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ECONOMIC DEVELOPMENT

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

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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 – November 1, 2021
Teleconference

This meeting was open to the public and began approximately 9:03 AM.

Architectural Access Board member attendance:

Patricia Mendez (PM)
Mary Mahon McCauley (MM)
Jeffrey Dougan (JD)
Ana Julian (AJ)
David Johnson (DJ)
Meaghan O'Brien (MO)
Raymond Glazier (RG)
Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
James Plotkin – Legal Counsel (JP)
Bradley Souders – Office Support Specialist (BS)

PM opened the meeting for Roll Call:

MM, DJ, JD, MO, AJ

1. 9:07 AM V21-168 156 Main Street, Worcester

9:15 AM RG Arrived

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on the device that is being proposed including cut sheet, information on alternative push button activators allowing audio and visual cue, and lease language to mandate how lessee will be interacting with visitors by JD

2nd by DJ

By Acclamation/Carried

2. 9:23 AM V21-169 2 Chestnut Street, Nantucket

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:



Motion to Continue for test drawings showing possibility for entry at alleyway by shifting guest bath in Unit 6 to the rear with a potential entry point at the common room at the landing as shown on AAB 15 by DJ
2nd by JD
By Acclamation/Carried

Discussion of Variance 2:

Motion to Table until additional information is received by JD
2nd by DJ
By Acclamation/Carried

3. 10:03 AM Hearing declared regarding V13-076 525 Trapelo Road, Belmont:
AJ Recused. PM opened the hearing, introduced Board and established procedures. Participants Laura Brelsford, Desiree Patrice, Katie Choe, Jillian Linnell, Betsy Taylor, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-24 is noted. Laura Brelsford presented application. Exhibit #2 – MBTA PowerPoint presentation is noted and accepted. Comments and additional testimony by Betsy Taylor, Jillian Linnell, Desiree Patrice, Katie Choe, and Michael Muehe. Discussion and Questions:

Motion to Accept report by DJ
2nd by JD
By Roll Call MM/Y, RG/A, DJ/Y, MO/Y, PM/Y

4. 11:40 AM V21-170 85 Boston Street
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1 (outlets):

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

Discussion of Variance 2 (Group 1 sinks)

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

Discussion of Variance 3 (refrigerators)

Motion to Grant on the condition that BCIL conditions are implemented by RG
2nd by DJ
By Acclamation/Carried

5. 11:56 AM V21-171 1-64 Weir Street, Taunton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

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

12:14 PM Break for Lunch

1:00 PM EM Arrived

1:03 PM DJ Assumes Chair

6. 1:05 PM Hearing declared regarding V21-140 Baldwin Francis Gilbert Streets, North Andover: JD opened the hearing, introduced Board and established procedures. Participants Shikha Jindal and Maggie Cleary are sworn in. Exhibit #1 – the hearing packet AAB 1-29 is noted. Shikha Jindal presented application. Exhibit #2 – Pictures and narrative is noted accepted. Exhibit #3 – Cost estimate and schematics is noted and accepted. Exhibit #4 – Mechanical cost estimate details is noted and accepted. Comments and additional testimony by Maggie Cleary. Discussion and Questions:

Motion to take under advisement by DJ

2nd by EM

By Acclamation/Carried

1:49 PM PM Assumes Chair

7. 1:50 PM Continued deliberation of V21-170 1-64 Weir Street, Taunton
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on on-street parking and where accessible on street parking will be located by JD

2nd by EM

By Acclamation/Carried

8. 2:00 PM Fine Hearing declared regarding V19-036 40 American Legion Drive, North Adams
PM opened the hearing, introduced the Board and established procedures. Participants Gregg Corbo and Mayor Tom Bernard are sworn in. Exhibit #1 – the hearing packet AAB 1-117 is noted. Gregg Corbo presented application. Exhibit #2 – Presentation and documents is noted accepted. Comments and additional testimony by Gregg Corbo. Discussion and Questions:

Motion to take under advisement by DJ

2nd by EM

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

9. 3:07 PM Continued deliberation of V19-036 40 American Legion Drive, North Adams
Discussion of Fine:

Motion to enter Quasi-Judicial Session by DJ

2nd by AJ

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

Objection noted by Michael Muehe

3:20 Board entered Quasi-Judicial Session

3:35 Board has exited Quasi-Judicial Session

10. 3:37 PM Continued deliberation of V21-140 Baldwin Francis Gilbert Streets, North Andover:
Motion to Grant on the condition that Petitioner shall maintain one 2A unit that is 1 bedroom or larger and one 2A unit that is 2 bedroom or larger that have the same eligibility requirements at the proposed location within their current portfolio of units by JD
2nd by RG

