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TION

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CUPATIONAL LICENSURE

WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHITEC-
TURAL ACCESS BOARD

Board Meeting Minutes – January 10, 2022
Teleconference

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

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chairperson (PM)

Jeffrey Dougan (JD)

Elizabeth Myska (EM)

Meaghan O'Brien (MO)

Ana Julian (AJ)

David Johnson (DJ)

Mary Mahon McCauley (MM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

Marc Lesser – AAB Compliance Officer (ML)

Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, JD, DJ, EM, MO, AJ

1. 9:03 AM V21-202 140 Clarendon Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that stairs comply with 521 CMR Section 27 as proposed by JD

2nd by PM

By Acclamation/Carried

2. 9:12 AM V21-203 178 South Street, Needham

9:15 AM MM Arrived

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (28.12):

Motion to Continue for more information and updated plans on vestibule door swings, occupancy load, and reversing of door swing by JD

2nd by PM

By Acclamation/Carried



Discussion of Variance 2 (26.5):

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

Discussion of Variance 3 (26.10)

Motion to Continue for more information the use of a permanent wedge that complies with Section 24 and identifying where these wedges would be used by PM
2nd by DJ
By Acclamation/Carried

Discussion of Variance 3 (24.2):

Motion to Continue for headroom height after installation of temporary ramp by JD
2nd by DJ
By Acclamation/Carried

Motion to instruct applicant to submit amended application for Bathroom 106, inaccessible entrances, and winder stairs issues by JD
2nd by PM
By Acclamation/Carried

3. 9:56 AM V21-204 19 Flagg Drive, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

4. 9:57 AM V21-205 139 Pleasant Street, Marblehead

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule a hearing by PM
2nd by DJ
By Acclamation/Carried

5. 9:58 AM V21-206 91 Bay State Road, Boston

PM Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

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

Discussion of Variance 2:

Motion to Grant on the condition that signage is provided warning of winding stairs between floors 1 and 2 by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 3:

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

Discussion of Variance 4:

Motion to Grant with signage indicating elevator is smaller in dimension by MM
2nd by DJ
By Acclamation/Carried

6. 10:14 AM V21-207 14B Geneva Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on removability of vestibule and lift doors by PM
2nd by JD
By Acclamation/Carried

7. 10:26 AM V21-208 26 Harvard Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1-3:

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

8. 10:33 AM V21-209 505 Sutton Street, North Andover

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

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

9. 10:35 AM V21-210 Multiple Streets, Multiple Towns

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

10:40 AM Break

10. 10:52 AM V15-025

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept status report by DJ
2nd by JD
By Acclamation/Carried

11. 10:52 AM V18-211 55 Willard Street, North Grafton

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept by JD

2nd by PM

By Acclamation/Carried

12. 10:53 AM V19-273 26 Middleton Road, Boxford

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept by JD

2nd by PM

By Acclamation/Carried

13. 11:00 AM Hearing declared regarding V21-155 50 Richland Street, Worcester:

DG opened the hearing, introduced Board and established procedures. Participants Kathy Bartels, Steve Belanger, Natalie Bogdanovich, Robert Baldwin, and Kim Wright are sworn in. Exhibit #1 – the hearing packet AAB 1-28 is noted. Kathy Bartels presented application. Exhibit #2 – Structural report is noted and accepted. Comments and additional testimony by Steve Belanger, Natalie Bogdanovich, Robert Baldwin. Discussion and Questions of Variance:

Motion to Grant the clustered option by MM

2nd by DJ

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

14. 11:33 AM V18-259 335 Commercial Street, Provincetown

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for more information related to a detailed time frame of relief that is being sought for bathroom by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition that information is provided on website, signage on how to request ramp, a buzzer system is installed, one 2-seat table is always seated last, a review of the accommodation policy by the Board by JD

