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

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AFFAIRS AND BUSINESS
REGULATION

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

WILLIAM JOYCE
EXECUTIVE DIRECTOR,
ARCHITECTURAL ACCESS BOARD

Board Meeting Minutes – November 29, 2021
Teleconference

This meeting was open to the public and began approximately 9:05 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)
Raymond Glazier (RG)
Mary Mahon McCauley (MM)

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, MM, RG, EM, MO, AJ

1. 9:08 AM V21-183 Summit Road, Milton

AJ Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for feasibility of installing handrails that appear historic in nature on outside wall
by JD

2nd by RG

By Roll Call PM/Y, JD/Y, RG/Y, EM/Y, MO/Y

Discussion of Variance 2:

Motion to Grant on the condition that video information and interpretive panels are available at Trail
Site Museum and the video is provided with closed captioning by PM

2nd by RG

By Acclamation/Carried

Discussion of Variance 3:



TELEPHONE: (617) 727-0660

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<http://www.mass.gov/dpl/aab>

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

2. 9:44 AM V21-184 Various towns
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by RG
2nd by EM
By Acclamation/Carried

3. 9:47 AM V21-185 29 Tillesboro Street, Boston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

4. 9:49 AM V21-186 414 Highland Avenue, Somerville
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information about use of a portable ramp up to but not exceeding 10% slope by JD
2nd by RG
By Acclamation/Carried

5. 9:55 AM V21-187 366 Washington Street, Boston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for feasibility study for construction of alternate entrance JD
2nd by RG
By Acclamation/Carried

10:00 AM 5 Minute Break

6. 10:07 AM V21-188 288 Lyman Street, Westborough
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

7. 10:10 AM V21-189 149 Walnut Street, Springfield
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition of that proof of inspection is provided and relief granted until November 1, 2022 by JD
2nd by PM



By Acclamation/Carried

8. 10:13 AM V21-190 55 Fenn Street, Pittsfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

9. 10:15 AM V21-191 66 Galen Street, Watertown

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition of installation of compliant handrail on inside wall by JD

2nd by PM

By Acclamation/Carried

10. 10:21 AM V21-192 73 Jefferson Street, Marlborough

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

11. 10:24 AM V21-193 Tremont and Mass Ave, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by RG

2nd by JD

By Acclamation/Carried

12. 10:26 AM V21-194 422 River Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by RG

By Acclamation/Carried

13. 10:28 AM V21-195 23-28 Mulberry Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant under the usual conditions by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion that no variance is required by JD

2nd by AJ

By Acclamation/Carried



14. 10:34 AM V21-196 600 Main Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

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

15. 10:35 AM V19-134 899 Boylston Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that automatic door openers are provided at entrance by JD
2nd by AJ
By Acclamation/Carried

16. 10:49 AM V21-082 1200 Massachusetts Avenue, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

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

10:55 AM 5 Minute Break

17. 11:00 AM Hearing declared regarding V21-151 497 and 503 Columbus Avenue, Boston:
DG opened the hearing, introduced Board and established procedures. Participants Bing Broderick, Monica Sidor, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-27 is noted. Monica Sidor presented application. Comments and additional testimony by Bing Broderick. Discussion and Questions:

Motion to Continue for feasibility study and cost estimate of installing automatic door opener at metal gate entries at both properties and if that cannot be completed, feasibility study and cost estimate of widening gate entries to allow for more room for entry, and report back to the Board the findings from those studies by JD

2nd by PM
By Roll Call: PM/Y, JD/Y, RG/Y, EM/Y, MO/Y, AJ/Y

18. 11:33 AM V21-171 1-64 Weir Street, Taunton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by PM
2nd by AJ
By Roll Call: PM/Y, JD/N, RG/N, EM/N, MO/N, AJ/Y

Motion to Grant on the condition there is no break in the handrail at the step by MM
2nd by EM
By Acclamation/Carried

12:08 PM Break for Lunch

19. 1:10 PM V21-177 8 Montague Road, Amherst



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1-9:

Motion to Grant on the condition that signage provided on both sidewalks before turns at inaccessible entrance and information posted of relocation of book drop by JD

2nd by PM

By Acclamation/Carried

20. 1:20 PM Advisory Opinion Request Single User Restroom

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion to find that a variance would be required by JD

2nd by RG

By Acclamation/Carried

21. 1:26 PM Advisory Opinion Request Leddy Playground

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion to find that 521 CMR 19.7 requires an internal accessible route around perimeter of secured fence by JD

2nd by PM

By Acclamation/Carried

22. 1:43 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 from 11/15/2021 by JD

2nd by PM

By Roll Call: PM/Y, JD/Y, RG/A, MO/Y, AJ/A, EM/Y

1:50 PM End of Meeting noted

Respectfully submitted,

Bradley Souders

Exhibit List

- Eliot Tower Complex, Summit Road, Milton (V21-183)
 - Exhibit – Variance Application and associated documents
- MBTA System Wide Accessibility Improvements Projects, Multiple Stations, Multiple Towns (V21-184)
 - Exhibit – Variance Application and associated documents
- 3 Story Residential, 29 Tillesboro Street, Boston (V21-185)
 - Exhibit – Variance Application and associated documents
- 2 Story Mixed Use, 414 Highland Avenue, Somerville (V21-186)
 - Exhibit – Variance Application and associated documents
- Ephesus Haitian SDA Church, 366 Washington Street, Boston (V21-187)
 - Exhibit – Variance Application and associated documents
- Westboro State Hospital Allen Hall, 288 Lyman Street, Westborough (V21-188)
 - Exhibit – Variance Application and associated documents
- Third Baptist Church, 149 Walnut Street, Springfield (V21-189)
 - Exhibit – Variance Application and associated documents



- First United Methodist Church, 55 Fenn Street, Pittsfield (V21-190)
 - Exhibit – Variance Application and associated documents
- Research Laboratory, 66 Galen Street, Watertown (V21-191)
 - Exhibit – Variance Application and associated documents
- 2 Story Mixed Use, 72 Jefferson Street, Marlboro (V21-192)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Tremont at Mass Ave and Arlington Street, Boston (V21-193)
 - Exhibit – Variance Application and associated documents
- 4 Story Apartment Building, 422 River Street, Boston (V21-194)
 - Exhibit – Variance Application and associated documents
- Alta Seven Hills, 22-28 Mulberry Street, Worcester (V21-195)
 - Exhibit – Variance Application and associated documents
- Child Care Center, 600 Main Street, Cambridge (V21-196)
 - Exhibit – Variance Application and associated documents
- Sidewalk Area Boylston Gloucester, 899 Boylston Street, Boston (V19-134)
 - Exhibit – Variance Application and associated documents
- Longfellow Apartments, 1200 Massachusetts Avenue, Cambridge (V21-082)
 - Exhibit – Variance Application and associated documents
- Haley House Inc, 497 and 503 Columbus Avenue, Boston (V21-151)
 - Exhibit #1 – Hearing packet AAB 1-27
- North Amherst Branch Library, 8 Montague Road, Amherst (V21-177)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request – Leddy Playground
 - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request – Single User Restroom
 - Exhibit – Advisory Opinion Request and associated documents
- Decisions and Minutes to approve from November 15, 2021
 - Exhibit – November 15, 2021 Minutes
 - Exhibit – Retail Plaza, 270-290 Bussey Street, Dedham (C20-052) Decision
 - Exhibit – Mohawk Forest, 201 Mohawk Forest Boulevard, North Adams (V21-154) Decision
 - Exhibit – Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145) Decision

