

**CHARLES D. BAKER**  
GOVERNOR



**KARYN E. POLITO**  
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**MIKE KENNEALY**  
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ECONOMIC DEVELOPMENT

**EDWARD A. PALLESCHI**  
UNDERSECRETARY OF  
CONSUMER AFFAIRS AND  
BUSINESS REGULATION

**DIANE M. SYMONDS**  
COMMISSIONER, DIVISION OF  
PROFESSIONAL LICENSURE

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

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Board Meeting Minutes – November 18, 2019 9:00 a.m. – 5:00 p.m.  
One Ashburton Place, 21<sup>st</sup> Floor, Conference Room 1, Boston

**Board Members Present:**

- Walter White (WW)
- Jane Hardin (JH)
- Jeffrey Dougan/Mary Mahon McCauley (JD) (MM)
- Raymond Glazier (RG)
- Dawn Guarriello (DG)
- David Johnson (DJ)
- Patricia Mendez, (PM)
- Mary Mahon McCauley (MM)
- Harold Rhodes (HR)

**Also in Attendance:**

- Bruce Hopper, Chief Legal Counsel, DPL (BH)
- William Joyce, Compliance Officer, AAB (WJ)
- Karen Brann, Program Coordinator, AAB (KB)

**Board Members not in Attendance:**

- Andy Bedar (AB)

The Chair opened the meeting.

WW, JH, HR, DJ, PM, DG  
Jakira Rogers (JR) with Mary Mahom McCauley from MOD

**Incoming Case Review:**

1. Brookfield Town Hall, 6 Central Street, Brookfield, V19-291

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Second balcony is a grand hall that has been closed to the public. The petitioner seeks a 5 to 7 year time variance to install an inclined lift to the second floor. Lift only provides access to the second floor. Need to look at estimates.

*DJ motioned to continue for additional information on cost of elevator and fund raising efforts, and timeframe. JH seconded, passed unanimously.*

2. John Paul II Mercy Shrine, 28 Saint Peter Street, Salem, V19-292

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking permanent relief and temporary relief for a two level church.

*PM Motioned to continue to the 12/2/19 meeting for the petitioner to submit additional information. DJ seconded, passed unanimously.*

3. Office Building, 1 Clark's Hill Road, Framingham, V19-293

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Received correspondence from the Framingham Building Department.

The petitioner is seeking relief from a sidewalk that is attached to a sloped driveway. Framingham Building Department filed complaint. Previous owner was notified of violation.

*PM motioned to grant on the 6.4% on the walkway. JH seconded, DJ abstained, motion passed.*

*PM motioned to deny on the parking lot variance. JR seconded, DJ abstained, motioned passed.*

4. Boeing Aerospace Autonomy Center, 314 Main Street, Floors 14-17, Cambridge, V19-294

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Social stairs, the petitioner is asking for relief on the handrails.

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

5. Two Story Building, 1127 Harrison Avenue, Boston, V19-295

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovation of building in two phases. The elevator will be out for 18 months.

*PM motioned to packet. JH second, passed unanimously.*

6. 5 Washington Street, 305 Washington Street, 165 Corey Road, Boston, V19-296

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Mixed use building. The petitioner is seeking relief for the headroom at the lower level of garage.

Proposes 1 van accessible space. They can get spaces back from retail if needed.

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

7. Portage at Riverbridge, 65 River Road West, Berlin, V19-297

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief on sink depths in group 1 units.

*DG motioned to grant with usual condition and timeframe of language included in the lease specifying that upon request by a tenant with a disability, a sink with a depth of not more than 6 1/2" shall be installed at no cost to the tenant, and that such installation shall be completed in not more than 30 days from receipt of the request, JH second, motion passed.*

8. North Hills at the Mill District 75 and 85 Cows Road, Amherst, V19-298  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Signage height.

*PM motioned to grant. JH second, passed unanimously.*

9 WRP Middlesex House of Correction, 269 Treble Cove Road, Billerica, V19-299  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Three variances on bathing room shower.  
Handheld shower head asking to not put in.

*DG motioned to grant for this use only. JH seconded, passed unanimously.*

Seeking relief for an alternative shower stall design.

*DG motioned to continue for cost estimate. DJ seconded, passed unanimously.*

10. CWP Middlesex House of Correction, 269 Treble Cove Road, Billerica, V19-300  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
No handheld shower.