2nd by PM

By Acclamation/Carried

15. 11:48 AM V20-198 21 Ames Street, Cambridge

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept status report by JD

2nd by PM

By Acclamation/Carried

16. 11:49 AM V21-061 677 Winchester Street, Newton

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion that no variance is required by JD



2nd by PM
By Acclamation/Carried

Discussion of Variance 8:

Motion to Order petitioner to provide reasonable accommodation policy and lease language by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 9:

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

Discussion of Variance 11-12

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

17. 11:54 AM V21-067 525 William F McClellan Highway, Boston

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

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

11:57 AM Break

18. 1:04 PM Hearing declared regarding V21-186 414 Highland Avenue, Somerville:

DG opened the hearing, introduced Board and established procedures. There are no participants for this hearing.

Exhibit #1 – the hearing packet AAB 1-29 is noted. Exhibit #2 – Withdrawal of Application Request is noted.

Discussion and Questions of Variance:

Motion to Accept withdrawal of Variance by DJ
2nd by MM
By Acclamation/Carried

19. 1:13 PM V21-130 120 Commerce Way, Woburn

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

20. 1:15 PM V21-184 Multiple Streets, Multiple Towns

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

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

Discussion of Variance 2:

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

Motion to Grant slope in front of Tasty Burger entrance by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 3:

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

Discussion of Variance 4:

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

21. 1:25 PM V21-199 1252-1270 Boylston Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

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

22. 1:27 PM V20-153 64 Crescent Avenue, Newton

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on the condition that the reasonable accommodation policy is provided to the Board for review and once policy is approved, the policy is posted online by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition of review of accommodation policy by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 3:

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

23. 2:00 PM Hearing declared regarding V21-182 21 Broad Street, Boston:

PM Departed

DG opened the hearing, introduced Board and established procedures. Participants Kelly Knopp, Olivia Dube, Doug Anderson, Fernando Bent-Mullings, Megan Denison, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-40 is noted. Exhibit #2 – AAB 1-8 is noted. Kelly Knopp presented application. Comments and additional testimony by Doug Anderson, Olivia Dube, Michael Muehe, Fernando Bent-Mullings, and Megan Denison. Discussion and Questions of Variance:

Motion to Grant by DJ
2nd by AJ
MM/Y, DJ/Y, EM/Y, MO/Y, AJ/Y

3:05 PM Break

24. 3:10 Complaint report
Exhibit – Complaint Report and associated documents
ML presented documentation – Discussion of Report
Motion to Accept report by JD
2nd by DJ
By Acclamation/Carried

25. 3:24 PM V21-070 35 Circuit Ave, Oak Bluffs
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant on the condition that automatic door opener button is moved closer to the required door and visual warning of need to step down from inaccessible entrance by JD
2nd by DJ
By Acclamation/Carried

26. 3:35 PM V21-106 66 Winchester Street, Newton
Exhibit – Status Report and associated documents
WJ presented documentation – Discussion of Status Report:
Motion to Accept status report by DJ
2nd by JD
By Acclamation/Carried

27. 3:37 PM V21-114 264 Boston Turnpike, Shrewsbury
PM Returned
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Schedule a hearing by JD
2nd by DJ
By Acclamation/Carried

28. 3:51 PM V21-151 497 and 503 Columbus Avenue, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue for feasibility study and explanation for door to switch inswing by DJ
By JD
By Acclamation/Carried

29. 4:22 PM V21-192 72 Jefferson Street, Marlborough
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant as proposed on the condition that the lift is open and operational for church events, the name and number for access to lift when needed, additional keys stored on premise, for this use only by JD
2nd by DJ

By Acclamation/Carried

30. 4:26 PM Minutes and Decisions

Exhibit – December 13, 2021 Minutes and associated documents

WJ presented documentation – Discussion of Minutes:

