unit that gives access to the garage and relief from having to do a group 1 that is adjacent to lift.

*DG motioned to continue for the petitioner to do a study based on alternative plan shown to TH by DG. AB seconded, passed unanimously.*

5. Route 38, Multiple Streets, Lowell, V18-339

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The petitioner is seeking multiple variances 24.2.1, 24.4, 24.5.1, 21.10.2.

*DG Motioned to packet for 11/19/18. EB seconded, passed unanimously.*

6. Wayside Youth Family Support, 3 Lockland Avenue, Framingham, V18-340

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction of a 2 story building for students, jurisdiction is 3.2 new construction.

The petitioner is seeking relief from 8.2, 44.1, 28.1. We received an email from Karen Dempsey, from the Framingham Commission. The Commission met with the petitioner and discussed vertical access to the second floor of the building. Second level has bedrooms, bathrooms, gathering rooms. They did not prove their reason for variances. Commission does not support and requests a LULA for access to the second floor. They are proposing access on first floor.

*PM motioned for a hearing. HR seconded, passed unanimously.*

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

7. Boston Post Building, 15-17 Milk Street, Boston, V18-341

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Full rehab and remodeling, over 30%, seeking one variance for last historic element that exists in the building. Mass Historic supports variances.

*PM motioned to continue for staff to have a meeting with the petitioner regarding reconstruction of area ways. DG seconded, passed unanimously.*

8. Community Living Center, Chelsea Soldiers Home, 91 Crest Avenue, Chelsea, V18-342

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New 154 beds for long term care for veterans. 3.2 new construction. 5 variances related to toilet rooms. Apply to all 154 toilet rooms in residential rooms. Have an email from BCIL supporting the variance with a copy of the accommodation plan for the facility.

*30.8 grab bars PM Motioned to grant on all grab bars. EB seconded, passed unanimously.*

*31.7 RG motioned to grant. PM seconded, passed unanimously.*

Advisory opinion

- New Community Living Center, Chelsea Soldiers' Home, 91 Crest Avenue, Chelsea, A18-011

Section 23.2.4 for specialized medical facility, plan to provide 10 accessible spaces. Have 143 spaces. Are they subject to the specialized medical facility? YES

We require 20%.

*DG motioned that they are a specialized medical facility. HR seconded, passed unanimously.*

Executive Session, Discussion of Pending Litigation - Closed Session pursuant to M.G.L. c. 30A, § 21

Administrative Discussion:

9. Performing Arts Center, 51 Walden Street, Concord, V16-004

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents, correspondence and pictures

Received a letter and photographs from Performing Arts Center, they completed the project.

*RG motioned to accept and close the case. PM seconded, passed unanimously.*

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

10. State Archives Building, 220 Morrissey Blvd., Boston, V17-057

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents and amendment Previously granted variances. The petitioner sent in an amendment for 30.7.1 in rooms 214 and 324. Toilet now 16 ¼ from wall and center line. They comply with ADA. Want to make sure the language is in the proposed regulations.

*PM motioned to Grant. RG seconded, passed unanimously.*

11. Lowell Justice Center, 370 Jackson Street, Lowell, V18-038

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents and amendment New construction. We granted previous variances. New court house.

10/23/18 an amendment was submitted. They want to comply with 2010 ADA standards – 56 inches from the rear wall, only 10 cells will comply with 521 CMR instead of 16.

TH read the amendment letter into the record. They have looked at ways to reconfigure the cells.

*RG motioned to grant with an assignment policy. PM seconded, passed unanimously.*

12. Chelsea New Living Center

Sent in an admissions policy for the Chelsea Soldiers Home. Have an admissions policy. BCIL was looking for housing accommodation policy.

13) Former First District Court of Bristol County, 15 Court Street, Taunton, V18-195

Exhibit – Variance Application and associated documents, pictures of elevator shaft

Mr. Hopkins presented the Variance Application and associated documents.

The petitioner sent in pictures of the elevator shaft for the Board to review.

*HR motioned to accept the pictures. PM seconded passed unanimously.*

14. Shady Hill School, Building 512 Renovations, 178 Coolidge Hill, Cambridge, V18-217

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Previously voted for conformation of delivery of notice to service notice organizations and in packet for today's review. Only two requests - 25.1, 27.1. Interpretation request 29 and 25.