*PM motioned to grant for this use only. JH seconded, passed unanimously.*

11. Alpha Tau Gamma, 118 Sunset Avenue, Amherst, V19-301  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*JH motioned to packet the case for the 12/2/19 meeting. PM seconded, passed unanimously.*

12. Fomami Harvard Square, 33 Brattle Street, Cambridge, V19-302  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
No access to the mezzanine level.

*DG motioned to continue for seating layout specifying accessible seating.  
JH seconded, passed unanimously.*

RC arrived

13. Broadway Route 99 Cottage and High, Everett, V19-303  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*JH motioned to packet for the 12/2/19 meeting. DJ seconded, passed unanimously.*

14. Cronin Community Playground, 0 Burr Road, Hingham, V19-304

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Modified plan for compliance. Playground. BCIL is not opposed to granting the request.

*JH motioned to grant on the condition on deadline of 12/1 and updates.*

*DG seconded, passed unanimously.*

MM Arrived

15. Charles Hotel, 1 Bennett Street, Cambridge, V19-305

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Garage space is beneath this area. Plaza area.

RG arrived

*HR motioned to continue for additional information to discuss with staff. Vertical access from Noir. JH seconded, DG abstained, RG abstained. Motioned passed.*

BH arrived

16. Great Road Veterinary Clinic, 272 Great Road, Acton, V19-306

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

New ramp and parking space. Seeking relief on slope at three locations.

*#1 DG motioned to grant JR seconded.*

*#2 RG motioned to grant. JH seconded, passed unanimously.*

Quasi-Judicial Session, Pursuant to G.L. c. 30A, § 18

17. Advisory Opinion

Medmen Cannabis Dispensary, 232 Boylston Street, Chestnut Hill

Proposed accessible route between new van accessible parking and new accessible entrance.

Donald Lang, DLA Architecture

Asking if plan will comply.

*PM motioned to determine that the parking lot is compliant. JR seconded, passed unanimously.*

Administrative Discussion

18. Police Headquarters, Tucker Road Driveway, Dartmouth, V19-282

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Walkway exceeds 1 in 20.

*JR motioned to deny cost is .43% and could be carried out in five days.*

*PM seconded, passed unanimously*

19. Orinoco, 56 JFK Street, Cambridge, V11-144  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Petitioner submitted information previously requested by the Board.

*DJ Motioned to deny. JR seconded, motion passed.*

20. Lost Shoe Brewing, 19 Weed Street, Marlborough, V18-270  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Received amended variance request.  
Threshold is too high.

*JH motioned to continue for information on altering the door to make it accessible.  
DJ seconded, motion passed.*

21. Building 2 Mass and Main in Central Square, 425 Columbia Street, Cambridge, V19-236  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

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

22. Building 1 Mass and Main in Central Square, 425 Columbia Street, Cambridge, V19-237  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Amendment light switch.

*PM motioned to grant. JH seconded, motion passed.*

23. Colrain Central School, 22 Jacksonville Road, Colrain, V19-271  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Three accessible entrances.

*DG motioned to grant. PM second, motion passed.*

24. Aboretum Place, 3815 Washington Street, Boston, V19-288  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Lift straight on back off. Entrance altered plans.

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

25. The Summit House, Joseph Skinner State Park, Hadley, V11-081  
Exhibit – Variance Application and associated documents  
Ms. Brann presented the Variance Application and associated documents, CD with video  
The petitioner submitted the requested video showing the upper floors.

*MM motioned to grant on the condition an audio description is provided with the CD.  
PM seconded, passed unanimously.*

11:00 a.m. - Town House Apts., 141 Sea Street, Quincy (C17-060 & V19-141) - Variance Hearing  
Exhibit #1 AAB Hearing Package AAB 1-68

Gregg Jenner, Simon, Owner  
Gregory Klotz, Turk and Quinnano  
Edgar Peguero (EP)  
James Joyce, Thyssen Crup (JJ)  
Pablo DeJesus (PD)  
Felix Colon (FC)  
William Joyce, AAB, (WJ)

The parties were sworn in by the Chair.

WW, DJ, DG, HR, JH, PM, MM, RG

*HR motioned to grant temporary variance 4/1/2020 to allow the use of the chair lifts, with maximum assistance made to the tenants. And notification to the board if there is a problem with the Quincy building dept. DG seconded, passed unanimously.*

*HR - The date the temporary variance will last from issuance of permit until the earlier of 5/1/2020 or acceptance by the elevator inspector. JH seconded, passed unanimously.*

The Board maintains an audio recording of the Hearing. The Board decision dated December 4, 2019, memorializes the Hearing.

