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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**

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EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS
REGULATION

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

WILLIAM JOYCE
EXECUTIVE DIRECTOR,
ARCHITECTURAL ACCESS BOARD

Board Meeting Minutes – November 15, 2021
Teleconference

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

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Jeffrey Dougan (JD)
David Johnson (DJ)
Elizabeth Myska (EM)
Meaghan O'Brien (MO)

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, EM, DJ

1. 9:22 AM V21-175 5 Baiting Brook, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for number of units provided on site and site plan by JD

2nd by PM

By Acclamation/Carried

2. 9:27 AM V21-176 30 Springdale

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to grant until Nov 1 2022 status report due in July 1, 2022, on the condition the Board is provided accom policy and how it will be advertised to patrons of the daycare by JD

2nd by PM

By Acclamation/Carried

3. 9:31 AM V21-177 8 Montague Road, Amherst

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by PM



2nd by JD
By Acclamation/Carried

4. 9:33 AM V21-178 191 Washington Street, Brighton
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:
Motion to grant under the usual conditions by JD
2nd by PM
By Acclamation/Carried

5. 9:34 AM V21-179 2 Kingsbury Avenue, Watertown
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:
Motion to Grant until June 30, 2023 with annual updates due in January 2022 and January 2023 and signage indicating accessible entrances and parking spaces, information is posted on website if there is one, and advise to not remove current spaces and instead add two additional spaces by JD
2nd by DJ
By Acclamation/Carried

6. 9:38 AM V21-180 10 Wilson Street, Chelmsford
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:
Motion to Grant by JD
2nd by DJ
By Acclamation/Carried

7. 9:45 AM V21-181 11 Avenue de Lafayette, Boston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:
Motion to Grant on the condition that hand rails are provided by JD
2nd by DJ
By Acclamation/carried

8. 9:50 AM V21-182 21 Broad Street, Boston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:
Motion to Grant on the condition the accommodation policy is provided to the Board for review and relief is for this use only no unique activities or programming on inaccessible level by JD
2nd by DJ
By Acclamation/Carried

10:03 AM MO Arrived

9. 10:03 AM V21-174 21 Crescent Street, Whitinsville
JD Recused

Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant by PM
2nd by EM
By Acclamation/Carried



10. 10:05 AM Advisory Opinion Request – Marine Facilities
Exhibit – Advisory Opinion Request and associated documents
WJ presented documentation – Discussion of Advisory Opinion Request:
 Motion to find that crew boats are not passenger vessels under 19.8 by JD
 2nd by EM
 By Acclamation/Carried

11. 10:15 AM V20-006 3 McKinley Square, Boston
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance 3:
 Motion to Grant as proposed by JD
 2nd by DJ
 By Acclamation/Carried

Discussion of Variance 5:
 Motion to Grant as proposed on the condition that information is advertised and posted on internet about narrow choke points, and installation of a camera system that would offer views for people who cannot access observation deck, and video is provided on the 26th level as well as audio narrative description by JD
 2nd by DJ
 By Acclamation/Carried

Discussion of Variance 6:
 Motion to Grant as proposed by JD
 2nd by PM
 By Acclamation/Carried

Discussion of Variance 7:
 Motion to Grant as proposed by JD
 2nd by DJ
 By Acclamation/Carried

Discussion of Variance 8:
 Motion to Grant as proposed by JD
 2nd by PM
 By Acclamation/Carried

12. 10:45 AM Bousquet Ski Lodge TCO Request, Pittsfield
Exhibit – TCO Request and associated documents
WJ presented documentation – Discussion of TCO Request:
 Motion to not oppose issuance of 30-day TCO from opening date by JD
 2nd by PM
 By Acclamation/Carried

13. 10:03 AM Hearing declared regarding C20-052 270-290 Bussey Street, Dedham:
DG opened the hearing, introduced Board and established procedures. Participants Anthony Delapa, Jim Sittman, Marisa Delapa, Jeremy Rosenberger, John Bethoney, Brandon Kalamvokis, Frederick Johnson, Marc Lesser, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-95 is noted. Brandon



Kalamvokis presented complaint. Comments and additional testimony by Marc Lesser, Jim Sittman, Anthony Delapa, Jim Sittman, Marisa Delapa, Jeremy Rosenberger, Frederick Johnson, and John Bethoney. Exhibit 2 - Planning Board documents is noted and accepted Discussion and Questions:

Motion to find in favor of the complainant by JD

2nd by PM

PM/Y, JD/Y, DJ/Y, EM/Y

Motion to take under advisement by DJ

2nd by PM

PM/Y, JD/Y, DJ/Y, EM/Y

12:10 Lunch Break

14. 1:00 PM Hearing declared regarding V21-154 201 Mohawk Forest Boulevard, North Adams:
DG opened the hearing, introduced Board and established procedures. Participants Gregory Zorzi and Patrick Brennick are sworn in. Exhibit #1 – the hearing packet AAB 1-173 is noted. Discussion and Questions:

Motion to Grant as proposed

2nd by DJ

By Roll Call JD/Y, DJ/Y, EM/Y, MO/Y

15. 1:25 PM V20-153 64 Crescent Avenue, Newton
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant extension of second floor use due to social distancing requirements by DOE until September 2022 or until DOE rescinds social distancing guidelines by JD