This is an existing building. AAB 38

*Ramping – DG motioned to grant. AB seconded, passed unanimously.*

*27.1 stair requirements - DG motioned to deny and require handrails.*

*EB seconded, passed unanimously.*

Guidance requests

521 CMR 29

They don't need a variance if they fixed it – no action required

521 CMR 25

The platform should be flush with the exit door.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

*DG motioned to have staff meet with the petitioner to see a plan on how they meet the egress.  
PM seconded, passed unanimously.*

15. Retail Space, 531 Main Street, Melrose, V18-241

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

At a previous hearing the Board asked for meets and bounds of the property. Received an email with four new plan sheets. Showing there is 2' 1" of additional land in front of building.

*RG motioned to grant with a buzzer and automatic door openers on doors 1 and 2.  
EB seconded, passed unanimously.*

16. V18-243 Walpole Police Station

Slope above 2% and minor slope for curb cut and sloped up sidewalk.

Request for slope of parking space greater than 2% but less than 3%.

*EB motioned to grant on the parking space. RG seconded, HR opposed, passed*

Slope of walkway 6% -7% and curb cut 9.5%

*HR motioned to grant on the condition that handrails are installed, if handrails are not installed the petitioner needs to be rebuilt sidewalk to make comply. RG motioned, passed unanimously.*

17. St. Helena's House, 89 Union Park Street, Boston, V18-316

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

On 10/25 received a request for continuous handrails.

1, 3, 4 request

*EB granted on the condition of compliant wall side handrail for request 1,3 4.*

*RG seconded, passed unanimously.*

2<sup>nd</sup> request

*EB granted on the condition of filling in the nosings. RG seconded, passed unanimously.*

#5

*RG motioned to grant with the condition of trash pickup on request and a policy regarding trash pickup and training for the staff. DG seconded, passed unanimously.*

#6

*RG motioned to grant with the condition of a policy and training.*

*EB seconded, passed unanimously.*

#7

No cost listed.

*RG motioned to continue for more information. EB seconded, passed unanimously.*

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

*#8 EB Motioned to continue for more information. RG seconded*

*#9 EB motioned that no variance is required. RG seconded, passed unanimously.*

Ask for clearer drawings and backup to cost estimates.

*DG motioned to request clearer drawings and back up to cost estimates that include itemized costs. RG seconded, passed unanimously.*

18. St. Paul's Residence, 32-34 Mt. Auburn Street, Cambridge, V18-320

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The Board previously requested a parking plan and to determine if it is compliant, material was submitted on 10/23/18. Location of handicapped parking in relation to accessible entry. Under 15 spaces, not obligated to do anything. Will have van accessible space.

Seeking relief from 25.1 for inaccessible entrances Mt Auburn and DeWolf Streets

*PM motioned to grant on the condition of signage to direct people.  
DG seconded, passed unanimously.*

19. Matheson Property, 37, 45, 49 Wellington Street, 87, 91 Murray Avenue, 720 Main Street, V18-261

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Previously continued on three items regarding public and common use areas of the building. Size of elevator shaft for all three buildings. 69" wide by 42" deep. 42 inch does not meet requirements. Sent in drawings on 10/24 with shaft dimensions.

WW left the room EB Chaired

We wanted an 8 ½ x11 drawing dimensions of the shaft. Drawing doesn't show anything.

*HR motioned to continue for more information and 8 ½ x 11 drawing with dimension of the shaft. RG seconded. Passed unanimously.*

20. Walando homes, 25, 31 Orlando Street, 91, 93, 95, 97, 99, 101 Waldeck Street, Boston, V18-277

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

On 9/10 the Board previously granted some requests. On 10/ 15 granted some variances and continued #4 for handrail issues. In the meantime they have sent in an amendment to the application. ....

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Requests have change considerable, seeking for no accessible entrance to the buildings. One of the buildings provides laundry, community room, tenant services office.

*PM motioned to schedule a hearing. HR seconded, passed unanimously.*

21. Foster Bio-Medical Research Center, 415 South Street, Waltham, V18-290

Exhibit – Variance Application and associated documents, amendment

Mr. Hopkins presented the Variance Application and associated documents.

An amendment was submitted. Asking for a time variance. Previously ordered no permits for the project.

*PM motioned to confirm the denial and holding of permits and schedule the hearing.  
HR seconded passed unanimously.*

22. Millers River Apts., 15 Lambert Street, Cambridge, V18-324

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents, email

On 10/15 granted many variances and denied one for wall side handrail.