Motion to Accept minutes by JD

2nd by PM

By Acclamation/Carried

31. 4:40 PM V21-145 4 Hartford Avenue North, Upton

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept status report by PM

2nd by DJ

By Acclamation/Carried

4:41 End of Meeting noted

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibit List

- 13 Story Mixed Use, 140 Clarendon Street, Boston (V21-202)
 - Exhibit – Variance Application and associated documents
- Research Center, 178 South Street, Needham (V21-203)
 - Exhibit – Variance Application and associated documents
- Farley Building, 19 Flagg Drive, Framingham (V21-204)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 139 Pleasant Street, Marblehead (V21-205)
 - Exhibit – Variance Application and associated documents
- Kilachand Hall, 91 Bay State Road, Boston (V21-206)
 - Exhibit – Variance Application and associated documents
- 4 Story Residential, 14B Geneva Street, Boston (V21-207)
 - Exhibit – Variance Application and associated documents
- Lutheran Rehabilitation and Skilled Care Center, 26 Harvard Street, Worcester (V21-208)
 - Exhibit – Variance Application and associated documents
- Sutton Street Apartments, 505 Sutton Street, North Andover (V21-209)
 - Exhibit – Variance Application and associated documents
- MassDOT Curb Cuts, Multiple Streets, Multiple Towns (V21-210)
 - Exhibit – Variance Application and associated documents
- Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V15-025)
 - Exhibit – Status Report and associated documents
- Hospital for Large Animals at Tufts University, 53 Willard Street, North Grafton (V18-211)
 - Exhibit – Status Report and associated documents
- Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)
 - Exhibit – Status Report and associated documents
- Learning First Charter Public School, 50 Richland Street, Worcester (V21-155)
 - Exhibit #1 – Hearing packet AAB 1-28
 - Exhibit #2 – Structural report



- The Squealing Pig, 335 Commercial Street, Provincetown (V18-259)
 - Exhibit – Amended Variance Application and associated documents
- MIT Building 54, 21 Ames Street, Cambridge (V20-198)
 - Exhibit – Status Report and associated documents
- Coleman House, 677 Winchester Street, Newton (V21-061)
 - Exhibit – Status Report and associated documents
- Suffolk Downs, 525 William F McClellan Highway, Boston (V21-067)
 - Exhibit – Status Report and associated documents
- 2 Story Mixed Use, 414 Highland Avenue, Somerville (V21-186)
 - Exhibit – Application Withdrawal Request and associated documents
- Emblem 120, 120 Commerce Way, Woburn (V21-130)
 - Exhibit – Amended Variance Application and associated documents
- MBTA System Wide Accessibility Improvements Projects, Multiple Stations, Multiple Towns (V21-184)
 - Exhibit – Variance Application and associated documents
- 15 Story Residential, 1252-1270 Boylston Street, Boston (V21-199)
 - Exhibit – Variance Application and associated documents
- Sacred Heart Parish Convent, 64 Crescent Avenue, Newton (V20-153)
 - Exhibit – Amended Variance Application and associated documents
- Cannabis Dispensary, 21 Broad Street, Boston (V21-182)
 - Exhibit #1 – Hearing packet AAB 1-40
 - Exhibit #2 – AAB 1-8
- Complaint Report
 - Exhibit - AAB Complaint Report
- 3 Story Mixed Use, 35 Circuit Ave, Oak Bluffs (V21-070)
 - Exhibit – Amended Variance Application and associated documents
- Olympia Fencing Center, 66 Winchester Street, Newton (V21-106)
 - Exhibit – Status Report and associated documents
- Big Bois Meat Market, 264 Boston Turnpike, Shrewsbury (V21-114)
 - Exhibit – Amended Variance Application and associated documents
- Haley House Inc, 497 and 503 Columbus Avenue, Boston (V21-151)
 - Exhibit – Variance Application and associated documents
- 2 Story Mixed Use, 72 Jefferson Street, Marlboro (V21-192)
 - Exhibit – Variance Application and associated documents
- Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145)
 - Exhibit – Status Report and associated documents
- December 13, 2021 Minutes
 - Exhibit - December 13, 2021 Minutes