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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 – December 11, 2019 9:00 a.m. – 12:00 p.m.

**1000 Washington Street, Division of Insurance Conference Room 1G,
First Floor, Boston, MA**

Board Members Present:

- Walter White (WW)
- Jane Hardin (JH)
- Jeffrey Dougan (JD)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

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

Board Members not in Attendance:

- Andy Bedar (AB)
- Raymond Glazier (RG)
- Dawn Guarriello
- David Johnson (DJ)

The Chair opened the meeting.

Incoming Case Review:

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

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking time relief for 18 months from completion of phase 1, May 1 2022.

Triggering full compliance in phase 1. Non elevator floors during construction.

The board had questions on what the occupancy plan is and if the non-elevator floors will be open to the public during construction.

JD motioned to continue for information on if non-elevator floors will be open to the public during renovations. JH seconded, passed unanimously.

JD motioned that exterior features being constructed are required to comply with 521 CMR including 521 CMR 20.2, 27.4 and 35.1. PM second, passed unanimously.

2. Proposed New Multi-Family, 40 Westmoreland Street, Dorchester, V19-308

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief to install a lift.

JD motioned to grant on the condition of an automatic door opener and compliance with 28.12.2.

HR seconded, passed unanimously.

3. 8 Unit Multi-Family, 4-6 Payne Street, Boston, V19-309

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief for a lift between the lower level parking and main level.

JD motioned to grant on the condition a 54" x 54" platform is used and automatic doors.

JH second, passed unanimously.

4. Jewish Community Center of Greater Boston, 333 Nahanton Street, Newton, V19-310

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief for access to the second level.

JH motioned go grant. HR second, passed unanimously

5. 75 Unit Building, 90 Ocean Avenue, Revere, V19-311

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is requesting relief from sink depth requirements.

HR motioned to grant with the usual conditions and timeframe. JH second, passed unanimously.

6. Residential Building, 115 Leyden Street, East Boston, V19-312

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Sloped site. The petitioner is seeking relief for no access. Future installation of lift.

JD motioned to deny. HR second, passed unanimously.

7. Residential Building, 192 Gladstone Street, East Boston, V19-313

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

No access, frame for later lift set up in unit one to garage. 28.1.

JD motioned to deny. HR seconded, passed unanimously.

8. Reconstruction of Route 1A Main Street, Walpole, V19-314

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking variances for walkway, and channelized turn.

HR motioned to packet. PM seconded, passed unanimously.

9. One Kendall Square, Building 600/650/700, Biney Street, Cambridge, V19-315

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking 8 variances.

HR motioned to packet. PM seconded, passed unanimously.

10. Blue Hills Observatory, Canton Avenue, Milton, V19-316

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking 9 variances.

PM motioned to packet. HR second, passed unanimously.

11. Single Residence Occupancy, 123 Crawford Street, Boston, V19-317

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Three variances at two bathrooms.

JD motioned to grant on all three variances in bathroom 112 (44.4.1, 44.4.4, 44.6.2a), grab bar on wall side, centerline and sink, opening of the shower. JH seconded, passed unanimously.

JD motioned to grant on 44.4.1 in bathroom 113 on the condition all other elements comply. JH second, motion passed.

12. Under 48 hours

South Eastern MA Collaborative, 56 Bridge Street, Fairhaven, V19-333

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner requested to waive the two week waiting period.

JH motioned to waive the two week waiting period. PM seconded, passed unanimously.

The petitioner is seeking to install a portable lift.

HR motioned to grant. JD seconded, passed unanimously.

13. Alpha Phi Sorority MIT, 479 Commonwealth Avenue, Boston, V15-149

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Amendment request, reconstruct non-conforming sidewalk.

JD motioned to grant. JH seconded, passed unanimously.

14. Main Street Stone Horse, 872 Route 28, Harwich, V19-194
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

The board motioned to packet the case.

15. Warren House, 1600 Washington Street, Newton, V19-277
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

JD motioned to packet. JH seconded, passed unanimously.