Received an email from the petitioner, joint compound has asbestos. Will cost \$100,000.

*DG motioned to grant. PM seconded, passed unanimously.*

23. Commercial Building, 15 Central Street, Andover, V17-325

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Split level building. The Board previously granted relief for the entrance, vertical wheel chair lift. Now asking for relief from route from the parking to the step entryway. Previously granted clear floor space for water closet, public entrance and vertical access to all floors. Time barred.

*RG motioned to reopen case. PM seconded, passed unanimously.*

Previously the Board asked for the petitioner to provide website notification.

*RG motioned to ask / confirm with the petition the website information previously requested. HR seconded, passed unanimously.*

*RG motion for additional information on slopes of the walkway.  
HR seconded, passed unanimously.*

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

*RG motioned to go into executive session. EB second, passed unanimously,*

Roll call of members

AB

EB

RG

DG

PM

HR

Roll Call to come out of session

AB

EB

RG

DG

PM

HR

*RG motioned to go back into regular session. DG seconded, passed unanimously.*

Roll call

AB

EB

RG

DG

PM

HR

Back in regular session.

24. 98 Brookline Avenue, Brookline, V09-003, V17-070, V17-091, C17-025

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

28.12.1

*DG motioned to grant on the condition of the pending settlement agreement and on the condition that the lift complies. RG seconded, passed unanimously.*

Grant permission for 2 vertical wheel chair lift solution to second to first floor then second floor to the third floor.

*RG motioned to grant on the condition of the approval of the pending settlement agreement approved by the board. EB seconded, passed unanimously.*

*HR motioned to request staff have the petition provide contract and shop drawings for equipment and copy of the deposit check. PM seconded. Passed unanimously.*

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.



For the record:

During the meeting there was a discussion regarding policy. When the Board broke for lunch Mr. Hopkins and Mr. High had a discussion and Mr. High asked Mr. Hopkins to apologize for the way Mr. Hopkins spoke to him during the discussion. Mr. Hopkins apologized to the Board, Mr. High and Commissioner Borstel.

## Hearing

1:00 p.m. – Commercial and Residential, 139 Pleasant Street, Marblehead, V18-298

Exhibit #1 Hearing Package AAB 1-16

Allen Warren, Property Owner, (AW)

Valerie Warren, Property Owner (VW)

The chair swore the parties in.

WW, RG, JH, AB, PM, HR, DG

TH - We received an email from Attorney Plotkin regarding the ownership of the property notifying us that the Marblehead assessor's office has a different name listed as the owner of the property.

AW - We purchased the property on May 4 of this year and will not be recorded until after January 2019.

AW – On AAB14 is a picture of the property as it was purchased.

When you walk in where the door is, there is 36". We were requesting a time variance. We have gone over 200% of our original estimation. I don't know how we are going to provide access. I don't know if it is possible. We are asking for time to see what is feasible.

A small commercial sales floor will be on the first floor.

WW - Will public come into the building.

VW – It will be a holistic shop. I never had a shop in Marblehead. I don't have clients come to store. I work out of house, I will not always be open in the store. I do crystals and rocks. I could put it on line.

AW- I originally wanted 5 years.

VW - We are still living in Oregon.

AW- I have looked at requirements. Ramp can only increase by 1 inch. Need something still appealing.

WW - The other alternative ....

DG - The side property, it is yours?

AW - The property line is two feet to the right. Very narrow driveway.

DG - If you only have 2 feet, 8 feet, you need 36 feet of ramp plus level landings. Think about parameters. The only other way is a switchback. You may fall under technology unfeasible If you provide a sketch. Might allow for a potential variance. Could you provide services out of your space? People could ring a buzzer or meet people at other locations.

VW - Yes. I have been doing this for 14 years.

AW - We ended having to rebuild the structure. The architect looked at and said I don't know who you will meet the guidelines.

TH - We need a plot plan. Did the bank require a survey of the property lines?