JH left the meeting.

26. Triton Regional School, 112 Elm Street, Byfield, V19-096  
Exhibit – Variance Application and associated documents  
Ms. Brann presented the Variance Application and associated documents, certified letter withdrawing the application.  
The petitioner sent in a requested to withdraw their application

*PM motioned to accept the withdrawal of the application on the condition of the submittal of a sworn affidavit. DJ seconded, motion passed.*

27. Greenfield Garden Cinema, 361 Main Street, Greenfield, V12-089  
Exhibit – Variance Application and associated documents  
Ms. Brann presented the Variance Application and associated documents and status report  
A status report was received by the petitioner.

*PM Motioned to accept the status report and with the condition of receiving the final inspection for the lift. JR seconded, motion passed.*

28. Patient and Family Parking Garage, 283 Longwood Avenue, Boston, V19-210  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*Executive Session*

*DJ motioned to go into Executive Session. MM seconded, motion passed.  
Roll Call DJ, DG, HR, PM, MM, RG*

*PM motioned to go out of executive session. HR seconded, motion passed.*

*Roll call to go out of Executive Session DJ, DG, HR, PM, MM, RG out of executive session.*

Board broke for lunch.

### Hearings

1:00 p.m. - Inpatient Building, 111 Francis Street, Boston, V19-202 - Variance Hearing

Exhibit #1 Hearing package

Exhibit #2 Additional drawings

Michelle McGrory, Nursing director (MM)

Sara Holton, IDMC Facilities Architect Planner (SH)

Meghan Church, BIDMC Safe Patient handling (MC)

Susan Blomquist, Payette Architect (SB)

WW DJ DG HR MM, JD, RG

*MM motioned to grant on the condition of approval of the chair and the hoist. RG seconded.  
HR opposed, motion passed.*

The Board maintains an audio recording of the Hearing. The Board decision dated December 13, 2019, memorializes the Hearing.

JH came back to the meeting.

Architectural Access Board 2020 Meeting Dates

*HR motioned to approve the Architectural Access Board meeting dates for 2020. MM seconded,  
passed unanimously.*

Minutes September 9, 2019 and September 23, 2019

*HR motioned to approve the September 9, 2019 and September 23, 2019 minutes.  
MM seconded, passed unanimously.*

2:00 p.m. – Washburn House at Smith College, 4 Seelye Drive, Northampton  
(V19-267) - Variance Hearing  
Exhibit #1 Hearing package AAB 1-18  
Exhibit #2 – budget page  
Exhibit #3 - map of campus  
Tom Hartman C and H Architects (TH)  
Charlie Gonant Smith College, owner representative (CC)

The parties were sworn in by the chair.

WW DJ DG JH MM JD RG PM HR

Elevator

*JD motioned to grant on the condition no unique programs or activities are on other floors.  
DG seconded, passed unanimously.*

Entrances

*DJ motioned to grant. JH seconded, passed unanimously.*

Allow existing doors in bedrooms and closets to remain as they are.

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

*PM motioned to grant on the maneuvering clearances. HR seconded, passed unanimously.*

Handrails

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

30.1 bathroom on third floor

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

Relief from providing the folding seat. Provide an alternative seat.

*HR motioned to grant on the condition at least one be provided in the building.  
JH seconded, passed unanimously.*

The Board maintains an audio recording of the Hearing. The Board decision dated December 3, 2019, memorializes the Hearing.



Executive Session

*DG motioned to go into Executive Session. RG seconded, motion passed.*

*Roll Call DJ, DG, HR, PM, MM, RG*

*PM motioned to go out of executive session. HR seconded, motion passed.*

*Roll call to go out of Executive Session DJ, DG, HR, PM, MM, RG out of executive session.*

3:00 p.m. - Boston University College of Fine Arts, 855 Commonwealth Avenue, Boston

(V19-265) - Variance Hearing

Exhibit #1 Hearing Package AAB 1- 41

Paul Rinaldi, Boston University Campus Planner (PR)

Tom Hianis, Wilson Butler Architects (TH)

Todd Pearson, Jensen Hughes (TP)

Nick Kozlowski, Jen Hughes (NK)

PM recused herself and left the room

DG knows Tom Hianis but is not working on the project.