By Acclamation/Carried

11. 4:08 PM V21-172 Winthrop and Bradstreet Avenue, Revere

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that BCIL proposed conditions are utilized and that photos are provided to the Board showing alternate accessible route and showing where the signage is provided and that the route complies with 521 CMR by JD

2nd by EM

By Acclamation/Carried

12. 4:22 PM V21-173 Florence and Campbell Avenue, Revere

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to grant on the condition that wayfaring signs are provided and the accessible route is well-maintained and pictures or video of planned route provided to the Board by MM

2nd by RG

By Acclamation/Carried

13. 4:31 PM V21-103 35 Everett Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that no unique programing is held in the basement or second level, review of the accommodation policy review for relocating classes and information posted to website once approved by JD

2nd by DJ

By Acclamation/Carried

14. 4:39 PM V20-006 3 McKinley Square, Boston

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by DJ

By Acclamation/Carried

15. 4:40 PM V21-151 497 and 503 Columbus Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by EM

By Acclamation/Carried

16. 4:43 PM V21-161 33 Fairgrounds Road, Nantucket

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that Nantucket COMDIS 4 conditions are implemented and blocking is provided as outlined in response by JD

2nd by RG

By Acclamation/Carried



17. 4:46 PM V21-164 70 Crescent Street, West Boylston
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant by MM
2nd by RG
By Acclamation/Carried

18. 4:49 PM MAAB 2022 Draft Schedule
Exhibit – 2022 MAAB Draft Schedule and associated documents
WJ presented documentation – Discussion of Schedule:
Motion to Accept 2022 Schedule by DJ
2nd by AJ
By Acclamation/Carried

19. Minutes and Decisions
Exhibit – October 18 Minutes, Decisions, and associated documents
WJ presented documentation – Discussion of Minutes and Decisions:
Motion to Accept Minutes and Decisions from October 18 by JD
2nd by DJ
By Acclamation/Carried

5:02 PM Motion to Adjourn by DJ

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibit List

- Elwood Adams Apartments, 156 Main Street, Worcester (V21-168)
 - Exhibit – Variance Application and associated documents
- Hawthorn House, 2 Chestnut Street, Nantucket (V21-169)
 - Exhibit – Variance Application and associated documents
- Waverly Commuter Rail Station, 525 Trapelo Road, Belmont (V13-076)
 - Exhibit #1 – Hearing packet AAB 1-24
 - Exhibit #2 – MBTA PowerPoint presentation
- Greystar Everett, 85 Boston Street, Everett (V21-170)
 - Exhibit – Variance Application and associated documents
- Sidewalk and Roadway, 1-64 Weir Street, Taunton (V21-171)
 - Exhibit – Variance Application and associated documents
- Veterans Family Housing, Baldwin Francis Gilbert Streets, North Andover (V21-140)
 - Exhibit #1 – Hearing packet AAB 1-29
 - Exhibit #2 – Pictures and narrative
 - Exhibit #3 – Cost estimate and schematics
 - Exhibit #4 – Mechanical cost estimate details
- North Adams Safety Building, 40 American Legion Drive, North Adams (V19-036)
 - Exhibit #1 – Hearing packet AAB 1-117
 - Exhibit #2 – Presentation and documents
- Public stair and access, Winthrop and Bradstreet Avenue, Revere (V21-172)
 - Exhibit – Variance Application and associated documents

- Public stair and access, Florence and Campbell Avenue, Revere (V21-173)
 - Exhibit – Variance Application and associated documents
- Marriott Vacation Club Pulse, 3 McKinley Square, Boston (V20-006)
 - Exhibit – Amended Variance Application and associated documents
- Sacred Heart Roman Catholic Parish Social Center, 35 Everett Street, Springfield (V21-103)
 - Exhibit – Variance Application and associated documents
- Haley House Inc, 497 and 503 Columbus Avenue, Boston (V21-151)
 - Exhibit – Variance Application and associated documents
- Affordable Housing Development, 31 Fairgrounds Road, Nantucket (V21-161)
 - Exhibit – Variance Application and associated documents
- Pride Park Playground, 70 Crescent Street, West Boylston (V21-164)
 - Exhibit – Amended Variance Application and associated documents
- 2022 MAAB Schedule Update
 - Exhibit – 2022 MAAB Draft Schedule and associated documents
- Decisions and Minutes
 - October 18, 2021 Minutes
 - The Squealing Pig, 335 Commercial Street, Provincetown (V18-259) Decision
 - The Blackington Building, 572 Main Street, Sturbridge (V14-007) Decision