VW - No

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

AW - We paid cash.  
TH – Zoning law exempts ramps from setback requirements  
AW - There is no easement.  
DG - You can look at our regulations to show how to sketch the ramp.  
AW- can I do that sketch or should I hire someone?  
DG - We usually like a professional.  
AB- the 8feet  
AW - Close to the sidewalk, 8 ft from the sidewalk close to building.  
AB - I agree with my colleague. Do a drawing to show that it can't work.  
PM - Did you find the regulations to work with?  
AW- Yes  
AW - the previous owner sold baseball cards.  
VW - He was there at least 30 years. I am from Marblehead.  
RG – All one come commercial space? Two doors?  
AW- Only one commercial space. The other door goes upstairs.  
RG - it would have complicated things.  
VW - Most of the money was done to the 2<sup>nd</sup> floor not the first. Does that make any difference?  
WW- Could they do a partial application?  
AW – well over 30%  
TH - Was commercial space spending over....  
TH – Does the commercial space proved public bathrooms?  
AW - No  
TH - We will need an affidavit on that.  
WW- Do you want to get lot surveyed and come up with a plan. Then maybe we can give a time variance. If you want to commit to having any public ever.  
VW - if I can't sell my house in Oregon. I will have to rent it out.  
AW – could we have a time variance to get drawing done?  
WW- we would like to see a plan to see if it is infeasible.  
WW – how much time do you need to get it surveyed? We need a plan of action.  
AW - is 6 months too long to ask?  
WW – I don't think it is too long.  
HR - Alternative view. I have to ask myself if the money spent justifies the number of people coming into the space.

~~HR motioned to grant the variances as requested on the condition alternative services are provided as needed and on the petitioner's website and the board is provided the accommodation policy for this business only. JH seconded~~

RG opposes this idea. Leaning towards 6-8 month plan to make an informed decision. RG asked HR to withdraw his motion. We are not asking them to do the ramp, asking to do a study to see what is possible.

RG opposed

In favor HR, JH, AB

Opposed  
RG, PM, DG, WW

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.  
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WW- How did you determine the driveway?

AW - The general contractor spoke to someone..

*HR motioned to continue the variance request until July 1, 2019 with the condition the petitioner produces test drawing for entry and surveyed plot plan. PM seconded, passed unanimously.*

2:00 p.m. – Kingdom Hall of Jehovahs Witnesses, 1672 Washington Street, Newton, V18-219

Exhibit #1 AAB 1-35

Julie Amrhein (JA)

Anthony Nganga (AN)

Joshua Becker (JB)

The parties were sworn by the board.

DG, HR, AB, PM, JH, WW, EB, RG

JA- Currently the purpose of the building is to have meetings for congregations and public. Most kingdom halls don't have a basement or kitchen. Everything on the first floor. This building happens to have a basement. They can meet there but in other halls there are no basements and they meet in the auditorium.

WW- Generally if there is space with no access we restrict use.

JA – Wanting to make accessible or more comfortable to have access. We saw the existing accessible ramp didn't meet code, the bathrooms didn't meet code we redid them. Focused on fixing so anyone can attend the meetings.

JB- In this application we tried to make as accessible as possible. Due to the limited space basement has, if it was more open we would have made it more accessible. Wanted to make the accessible parts upstairs with the funds. To make basement 60,000-.....thousand.

WW- Are these the figures in the package?

Yes.

WW- AAB cost estimates \$98,336

DG – Replacing doors with compliant hardware.

AN - The main entry doors and .....remove and make 36 inches.

Compliant handrails front entry.

Baby care room –

JB- Nursing mothers and children that need attention.

DG - Is there a space on main floor

DG - Ramp at back, I see it will meet our standards. Is it open for anyone?

AN- Opens into the auditorium. Also parking spaces. It is available for anyone.

From there it is clear to go to the bathrooms.....

AB- Do you have any work going on .....

AN- If you look closely there is .....level landings and going to replace the handrails.

AB- Basement might be used for meeting. Why not schedule any meeting upstairs.

Julie - The new buildings do not have basements. If there are meetings down stairs. They would normally meet on first level.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

JH - Proposed accessible work. What is the time table?

AN - The work is all going to happen at the same time. Purpose is to make it more usable.

JH - How long do you anticipate?

Josh – Project has been pushed off to middle of next year, 26 week project.

RG – Do volunteers use the kitchen?

Josh - It is not used much at all

RG - Would like an affidavit saying only open to staff.

WW- When kitchen used it is staff only.

Josh – We don't do potluck suppers. We would take it out if the board wants.

Newton commission letter with conditions. Wanted a portable ramp.

