



**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 – January 25, 2021**  
**Teleconference**

This meeting was open to the public and began approximately 9:05 AM.

Architectural Access Board member attendance:

Dawn Guarriello – Chair (DG)

Patricia Mendez – Vice Chair (PM)

Andrew Bedar – (AB)

Jeffrey Dougan (JD)

Mary Mahon McCauley (MM)

David Johnson (DJ)

Elizabeth Myska (EM)

Meaghan O'Brien (MO)

Division of Professional Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

DG opened the meeting for Roll Call:

PM, AB, MM, JD, DJ, EM, MO are noted Present.

1. 9:06 AM V20-232 491 Commonwealth Ave., Boston;

WJ presented documentation – Discussion:

Motion to Deny 2nd request by JD

2nd by PM

By Acclamation / Carried

Motion to continue for more information related to 1. Drawings and cost estimates for ramp construction shown on construction plan AAB page #, 2. Feasibility study for crank lift construction and 3. Further explanation to the restrictions of the use of electricity by JD

2nd by DJ

By Acclamation / Carried





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2. 9:21 AM V20-233 252-262 Huntington Ave., Boston:

WJ presented documentation – Discussion:

Motion to Grant Variance request #1 with the usual conditions and that a vertical power hub is provided in the group 2A units by JD

2nd by AB

By Acclamation / Carried

Motion to Grant with usual conditions to Group 1 units regarding sink depths by JD

2nd by AB

By Acclamation / Carried

Motion to Deny sink depth variance on Group 2 units by JD

2nd by PM

By Acclamation / Carried

Motion to continue refrigerator/freezer Variance request for submittal of a floor plan by DJ

2nd by MM

By Acclamation / Carried

3. 9:41 AM V20-234 325 Binney St., Cambridge:

WJ presented documentation – Discussion:

Motion to Continue for further information re: 1. Indication of safety barriers for seating, to include wheel stops, 2. Handrails to be clearly indicated and distinguishable to the landing, and 3. To indicate actual seating areas by DJ

2nd by JD

By Acclamation / Objection noted

Roll Call: PM/N; AB/Y; JD/Y; DJ/Y; LM/Y; MO/Y - Carried

4. 10:06 AM V16-194 286 Cabot St., Beverly:

WJ presented documentation – Discussion:

Motion to Accept Report by PM

2nd by AB

By Acclamation / Carried





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5. 10:08 AM V18-218 46 Millmont St., Roxbury;

WJ presented documentation – Discussion:

Motion to Accept status report by JD

2nd by PM

By Acclamation / Carried

6. 10:08 AM V20-113 355 Ferry St., Everett;

WJ presented documentation – Discussion:

Motion to Approve the time extension for 6 months, to June 30, 2021 by JD

2nd by AB

By Acclamation / Carried

7. 10:17 AM V20-177 277 Ralph Talbot St., Weymouth;

WJ presented documentation – Discussion:

Motion to note that no variance is required to the Teacher areas by JD

2nd by PM

By Acclamation / Carried

Break

8. 10:26 AM V20-200 Visionja, LLC, 49 Elm St., Millbury;

WJ presented documentation – Discussion:

Motion to Approve the decision by JD

2nd by DJ

By Acclamation / Abstention noted

PM/Y; AB/abs; JD/Y; DJ/Y; EM/Y; MO/Y - Carried

9. 10:32 AM V20-213 800 Massachusetts Ave., N. Andover;

WJ Presented documentation – Discussion:

Motion to Continue for more information regarding the feasibility of handrails aligned with existing columns to achieve the 36" clearance maintained throughout to the bottom by PM

2nd by JD





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By Acclamation / Carried

10. 10:40 AM V20-220 553 Tremont St., Boston;

WJ presented documentation – Discussion:

Motion to Hearing, advising petitioner to include proper proposal and plans by JD

2nd by DJ

By Acclamation / Carried

11. 10:51 AM V20-228 21 Revere Beach Blvd. / 50 Ocean Ave., Revere;