2nd by DJ

By Acclamation/Carried

Motion to Continue for proposed plans and usage of second and third floor by JD

2nd by DJ

By Acclamation/Carried

16. 1:41 PM V21-060 14 Castle Street, Great Barrington
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by MO

By Acclamation/Carried

17. 1:45 PM V21-169 2 Chestnut Street, Nantucket
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant on condition that signage is provided and information provided to guests on website about accessible entrances by JD

2nd by DJ

By Acclamation/Carried

18. Hearing declared regarding V21-145 4 Hartford Avenue North, Upton:



DG opened the hearing, introduced Board and established procedures. Participants Pamela Goodwin, Tony Ma, Mike Carter, Patrick Roche, and Betty Roche are sworn in. Exhibit #1 – the hearing packet AAB 1-45 and Exhibit #2 – Letter from Complainant are noted. Exhibit 3 – Pictures of property is noted and accepted. Exhibit 4 – C18-020 submission is noted and accepted. Exhibit 5 – C18-020 hearing packet is noted and accepted.

Discussion and Questions:

Motion to take under advisement by DJ

2nd by EM

MO/Y, EM/Y, DJ/Y, PM/Y

19. 3:10 PM Continued deliberation of V21-145 4 Hartford Avenue North, Upton:

PM assumed Chair

Discussion of Variance:

Motion to Deny by DJ

2nd by MO

MO/Y, DJ/Y, EM/Y, DG/Y

20. 3:28 PM Continued deliberation of V20-052 270-290 Bussey Street, Dedham:

Discussion of Complaint:

Motion to Grant extension until April 30, 2022 with no further extensions allowed, and the inclusion of a performance bond of \$10,000 that will be returned upon installation of accessible parking before April 30, 2022 by JD

2nd by DJ

By Acclamation/Carried

21. 3:40 PM V21-086 Arnold Road, Sturbridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue to request more information including cost estimates for full set of plans and feasibility of moving walls to meet accessibility requirements for egress route by JD

2nd by PM

By Acclamation/Carried

22. 3:52 PM V21-098 4 Williamsville Rd, Stockbridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on condition of review of accommodation policy by the Board by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition of directional signage by JD

2nd by DJ

By Acclamation/Carried

23. 4:00 PM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions:

Motion to Accept minutes and Decisions by JD

2nd by PM

PM/Y JD/Y, EM/Y, MO/Y



4:05 PM End of meeting noted

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibit List

- Sales Office, 5 Baiting Brook, Framingham (V21-175)
 - Exhibit – Variance Application and associated documents
- Day Care Center, 30 Springdale Avenue, Dover (V21-176)
 - Exhibit – Variance Application and associated documents
- North Amherst Branch Library, 8 Montague Road, Amherst (V21-177)
 - Exhibit – Variance Application and associated documents
- Stratus Residences, 191 Washington Street, Brighton (V21-178)
 - Exhibit – Variance Application and associated documents
- 2 Story Office Building, 2 Kingsbury Avenue, Watertown (V21-179)
 - Exhibit – Variance Application and associated documents
- Chelmsford Housing Authority, 10 Wilson Street, Chelmsford (V21-180)
 - Exhibit – Variance Application and associated documents
- 5 Story Office Building, 11 Avenue de Lafayette, Boston (V21-181)
 - Exhibit – Variance Application and associated documents
- Cannabis Dispensary, 21 Broad Street, Boston (V21-182)
 - Exhibit – Variance Application and associated documents
- Northbridge Elementary School, 21 Crescent Street, Whitinsville (V21-174)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request – Marine Facilities
 - Exhibit – Advisory Opinion Request and associated documents
- Marriott Vacation Club Pulse, 3 McKinley Square, Boston (V20-006)
 - Exhibit – Amended Variance Application and associated documents
- Bousquet Ski Lodge TCO, Pittsfield
 - Exhibit – TCO request and associated document
- Retail Plaza, 270-290 Bussey Street, Dedham (C20-052)
 - Exhibit #1 – Hearing packet AAB 1-95
 - Exhibit 2 - Planning Board documents
- Mohawk Forest, 201 Mohawk Forest Boulevard, North Adams (V21-154)
 - Exhibit #1 – Hearing packet AAB 1-173
- Sacred Heart Parish Convent, 64 Crescent Avenue, Newton (V20-153)
 - Exhibit – Amended Variance Application and associated documents
- Mahaiwe Performing Arts Center, 14 Castle Street, Great Barrington (V21-060)
 - Exhibit – Amended Variance Application and associated documents
- Hawthorn House, 2 Chestnut Street, Nantucket (V21-169)
 - Exhibit – Variance Application and associated documents
- Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145)
 - Exhibit #1 – Hearing packet AAB 1-45
 - Exhibit #2 – Letter from Complainant
 - Exhibit #3 – Pictures of property
 - Exhibit #4 – C18-020 submission
 - Exhibit #5 – C18-020 hearing packet



- Rapsallion Tap Room, Arnold Road, Sturbridge (V21-086)
 - Exhibit – Variance Application and associated documents
- Chesterwood Main House, 4 Williamsville Rd, Stockbridge(V21-098)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from November 1, 2021
 - Exhibit - November 1, 2021 Minutes
 - Exhibit - Waverly Commuter Rail Station, 525 Trapelo Road, Belmont (V13-076) Decision
 - Exhibit - Veterans Family Housing, Baldwin Francis Gilbert Streets, North Andover (V21-140) Decision