*DG motioned to grant relief to provide no access to the basement with an accommodation policy and an affidavit stating employee only use with a colored floor plan showing employee only space and registered at the Registry of Deeds, and an accommodation policy on how accommodation needs will be met for meetings upstairs and also on website and other communication. JH seconded, passed unanimously.*

Can we put all the previous notices and decisions in one decision?

25. Forest Street Apartments, 16-19 Forest Street, Cambridge, V18-327

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

On 10/15 voted to place in package. AAB 5 tally

1

*3.3.2 EB motioned to denied. PM seconded, passed unanimously.*

#2 Group 2A distribution.

Clustering them all together

*HR motioned to schedule a hearing. EB seconded, passed unanimously.*

26. Barnum Hall, Tufts, 163 Packard Avenue, Medford, V18-332

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Originally presented 10/15/18 voted to put in packages.

*1. JH motioned to 26.2 grant as proposed. EB seconded, passed unanimously.*

*2 - 24 JH motioned to grant as proposed. EB seconded, passed unanimously.*

*3 - 3.3.2 and 26.6 JH motioned to grant as proposed. EB seconded, passed unanimously.*

*4 -JH motioned to grant on part A as proposed. PM seconded, passed unanimously.*

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

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*JH section B a variance is not required EB seconded, passed unanimously.*

*6 - JH section 26.5 grant. AB seconded, passed unanimously.*

*7 – JH 30.6.1 grant part A as proposed. AB seconded, passed unanimously.*

*JH 30.7.2 part B grant as proposed. PM seconded, passed unanimously.*

*30.7 C JH grant motioned to grant as proposed, AB seconded, passed unanimously.*

*7 – 30.7 JH motioned to grant as proposed. EB seconded, passed unanimously.*

*8 JH motioned to grant on part A. EB seconded, passed unanimously.*

~~30.7 part B JH motioned to grant as proposed. EB seconded, passed unanimously~~

JH withdrew above

*30.7 JH motioned to deny on 8B. EB seconded, passed unanimously.*

*10 - 27.4.2 and 27.4.1 JH motioned to grant as proposed. PM seconded, passed unanimously.*

Hearing

3:00 p.m. – Corpus Christi St. Bernard Parish, 1522 Washington Street, West Newton, V18-246

Exhibit #1 Hearing Package AAB 1-31

Exhibit #2 – Letter from tenant

Exhibit #3 – Enlargements of plan

George Schnee, Schnee Architects

Jay Porter, Corpus Christie Business Manager

Janet Ceddia, Altzir Construction/ Contractor

The Chair swore the parties in.

RG, EB, WW, JH, PM, AB, HR, DG

GS - Have been working with the parish for several years on band aid projects and accessibility projects and renovations. The main church building across the street, we started with accessible bathrooms. Across the street is the parish house and gym. This project is the gym and the link between gym and parish building. The program includes new lift entrance, hc parking in the back and other improvements. Built 100 years ago and in bad shape. Former parish house has been excluded from project due to funding. Went through detailed process, accessibility improvements on this project exceeds 50%. A number of items were granted. Three items appealing.

1. Related to 14.6 stage to the gym. This space is leased, they use it during school for gym. The stage is seldom used. There is a letter from tenant prefer not to have the lift due to the space.

Entered

Exhibit 2 – letter from the tenant.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

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### Enlargements – exhibit 3

Stage 35 inches higher than the gym floor. Would removing a door. We would lose a door and create issues with basketball in gym. Due to cost and technical problems and usage of gym.

Stage is not used frequently.

40,460 for lift estimate.

WW- Would they close the stage completely?

JP –Used twice a year for graduation. Will rent a portable lift at graduation.

DG - Related to the lift - what are the two shafts.

GS – They are intake return vents

DG - Have you looked at other options? Temporary ramp?

JP - We talked to school, if needed they would consider. Or hold ceremony on ground.

PM - I agree with dawn's suggestion. Temporary.

Becomes part of the policy and handbook.

*HR motioned 14.6 grant on the condition of a temporary lift when requested, and a written policy and information in handbook. JH seconded, passed unanimously,*

GS - Building entrance on north side Washington Street. There is a seven foot grade difference that is the concern. Previous project we built a ramp. We did look at putting a ramp up the side of a building to get into the main entrance. 30 foot max run. Budgetary reasons we were going to reconstruct front porch but not doing it along with steps.

JC - There is a very steep grade.

GS - shows entrances. Existing condition and remain. We have another way to get into gym.