WJ presented documentation – Discussion:

Motion to reconsider by JD

2nd by PM

By Acclamation / Carried

Opened for further Discussion regarding Group 1 Units:

Motion to uphold the Board's previous decision by JD

2nd by DJ

By Acclamation / Carried

12. 11:10 AM ADVISORY OPINIONS

Toilet clear floor space requirements – WJ presented documentation - Discussion:

Move to find the “Red box” indicated on the submitted drawing is the standard to uphold by MO

2nd by JD

By Acclamation / Carried

13. 11:12 AM ADVISORY OPINION

Window Controls – WJ presented documentation - Discussion:

Move to Packet by JD

2nd by EM

By Acclamation / Carried

14. 11:17 AM Approval of Minutes and Decisions;

Motion to Approve the January 11, 2021 Minutes by JD

2nd by PM





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By Acclamation / Abstention noted  
PM/Y; AB/abs; JD/Y; DJ/Y; EM/Y; MO/Y - Carried

Motion to Approve the Decision of the Kenneth C. Coombs, V20-194 152 Old Barnstable Rd.,  
Mashpee by JD

2nd by DJ

By Acclamation / Abstention noted  
PM/Y; AB/abs; JD/Y; DJ/Y; EM/Y; MO/Y - Carried

15. 11:24 AM Discussion Office Support Specialist 2 Hiring Process;

WJ presented phases of processing and procedural steps, request made for approval to move forward

Motion to allow WJ to move forward in hiring Mr. Soddors pending references review by JD

2nd by AB

By Acclamation / Carried

Lunch Break – 11:38 AM

16. 1:03 PM Hearing declared regarding V20-152 – Sun Property located at 617 7th St., Boston.  
DG opened the meeting, introduced the Board and established procedures. Participants Ryan Hunt, Principal  
Owner of the property and Michael Muehe of BCIL were sworn in. Exhibit #1 - the hearing packet AAB 1-35  
is noted. Mr. Hunt made a request to postpone the hearing. JP stated response re: 801 CMR. Mr. Muehe noted  
opposition toward petitioners' request. Questions and Discussion:

Motion to Deny the Request for continuance by MM

2nd by EM

By Roll Call: PM/Y; AB/Y; MM/Y; EM/Y; MO/Y – Carried

No further information presented. A determination has been made regarding the participant's request  
and the Hearing is adjourned.

Motion to expedite the letter for Legal determination to be delivered to petitioner made by JD

2nd by MO

By Roll Call PM/Y; AB/Y; JD/Y; EM/Y; MO/Y - Carried

Short Break





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17. 2:05 PM Hearing declared regarding V20-207 – St. Xenia Orthodox Church located at 170 North Lowell St., Methuen.

DG opened the meeting, introduced the Board and established procedures. Participant Rev. Timothy Crowley, is sworn in. Exhibit #1 – the hearing packet AAB 1-21 is noted. Reverend Crowley presented descriptive notations regarding the application. 10 Online photos presented and accepted as Exhibit #2. Questions and Discussion:

Motion to Grant the Variance on the condition that the basement and loft floors are designated Employees only, based on technological infeasibility by MM.

2<sup>nd</sup> by MO

By Roll Call: PM/N; AB/N; MM/Y; EM/N; MO/Y - Fails

Motion to Continue for further information regarding 1. An overall accessibility study with stamped drawings and feasibility to accessible restrooms, 2. The conditions to be implemented on making employee only areas, 3. Clarifying the position on plumbing changes necessary and 4. Written cost estimates to become compliant with 521 CMR Regulations by PM

2nd by AB

By Roll Call: PM/Y; AB/Y; MM/Y; EM/Y; MO/Y - Carried

Motion to adjourn made by MM

2nd by AB

By Acclamation / Carried

End of meeting noted 3:02 PM

Respectfully submitted:

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