16. Five Story Building, 121 Saint Stephen Street, Boston, V19-232
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Walkway

JD motioned to grant on the approval of the way finding package and lighting proposals, control information on who controls and/or who has the parking space and how is it advertised and how it is restricted to the building, copy of easement agreement (it is need if they don't have) should include the provision of way finding along the route, 5ft pathway marking the route to the accessible entrance. PM seconded, passed unanimously.

17. Cumnock Hall at Harvard Business School, 33 Harvard Way, Boston, V19-268
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Previously continued for phasing plan.
The petitioner is seeking until 2021 to complete the project.

*JD motioned to grant with the condition of quarterly reports starting March 1, 2020.
JH seconded, passed unanimously.*

18. WRP Building 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.
Work release program Treble Cove Road
The board previously requested information on costs, etc. The petitioner seeks relief for the shower.

HR motioned to deny. JD seconded, passed unanimously.

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

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Proposing a phased project. Seeking temporary relief on 6 items and permanent relief on others.

Time variances

JD motioned to grant until 9/1/2020 for phase 2 work on the condition of quarterly reporting starting on March 1, 2020. PM seconded, passed unanimously.

JD motioned to grant on phase 3 work until 9/21/21 on the condition of 6 month reports beginning 9/1/2020. HR seconded, passed unanimously.

Full relief

Elevator 28.1

JD motioned to grant on the condition that no unique programs are on the other floors, accessible laundry is on the first floor by end of phase 3 work. PM seconded, HR opposed, motion passed.

Three entrances page 6

JD motioned that a variance is not required if it is an employee area, if it is an employee only area, order an affidavit stating it is employee only. JH seconded, passed unanimously.

Entrance on back of house west entrance

JD motioned to grant. HR seconded, passed unanimously

JD motioned to grant on the basement level providing there is no unique programing on that level. JH seconded, passed unanimously.

10.8 laundry

JD motioned to grant. HR seconded, passed unanimously.

26.5 and 26.11

JD motioned to grant on 26.5 as proposed. JH seconded, passed unanimously.

JD motioned to deny the request from 26.11. JH seconded, passed unanimously.

Clearance 26.6

JD motioned to grant as proposed. JH seconded, passed unanimously.

27.4 handrails

JD motioned to grant on the main stair as proposed as the petitioner is offering a wall side. JH seconded, passed unanimously.

Second stair

JD motioned to continue for information on the width of stairway, and clarification of winder stair between first and second floors.

Withdrew

HR motioned for full dimensional drawings on the second stairs including nosings, winders, and height and riser width. JD seconded, passed unanimously.

Bathing rooms 30.1 pg 9

JD motioned to continue for full specification detailed floor plans on second and third floor and bathrooms. HR second, passed unanimously.

Kitchens pg 10

JH motioned to continue for information on how frequently the kitchen is used by residence of the house and what it is used for. JD seconded, passed unanimously.

PG 6

JD motioned to reconsider the access 25.1 and 28.1 JH seconded, HR opposed, motion passed.

JD motioned to continue for a response to the section 32 continuance. JH seconded, HR opposed, motion passed.

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

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Curb cut

AAB 6

JD 21.3 ramp 64, 65, 55 – 21.3

JD motioned to grant. JH seconded, motion passed.

Ramp 57

JD motioned to continue for an alternative redesign. JH seconded, passed unanimously.

Cross slope 22.3.1 66, 63, 57

JD motioned to grant as proposed. HR seconded, passed unanimously.

21. Affidavit

- 46 County Street, Berkley, Second Floor, Unit 1

Second floor unit. Employee use only.

HR motioned to accept the affidavit and have the petitioner register the affidavit and colored floor plan at the local registry of deeds. JH seconded, motion passed.

22. Mezze Bistro & Bar, 777 Cold Spring Road, Williamstown, V17-277

Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The board asked for clarification from the building inspector.

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

Exhibits

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Single Residence Occupancy, 123 Crawford Street, Boston, V19-317
Exhibit – Variance Application and associated documents

Hancock Shaker Village Trustees Office, 1843 West Housatonic St., Pittsfield, V11-161
Exhibit – Variance Application and associated documents

Alpha Phi Sorority MIT, 479 Commonwealth Avenue, Boston, V15-149
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Affidavit