Link..... there is zero space in the gym, no room to put a lift internally. All kinds of issues. Infeasible and cost prohibited.

JC cost estimate more than 110,000 to construct. Ramp, reconfigure the stairs.

AAB 18 line four. Costs

Request is to not build ramp front entrance and leave stairs as they are.

WW - are they compliant

GS - rails are not

JH - AAB 31 current state of building

JH – Is there accessible parking

GS - Will have 3 spaces in proximity to the door.

DG - Where does the blue door go to?

GS - AAB 20 you can see the ramp constructed as part of earlier phase. That is a fully accessible ramp. AAB 21 new link.

*DG motioned to grant on the condition of accessible handrails is at the front stair, with signage on how to enter from handicapped spots, and signs showing how to come in from connector, make it clear people know how to enter along with information on the website on where the accessible entrance is.*

*JH seconded, passed unanimously.*

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

#3

GS - Pairs of doors that enter gym from foyer. Currently two pair of 5 foot openings with .....  
A number of electrical devices. We talked about removing the doors, but because of basketball  
one of the baskets is 5 feet away from the door. Fairly involved to enlarge openings. Seeking  
relief to leave as is. They can be opened in egress direction. Cost \$9,000.

WW - What are the doors made of?

GS - Wood

DG - a leaf replacement makes sense.

JC – it would call the questions in lights.

PM – do you need both doors for egress? Make them two single?

GS – we did look at this. 36 inch does work.

Chair storage, they are on carts.

GS - give up the option if needed, want to study the carts, the turn to get into the gym.

RG - did we previously grant relief to the mezzanine?

JC -it was granted AAB 5 – 6

*PM motioned on 26.5, 26.6 26.11.1 motioned to deny. DG seconded, passed unanimously.*

Vote – Minutes from the October 15, 2018 AAB Meeting

*PM motioned to accept the minutes, with additional changes from HR. JH seconded,  
passed unanimously.*

## 27. Advisory Opinion

30. Medical Facility Wing, Kevin Kozak, Cutler Associates, A18-002

3.3.1 Should be 3.3.2

Ratios in 13.3.4 or do they need to make the entire building comply.

*HR motioned that the Board needs to know what the jurisdiction is. EB seconded, passed  
unanimously.*

EB suggested to the Board that when the Board requires petitioners to put an  
accommodation policy and information on their website, to please ask the petitioner to  
use an accessible format on the website.

Matters not reasonably anticipated 48 hours in advance of meeting.

28. Job Connector, 782-798 Main Street, Cambridge, V81-322

Exhibit – Variance Application and associated documents

October 29, 2018

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Mr. Hopkins presented the Variance Application and associated documents.  
27.1 non-conforming treads and risers heights. The petitioner is seeking relief for three entrances - 25.1 orange entrances and number 2

*#2 25.1 HR motioned to grant on the condition of training for staff and the route is kept clear, a buzzer for assistance at the start of the ramp. RG seconded, passed unanimously.*

Photograph E.

*27.1 DG motioned to continue for more information, PM seconded passed unanimously.*

#4 residential laundry room slope.

*HR motioned to grant. AB seconded, passed unanimously.*

#5 10.1 existing residential entries. Stairs on exterior and then upstairs.

*HR motioned to grant on the condition that the stairways are compliant with section 27 and with pictures given to the board. RG seconded.*

29. Advisory opinion

Schluder and Baystate Architects

To accept or decline the Schluter splashguard shower enclosure. The Schluter Showerprofile – WS and Showerprofile WSK are two part profiles that form a splashguard at the entrance of barrier free showers.

*PM motioned to accept the Schluder option as an acceptable splashguard at the entrance of barrier free showers. The Board also requested pictures of the shower profile installed in a finish project for both Group 2A multiple dwellings and Group 2B transient lodging facilities. DG seconded. HR opposed, JH abstained. Motion passed.*

30. Greasy Luck, 791 Purchase Street, New Bedford

Exhibit – Variance Application and associated documents, photos of handrails

Mr. Hopkins presented the Variance Application and associated documents.

We received compliance photos. Received an email from Danny Romanowicz stating that the handrails were measured and compliant.

*JH motioned to grant on the wall side handrail on the condition the inner handrail complies. EB seconded, passed unanimously*

31. Upton Housing, 4 Hartford Avenue North, Upton, C18-020

In 2012 a drainage project was done. It is not a walkway. Cited for a 25% slope. DHCD responded in a letter saying to clarify will install bollards and a chain.

