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

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

ARCHITECTURAL ACCESS BOARD

Minutes

December 14, 2020

- Jane Hardin, Acting Chair (JH)
- Andrew Bedar (AB)
- Mary Mahon McCauley (MM)
- Jeffery Dougan (JD)
- Dawn Guariello (DG)
- David Johnson (DJ)
- Patricia Mendez (PM)
- Elizabeth Myska (EM)

Also Present

- William Joyce, Executive Director (WJ)
- James Plotkins, Board Counsel (JP)
- Marc Lesser, Compliance Officer (ML)

JH calls roll:

AB, MM, JD, DG, DJ, PM, EM

1. Board Officer Election

*JH nominated DG for position of Chairperson. DG accepts nomination.
DG elected by acclamation.*

*JH nominated PM for position of Vice-Chairperson, DJ seconded. PM accepts nomination.
PM elected by acclamation.*

2. Incoming Union Block, 1-31 Main Street, Taunton (V20-210)

Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

*JD moves to grant relief as proposed to 25.2 and 26.6 for those entries with a slope of 5% or less, AB seconded.
Adopted by acclamation.*

JD moves to continue the variance to 25.2 and 26.6 for those entries with a slope greater than 5% to request the Petitioner:

- a. *discuss the possibility for an external ramp or other alteration to reduce the change in level between the sidewalk and the floorplate, and*
- b. *provide photographs of all affected entrances.*

Adopted by acclamation.

DJ moves to continue the variance to 25.3 to request Petitioner provide dimensioned plans and photographs of the affected entrance vestibules.

Adopted by acclamation.

3. Incoming Shirley Meadows, 27 Hospital Road, Shirley (V20-211)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moved to find that no variance was required for Request #1, PM seconded.

Adopted by acclamation

JD moved to find that no variance was required for Request #2, DJ seconded.

Adopted by acclamation.

DJ moved to find that no variance was required for Request #3, MM seconded.

Adopted by acclamation

PM moved to find that no variance is required for Request #4, MM seconded.

Adopted by acclamation.

4. Incoming Mixed Use Building, 71 Charles Street, Boston (V20-212)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JH moves to grant relief to 24.3, 25.1, & 20.7 as proposed, MM seconded.

AB-Y, DJ-A, JH-Y, MM-Y, LM-Y

JD moves to grant relief to 28.1 as proposed, AB seconded

AB-Y, DJ-A, JH-Y, JD-Y, LM-Y

5. Incoming Caroline Stevens Center, 800 Massachusetts Avenue, North Andover (V20-213)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moves to continue for test drawings showing handrails, more information on why the steel frame is being retained, and what mitigation will be provided for the change in level between the ramps and the seats. JH seconded.

Adopted by acclamation.

6. Incoming Commercial Building, 1096-1102 Pleasant Street, Worcester (V20-214)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JH moves to continue for cost estimates & test drawings of internal lifts and ramps, and information on current/proposed tenants. JD seconded.

7. Incoming Museum Square Garage, 3 Appleton Street, Lawrence (V20-215)

Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

*DJ moved to continue for a site plan. JD seconded.
Adopted by acclamation*

8. Hearing Bradlee Danvers, 50 Kirkbride Drive, Danvers (V20-178)

DG introduced the Board.
Ryan Hayward, Preservation Collaborative Inc. (RH)
Adam Macsata, C3 (AM)
All parties were sworn in.

Exhibit 1: AAB 1-123

*DJ moves to deny, LM seconded.
Adopted by acclamation.*

9. Incoming UMass Amherst Student Union, 360 Campus Way, Amherst (V20-216)

Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moves to grant on the condition that:
a. No programming is provided at the mezzanine level at the base of the social stair,
b. The top level seating is adjusted to it is shoulder to shoulder with the proposed wheelchair spaces, and
c. Appropriate way-finding signage is provided to direct individuals to the location of the accessible seating.
JH seconded.
Adopted by acclamation.

10. Incoming Carson Tower Apartments, 1410 Columbia Road, South Boston (V20-217)

Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moves to packet, PM seconds.
Adopted by acclamation.

11. Incoming Omni Boston Seaport Hotel, 450 Summer Street, Boston (V20-218)

Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moves to deny, DJ seconded.
Adopted by acclamation.

12. Incoming Bass River Marina, 160 Main Street, West Dennis (V20-219)

Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moves to grant as proposed for this use only, and on the condition that the basement not be open to the public. DJ seconded.
Adopted by acclamation.

13. Incoming Banyan Bar, 553 Tremont Street, Boston (V20-220)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

JD moves to continue for cut sheet on inclined lift. JH seconded.

Adopted by acclamation.

14. Incoming Garvey Hall Building 16, One Armory Square, Springfield (V20-221)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

~~*JH moves to grant as proposed.*~~

JH withdraws motion.

