



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALLY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

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

1000 Washington Street • Boston • Massachusetts • 02118

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS
REGULATION

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

Board Meeting Minutes – November 16, 2020
Teleconference

This meeting was open to the public and began approximately 9:08 am.

Architectural Access Board member attendance:

Walter White – Chair (WW)
Jane Hardin – Vice Chair (JH)
Andy Bedar – (AB)
Jeffrey Dougan (JD)
Mary Mahon McCauley (MM)
David Johnson (DJ)
Patricia Mendez (PM)
Raymond Glazier (RG)
Harold Rhodes (HR)

Division of Professional Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
James Plotkin – Legal Counsel (JP)

WW opened the meeting for Roll Call:

AB, MM, JD, RG, JH, DJ, PM, HR are noted Present.

1. 9:10 AM V20-193 25 Eighth St., Cambridge:

WJ presented documentation – Discussion:

Motion to Grant by HR
2nd by JH
By Acclamation / Carried

2. 9:12 AM V20-194 152 Old Barnstable Rd., Mashpee:

WJ presented documentation – Discussion:

Motion to Grant with the condition that there be automatic door buttons on both sets of doors that opens both doors in concert by HR
2nd by RG
By Acclamation / Carried





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3. 9:17 AM V20-195 406 N. Pleasant St., Amherst:

WJ presented documentation – Discussion:

Motion made that no variance is required as a latch and closer are not present by JD

2nd by PM

By Acclamation / Carried

Discussion:

Motion to Grant stall request by JD

2nd by JH

By Acclamation / Carried

Discussion:

Motion that no variance is required for common rooms under sec.31 by JD

2nd by DJ

By Acclamation / Carried

4. 9:30 AM V20-196 35 Little's Point Rd., Swampscott:

WJ presented documentation – Discussion: JD recused from this matter

Motion to Grant with the condition that the stone dust is to be compacted appropriately by HR

2nd by JH

By Acclamation/ Carried

5. 9:36 AM V20-197 18 Woburn St., Reading:

WJ presented documentation – discussion:

Motion to Grant by HR

2nd by JH

Objection noted for discussion by PM / Objection withdrawn by PM.

By Acclamation / Carried

6. 9:42 AM V20-198 21 Ames St., Cambridge:

JH to preside

WJ presented documentation – discussion:

Motion to Packet by JD

2nd by DJ





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By Acclamation / Carried

7. 9:43 AM V20-199 656 Ocean Ave., Revere:

WJ presented documentation – discussion:

Motion to Grant with usual conditions, time frames and signage language by JD

2nd by PM

By Acclamation / Carried

8. 9:48 AM ADVISORY OPINION – Expenses and Property Lines

WW to preside

WJ presented documentation – discussion:

Motion to find for 3 separate parcels for analysis in 3.3 by HR.

2nd by PM

By Acclamation / Carried

9. 10:05 AM ADVISORY OPINION – Shrine of St. Paul's and St. Nicholas

WJ presented documentation – discussion:

Motion to find that a change in use under 521 CMR 3.4 has not been triggered by MM

2nd by HR

By Acclamation / Carried

10. 10:17 AM V20-149 128 Chandler St., Worcester:

WJ presented documentation – discussion:

Motion to continue for additional information in A. a cost estimate and feasibility to a sidewalk construction in the alley way and B. a cost estimate and feasibility for a cut through and striping at the South end of the Building to be provided for review by HR

2nd by JD

By Acclamation / Carried

11. 10:31 AM V20-123 12-14 Commonwealth Ave., Boston:

WJ presented documentation – discussion:

Motion to Deny request re: Stair Nosing and Risers by JD

2nd by HR

By Acclamation / Carried





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Discussion:

Motion to grant Handrail request to condition a continuous outside rail by JD

2nd by DJ

By Acclamation / Carried

12. 10:37 AM V20-192 96 Winthrop St., Cambridge:

WJ presented documentation – discussion:

Motion to Grant Var. 1 with the condition that a lift is to be used for access to the lower level and first floor and that one table on each accessible floor is to be held aside appropriately, for this tenant use only, and that no unique private functions are to be held on the 2nd floor by HR

2nd by JD

By Acclamation / Carried

13. 11:03 AM Hearing declared in regards to V20-156 – 355 Hanover St., Boston

WW opened the meeting, introduced Board and established procedures. DJ recused from hearing. Participants Ryan M. Gazda, Anthony Pisani, and attendant Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-35 is noted. JP clarified swearing in of Mr. Pisani and the introduction of Exhibit #2. Ryan Gazda presented application, additional information from Mr. Pisani. Comments by Michael Muehe of BCIL.

