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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 – January 6, 2020 9:00 a.m. – 5:00 p.m.
One Ashburton Place, 21st Floor, Conference Room 1, Boston

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, Executive Director, AAB (WJ)
- Karen Brann, Program Coordinator (KB)

Board Members not in Attendance:

- Andy Bedar (AB)
- Raymond Glazier
- Dawn Guarriello (DG)
- Mary Mahon McCauley
- David Johnson (DJ)

The Chair opened the meeting.

WW, JH, PM, HR, JD

Incoming Case Review:

1. Brookhaven, 1010 Waltham Street, Lexington, V19-334

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Senior Living facility. The petitioner is proposing fire doors with magnetic door holders. Doors will be held open during non-emergency situations.

PM motioned to grant. JD seconded, passed unanimously.

2. Lolita Back Bay, 271 Dartmouth Street, Boston, V19-330
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is proposing a portable ramp at side entrance.

JD motioned to continue
JD withdrew his previous motion.

JD motioned to deny on the main entrance. JH seconded, passed unanimously.

3. MIT Building 14, 160 Memorial Drive, Cambridge, V19-331
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking relief from 27.4 nosings on four staircases.

*JD motioned to continue for cost breakdown, handrail analysis, stair analysis.
JH seconded, passed unanimously.*

4. New Multi Family, 197-199 Condor Street, East Boston, V19-332
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking to use a lift to unit 1. Doesn't look like there is a common hallway. Not built yet.

*JH motioned to continue for a plan that would make both first floor units accessible by using a lift.
JD seconded, passed unanimously.*

5. 690 Main Street, LLC, 690 Main Street, Norwell, V19-335
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking relief for an existing toilet room. Independence Associates is in opposition to the request.

JD motioned to continue for detailed cost estimate to make toilet room comply with 521 CMR and cost revenue loss for expanding the space. PM seconded, passed unanimously

HR motioned to request owner to provide benefits if they have accessible bathroom.
HR withdrew his previous motion.

6. MIT Pierce Boathouse, 409 Memorial Drive, Cambridge, V19-336
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking 4 variances
30.6.1a toilet stall door swings in.

JH motioned to grant. JD seconded, passed unanimously.

Shower stall handrail
31.a

JH motioned to grant. JD seconded, passed unanimously.

Entrance top of ramp from street to entrance.
Will install and automatic door opener.

*PM motioned to continue for a test drawing for compliance of the top of the lading of the ramp.
JD seconded, passed unanimously.*

Second means of egress.

*JH motioned that the request is not needed based on minimum requirement of the building code.
JD seconded, passed unanimously.*

7. Three Unit Residential, 605 East 6th Street, South Boston, V19-337

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is proposing a lift that serves both levels. Lift will be at the rear near parking. Will have an accessible duplex.

*HR motioned to grant on the condition of automatic door openers.
JD seconded, passed unanimously.*

8. 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 board previously continued for information on which floors would be occupied during construction. Petitioner sent in their response. Looking for time relief for 18 months.

JD motioned to grant the time variance for 18 month until 5/1/22 with status report 6 months starting 7/1/2020. JH seconded, passed unanimously.

9. Ginny's Helping Hand, 52 Mechanic Street, Leominster, V19-338

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Nonprofit thrift store. The petitioner is seeking timed relief for a year for different issues.

Case was originally a complaint. They have been responsive.

JH motioned to grant time relief for one year with updates and pictures provided to the board on a 6 month period starting June 1, 2020. PM seconded, passed unanimously.

2nd moot

3rd – proposing to turn lower level to storage. Seeking until 6/20/2020 to sell inventory and turn into storage.

PM motioned to grant on the condition the lower level is turned into employee space by 6/30/2020 no extensions will be considered and with signage stating employee use only and no volunteers at the end of the time variance. JH seconded, passed unanimously.

10. Museum of Science, Museum of Science Driveway, Boston, V19-339

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Three ramps

Ramp 1 only has one handrail and will be brought up to code.

JD motioned to grant. HR seconded, passed unanimously.

Two entry ramps to theatre

JD motioned to grant. HR second, passed unanimously.

11. Various Ramp Locations, Various Cities and Streets, Deerfield, V19-340

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JD motioned to packet. PM seconded, passed unanimously.

12. Curb Ramp Locations, Various Locations, Various Cities, Worcester, V19-341

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

HR motioned packet. PM seconded, passed unanimously.

13. Parcel K Residential Apartments, 295 Northern Avenue, Boston, V19-342

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief on outlets.

HR motioned to grant on the usual conditions and timeframe. JH seconded, passed unanimously.

Sink depths

HR motioned to grant with the usual conditions and time frames.

PM seconded, passed unanimously.

11:00 a.m. - Retail and Office Space, 51-53 Hereford Street, Boston, V19-285 - Variance Hearing
Exhibit #1 Hearing Package AAB 1-15
Exhibit #2 Picture submitted by petitioner
Exhibit #3 Letter from Mike Summers, City of Boston
Guy Grassi, Grassi Design Group Architect (GG)

JD, PM, WW, JH, JR

The party was sworn in by the Chair.

PM motioned to take the case under advisement. HR second, passed unanimously.