*HR motioned to grant on variance number 1. On condition of visual cues, stickers, handrails not required JH seconded, passed unanimously. MM voted.*

*DJ motioned to grant variance number 2. On condition of visual cues, stickers, handrails not required JH seconded, passed unanimously. MM Voted*

#3

TP

Relief for existing non-conforming conditions.

Less than 44 inches. No additions to the building, these are existing non-conforming stairs we are seeking relief for the handrails. Stairs are compliant.

Are compliant heights. Putting in a wall side compliant handrail.

*HR motioned to grant on variance number 3. DJ seconded, passed unanimously. JD voted.*

*MM motioned to grant as proposed on variance numbers 4 and 5. DG seconded, motion passed.*

The Board maintains an audio recording of the Hearing. The Board decision dated November 26, 2019, memorializes the Hearing.

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

## EXHIBITS

Brookfield Town Hall, 6 Central Street, Brookfield, V19-291

Exhibit – Variance Application and associated documents

John Paul II Mercy Shrine, 28 Saint Peter Street, Salem, V19-292

Exhibit – Variance Application and associated documents

Office Building, 1 Clark's Hill Road, Framingham, V19-293

Exhibit – Variance Application and associated documents

Boeing Aerospace Autonomy Center, 314 Main Street, Floors 14-17, Cambridge, V19-294

Exhibit – Variance Application and associated documents

Two Story Building, 1127 Harrison Avenue, Boston, V19-295

Exhibit – Variance Application and associated documents

5 Washington Street, 305 Washington Street, 165 Corey Road, Boston, V19-296

Mr. Joyce presented the Variance Application and associated documents.

Portage at Riverbridge, 65 River Road West, Berlin, V19-297

Exhibit – Variance Application and associated documents

North Hills at the Mill District 75 and 85 Cows Road, Amherst, V19-298

Exhibit – Variance Application and associated documents

WRP Middlesex House of Correction, 269 Treble Cove Road, Billerica, V19-299

Exhibit – Variance Application and associated documents

CWP Middlesex House of Correction, 269 Treble Cove Road, Billerica, V19-300

Exhibit – Variance Application and associated documents

Alpha Tau Gamma, 118 Sunset Avenue, Amherst, V19-301

Exhibit – Variance Application and associated documents

Foumami Harvard Square, 33 Brattle Street, Cambridge, V19-302

Exhibit – Variance Application and associated documents

Broadway Route 99 Cottage and High, Everett, V19-303

Exhibit – Variance Application and associated documents

Cronin Community Playground, 0 Burr Road, Hingham, V19-304

Exhibit – Variance Application and associated documents

Charles Hotel, 1 Bennett Street, Cambridge, V19-305

Exhibit – Variance Application and associated documents

Great Road Veterinary Clinic, 272 Great Road, Acton, V19-306

Exhibit – Variance Application and associated documents

The Summit House, Joseph Skinner State Park, Hadley, V11-081  
Exhibit – Variance Application and associated documents, video

Orinoco, 56 JFK Street, Cambridge, V11-144  
Exhibit – Variance Application and associated documents, requested information

Greenfield Garden Cinema, 361 Main Street, Greenfield, V12-089  
Exhibit – Variance Application and associated documents, update

Lost Shoe Brewing, 19 Weed Street, Marlborough, V18-270  
Exhibit – Variance Application and associated documents, amendment

Triton Regional School, 112 Elm Street, Byfield, V19-096  
Exhibit – Variance Application and associated documents, variance withdrawal letter

Patient and Family Parking Garage, 283 Longwood Avenue, Boston, V19-210  
Exhibit – Variance Application and associated documents

Building 2 Mass and Main in Central Square, 425 Columbia Street, Cambridge, V19-236  
Exhibit – Variance Application and associated documents

Building 1 Mass and Main in Central Square, 425 Columbia Street, Cambridge, V19-237  
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Colrain Central School, 22 Jacksonville Road, Colrain, V19-271  
Exhibit – Variance Application and associated documents

Police Headquarters, Tucker Road Driveway, Dartmouth, V19-282  
Exhibit – Variance Application and associated documents

Aboretum Place, 3815 Washington Street, Boston, V19-288  
Exhibit – Variance Application and associated documents

Town House Apts., 141 Sea Street, Quincy (C17-060 & V19-141) - Variance Hearing  
Exhibit #1 AAB Hearing Package AAB 1-68

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Exhibit #1 Hearing package AAB 1-27  
Exhibit #2 Additional drawings

Washburn House at Smith College, 4 Seelye Drive, Northampton (V19-267) - Variance Hearing  
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