*JH motioned to install bollards and chains and crosshatch and remove the complaint.*

October 29, 2018

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.



*PM seconded, passed unanimously.*

Postponed hearing

11:00 a.m. – The Water Club, 319 Victory Road, Quincy, C17-028

Adjourn 5:00 p.m.

Exhibits

Horseneck Beach State Reservation, Comfort Station, 5 John Reed Road Westport, V18-337  
Exhibit – Variance Application and associated documents

Union and West, 95 West Street, Walpole, V18-336  
Exhibit – Variance Application and associated documents

UMA Gloucester, Marine Station, 932 Washington Street, Gloucester, V18-335  
Exhibit – Variance Application and associated documents

Proposed Multi-Family, 217 Paris Street, East Boston, V18-338  
Exhibit – Variance Application and associated documents

Route 38, Multiple Streets, Lowell, V18-339  
Exhibit – Variance Application and associated documents

Wayside Youth Family Support, 3 Lockland Avenue, Framingham, V18-340  
Exhibit – Variance Application and associated documents

Boston Post Building, 15-17 Milk Street, Boston, V18-341  
Exhibit – Variance Application and associated documents

Community Living Center, Chelsea Soldiers Home, 91 Crest Avenue, Chelsea, V18-342  
Exhibit – Variance Application and associated documents

98 Brookline Avenue, Brookline, V09-003, V17-070, V17-091, C17-025  
Exhibit – Variance Application and associated documents

Performing Arts Center, 51 Walden Street, Concord, V16-004  
Exhibit – Variance Application and associated documents, correspondence and pictures

State Archives Building, 220 Morrissey Blvd., Boston, V17-057  
Exhibit – Variance Application and associated documents and amendment

Commercial Building, 15 Central Street, Andover, V17-325

October 29, 2018

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Exhibit – Variance Application and associated documents

Lowell Justice Center, 370 Jackson Street, Lowell, V18-038

Exhibit – Variance Application and associated documents

Former First District Court of Bristol County, 15 Court Street, Taunton, V18-195

Exhibit – Variance Application and associated documents

Shady Hill School, Building 512 Renovations, 178 Coolidge Hill, Cambridge, V18-217

Exhibit – Variance Application and associated documents

Retail Space, 531 Main Street, Melrose, V18-241

Exhibit – Variance Application and associated documents

Matheson Property, 37, 45, 49 Wellington Street, 87, 91 Murray Avenue, 720 Main Street, V18-261 Exhibit – Variance Application and associated documents

Walando homes, 25, 31 Orlando Street, 91, 93, 95, 97, 99, 101 Waldeck Street, Boston, V18-277

Exhibit – Variance Application and associated documents

Foster Bio-Medical Research Center, 415 South Street, Waltham, V18-290

Exhibit – Variance Application and associated documents

St. Helena's House, 89 Union Park Street, Boston, V18-316

Exhibit – Variance Application and associated documents

St. Paul's Residence, 32-34 Mt. Auburn Street, Cambridge, V18-320

Exhibit – Variance Application and associated documents

Millers River Apts., 15 Lambert Street, Cambridge, V18-324

Exhibit – Variance Application and associated documents

Forest Street Apartments, 16-19 Forest Street, Cambridge, V18-327

Exhibit – Variance Application and associated documents

Barnum Hall, Tufts, 163 Packard Avenue, Medford, V18-332

Exhibit – Variance Application and associated documents

New Community Living Center, Chelsea Soldiers' Home, 91 Crest Avenue, Chelsea, A18-011

Exhibit – Advisory opinion

Medical Facility Wing, Kevin Kozak, Cutler Associates, A18-002

Exhibit – Advisory opinion

Commercial and Residential, 139 Pleasant Street, Marblehead, V18-298

Exhibit #1 Hearing Package AAB 1-16

Kingdom Hall of Jehovahs Witnesses, 1672 Washington Street, Newton, V18-219

Exhibit #1 AAB 1-35

October 29, 2018

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

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Corpus Christi St. Bernard Parish, 1522 Washington Street, West Newton, V18-246  
Exhibit #1 Hearing Package AAB 1-31  
Exhibit #2 – Letter from tenant  
Exhibit #3 – Enlargements of plan

October 29, 2018

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.  
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