JD moves to continue for cost estimate and test drawing of making the ramp slope of of the first run uniform in slope. DJ seconded.

Adopted by acclamation.

15. Incoming Lowell High School, 50 Father Morrisette Boulevard, Lowell (V20-222)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

DJ moves to packet. JD seconded.

Adopted by acclamation.

16. Admin 308 Lakeside, 308 East Main Street, East Brookfield (V14-256)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

JD moves to packet, DJ seconds.

Adopted by acclamation.

17. Admin 5 Story Mixed Use Building, 52 Temple Place, Boston (V18-183)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

JH moves to grant as proposed on the extension, LM second.

Adopted by acclamation.

18. Admin Cumnock Hall, 33 Harvard Way, Boston (V19-268)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

JD moves to accept, JH seconded.

Adopted by acclamation.

19. Admin Residential Development, 370-380 Harrison Avenue, Boston (V19-284)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

JD moves to grant as proposed, JH seconded.

Adopted by acclamation.

20. Admin Roosevelt Towers Apartments, 14 Roosevelt Towers, Cambridge (V20-141)

Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

*JD moves to grant relief to 24.4.7 only for those handrails that are a minimum of 1.5" of clearance. JH seconded.
Adopted by acclamation.*

*JD moves to deny relief to 24.4.7 for those handrails with a clearance of less than 1.5" of clearance. DJ seconded.
Adopted by acclamation.*

21. Admin 353 Hanover North End, LLC, 355 Hanover St., Boston, MA 02113 (V20-156)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

*JD grant on the condition that 1. An accommodation policy based on the mitigations proposed in Petitioner's application is provided to the Board for its approval, 2. maintains 5% of tables as priority seating for persons with disabilities, 3. Notice of lack of accessible toilet rooms must be included prominently on signage and advertising, and 4. This restaurant shall not be described as fully accessible in advertising, JH seconded.
Adopted by acclamation.
DJ objected.
JD-Y, JH-Y, AB-Y, LM-Y, DJ-A*

22. Admin Ralph Talbot Primary School, 277 Ralph Talbot Street, Weymouth (V20-177)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

*JD moves to continue for additional information on the work that is proposed to be performed, PM seconded.
Adopted by acclamation.*

23. Admin Mixed Use Building, 40 Thorndike Street, Cambridge (V20-180)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

*JD moves to grant as proposed, DJ seconded.
Adopted by acclamation.*

24. Admin Concord Free Public Library, 129 Main Street, Concord (V20-184)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

*JD moves to grant as proposed, JH seconded.
Adopted by acclamation.*

25. Admin MIT Building 54, 21 Ames Street, Cambridge (V20-198)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

*JD moves to grant on the condition that
1. Info is publicly provided on the use of the building during the project on MIT's website.*

2. 6 month status reports, July 2021 for first update.
3. A copy of the language of the policy relating to relocation of classes as an accommodation is provided to the Board for its review.
JH seconded.
Adopted by acclamation.

26. Admin Visionja LLC, 49 Elm Street, Millbury (V20-200)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

PM moved to schedule a hearing, JD seconded.
Adopted by acclamation.

27. Admin Forbes Municipal Building, 45 Main Street, Westborough (V20-201)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moves to grant as proposed #3-13, DJ seconded.
Adopted by acclamation.

JD moves to Deny #14, PM seconded.
Adopted by acclamation.

JD moves to grant as proposed #15, JH seconded.
Adopted by acclamation.

JD moves to deny #16 & 17. DJ seconded.
Adopted by acclamation.

JD moves to grant as proposed #1 & 2, JH seconded.
Adopted by acclamation.

28. Admin Saint Xenia Orthodox Church, 170 North Lowell Street, Methuen (V20-207)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moves for a hearing. DJ seconded.
Adopted by acclamation.

29. Admin Complaint Report
Exhibit – Q4 2020 Complaint Report
ML presented the Complaint Report and updated the Board on the status of complaints.

JD motion to accept the report, DJ seconded.
Adopted by acclamation.

30. Admin Switch to Microsoft Teams
WJ notified the Board that starting in the new year, remote AAB meetings would be conducted with Microsoft Teams as opposed to Gotomeeting.

31. Admin Approval of V20-165 Decision
Exhibit – Draft Decision V20-165

PM moves to accept the decision, JD seconded.

AB-Y, DJ-Y, JH-Y, JD-Y, PM-Y, LM-A, DG-A

32. Admin Approval of 11/30 Minutes
Exhibit – Draft Minutes 11/30/20

JH moves to accept the minutes. DJ seconded.
AB-Y, DJ-Y, JH-Y, JD-Y, PM-Y, DG-Y, LM-A