Discussion, Questions:

Motion to Grant upon the condition of updated drawings, cost estimates and the discussion for front and vertical access, to have reserved accessible seating on the 1st flr, to have a policy in place to affirm appropriate training of staff, to have proper posting of public signage, that a buzzer be available, to not allow private events be held on the 2nd floor by JH

2nd by HR

By Acclamation / Carried

Discussion:

A motion in regards to 25.1 and the ramp access: the Board requests detail drawings of accessible entrance to the building and verification of financial estimates for a permanent ramp, to review a policy for the training of staff in safe usage and storage of portable ramp, with posting of appropriate public accessible signage and website posting by JH

2nd by HR

By Acclamation/ Carried





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14. 11:49 AM V20-192 96 Winthrop St., Cambridge: (cont.)

WJ presented documentation – Discussion:

Motion to Grant Var. 3 by JH

2nd by JD

By Acclamation/ Carried

Discussion:

Motion to Deny #4 and require compliant handrails be constructed by HR

2nd by DJ

By Acclamation / Carried

Discussion:

Motion to Grant #5 & #6 with clear direction to accessible rest room by DJ

2nd by JH

By Acclamation/ Carried

Discussion:

Motion to Grant #7 by DJ

2nd by JH

By Acclamation/ Carried

15. 12:03 PM V20-095 106 Central St., Wellesley:

WJ presented documentation – discussion:

Motion to Packet by JD

2nd by JH

By Acclamation / Carried

12:05 PM – Lunch Break

16. 1:04 PM Hearing declared regarding; V20-165 – 280-290 Harvard St., Brookline.

WW opened the meeting, introduced Board members and established procedures. Caroline Shannon, Jennifer Dopazo Gilbert, Katherine Tallman, Philip Randall, Ron Dandurant, Kevin Hastings, Michael Maynard, Eric





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Howeler, Gary Stolloff, Jonathan Fournier, Saralynn Allaire - Brookline Commission on Disability, Attendant Michael Muehe – BCIL are sworn in. Exhibit #1 – hearing packet AAB 1-31 is noted. Ms. Gilbert expressed beginning remarks and explanation to project. Mr. Howeler continued presentation, Exhibit #2 introduced and accepted by WW. Caroline Shannon continued presentation. Comments were made by Ms. Allaire and Michael Muehe during this hearing.

Questions and Discussion:

Motion to Grant Var. 1 - Basement Toilet Rooms - on condition for wayfinding and directional signage being posted appropriately by JD
2nd by DJ
By Acclamation / Carried

Questions and Discussion:

Motion to continue Var. 2 - Level 2 Restrooms - for further test drawings and backup estimates to the claims made regarding the unreasonable costs by JD
2nd by HR
By Acclamation/ Carried

Questions and Discussion:

Motion to Deny Var. 3 by RG
2nd by HR
By Roll Call: JD/N; RG/Y; JH/Y; DJ/Y; PM/Y; HR/Y - Carried

Questions and Discussion:

Motion to Continue Var. #4 for more information as test drawings, cost estimate and consideration to stair relocation and landing conditions specifically calling out to Brookline's COD reference by JD
2nd by HR
By Acclamation/ Carried

Questions and Discussion:

Motion to Grant Var. 5 on the condition of the compliant outer handrail is to be installed by JH
2nd by DJ
By Acclamation/ Carried





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5 Minute Break

17. 2:11 PM Hearing declared regarding V20-172 – 621 Huntington Ave., Boston:
WW opened the meeting, introduced Board members and established procedures. Participants Michael Warchol, Chris Becker, Kenneth Hyszczak, Attendant Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-46 is noted. Mr. Warchol began explanation and presentation of application for the Variance, Exhibit 2 presented and accepted by WW. Comments by Michael Muehe of BCIL. Chris Becker provided historical information leading to request.

Questions and Discussion:

Motion to continue for additional information from petitioner to providing various test drawings and cost estimates for bringing the ramp into a closer compliant slope by HR

2nd by JD

By Acclamation / Carried

End of meeting noted 2:50 PM

Respectfully submitted:

John E. Hill, Jr.
Program Coordinator III
Division of Professional Licensure