1:00 p.m. - Nobska Lighthouse Keeper's House, 233 Nobska Road, Woods Hole, V19-140 –
Variance Hearing
Exhibit #1 Hearing Package AAB 1-36
Exhibit #2 – Updated floor plan
Kathryn Giardi, Project Manager, BLFR Architects (KG)
Catherine Bumps, Executive Director, Friends of Nobska Light (CB)

The parties were sworn in by the Chair.

WW, HR, PM, JH, JD

28.1

*HR motioned to grant on variances 13, 14, 15, 16 on the condition of a policy on how
accommodating requests of relocating functions to the first floor, and clarification of the use of
the kitchen. PM seconded, passed unanimously.*

3-12

*JD continue for cross section of nosings, handrail solutions and locations and potential barriers
of not doing wall side handrails. Within 15 days of notice. HR seconded, passed unanimously.*

The Board maintains an audio recording of the Hearing. The Board decision dated January 16,
2020, memorializes the Hearing.

14. Seven Story Building, 711 Atlantic Avenue, Boston, V19-343
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

HR motioned to grant. PM seconded, passed unanimously.

15. The Pawnee, 20H Kennebec Avenue, Oak Bluffs, V19-344
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

*JH motioned to grant on the condition of accessibility information on the website, picture of
buzzer on building and it is a temporary fix and confirmation of the work the town is doing and
documentation of the progress of work. Cross section of the ramp to be used and photo of ramp
installed. PM seconded, passed unanimously.*

2:00 p.m. - Two, Three Family Buildings, 71-73 Ellington Street, Dorchester, V19-111 -Variance Hearing
Exhibit #1 Hearing Package AAB 1-67
Amis Elkhoury
Hozekiah Pratt

The parties were sworn in by the chair.

JD motioned to vacate the prior variance grant from the requirements of 521 CMR 9.5.4 granted on 10/7/19. HR seconded, passed unanimously.

JD motioned to grant relief on building 73 Ellington from vertical access on the condition building 71 Ellington has vertical access to get into the unit and in the unit, (two lifts) on condition that the lifts have auto closing doors. HR seconded, passed unanimously.

The Board maintains an audio recording of the Hearing. The Board decision dated January 15, 2020, memorializes the Hearing.

16. Halstead Danvers, Bradlee Danvers, 1000 and 2000 Kirkbride Drive, Danvers, C15-139
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

The board motioned to packet.

17. Crystal Schutte Sculpture Stone Hill, 225 South Street, Williamstown, V15-020
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

JD motioned to reaffirm the grant made on 2/23/15. PM second, HR opposed. Motion passed.

18. 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.

New plan, all public and common space on lower level.

*HR motioned to grant the variance request. Elevator is no longer needed.
HR seconded, passed unanimously.*

25.1 entrances

JH motioned to grant on the entrances at the top of stairs. HR seconded, passed unanimously.

JH motioned to see photos and drawings of 5 accessible bedrooms upon completion. Board also wants to see updated amended building permit. HR seconded, passed unanimously.

19. Josiah Smith Tavern, 358 Boston Post Road, Weston, V19-171

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

#2 JD motioned to accept the withdrawal. HR seconded, passed unanimously.

#8 JD motioned to grant with wayfinding signage. JH seconded, passed unanimously.

#9, JD motioned to grant as proposed. JH second, passed unanimously.

#10 JD motioned on 1, 2,3,4,5 to accept the withdrawal. JH seconded, passed unanimously.

E104A door JD motioned to grant. HR seconded, passed unanimously.

Item 11 E101a door JD motioned to grant as proposed. JH seconded, passed unanimously.

6 doors withdrew JD motioned to accept the withdrawal. HR seconded, passed unanimously.

Item 12 JD motioned to accept the withdrawal. HR seconded, passed unanimously.

Item 13 JD motioned to accept the deed restriction on the condition it is filed with registry of deeds and there is an employee only sign on the door. JH seconded, passed unanimously.

20. Sidewalk Reconstruction, NW Corner Arlington and Newbury, Taj Hotel, 15 Arlington Street, Boston, V19-201

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JD item 1 and 2

Upper and lower bar

JD motioned to schedule a hearing. JH seconded, passed unanimously.

21. Warren House, 1600 Washington Street, Newton, V19-277

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

UFIS questions.

PM motioned to table to the next meeting. JH seconded, passed unanimously.

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

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JD motioned to continue for design of slope. HR seconded, passed unanimously.

Location 2

JD motioned to grant as proposed. JH seconded, HR opposed, motion passed.

23. 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.

#1

9 month time variance

JD motioned to grant the 9 month time variance. JH seconded, passed unanimously.

#2

JH motioned to grant. JD seconded, passed unanimously.

3 incline lift

*JD motioned to grant on the condition that the platform is compliant.
PM seconded, passed unanimously.*

#4 call buttons

JD motioned to grant. JH seconded, passed unanimously.

#5

*JD motioned to continue for info on exterior platform and rescue assistance.
JH seconded, passed unanimously.*

#6

Treads and risers

*JD motioned to grant on the conditions of compliant handrails, compliant nosings.
HR seconded, passed unanimously.*

#7

*HR motioned to grant on the conditions of compliant handrails and compliant nosings, and way
finding from elevator to lobby. PM seconded, passed unanimously.*

#8

*JD motioned to grant on the condition it is egress only and signage indicating step.
HR seconded, passed unanimously.*

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

Reopen

Retail Office Space, 51-53 Hereford Street, Boston, V19-285

JD motioned to go into Quasi-Judicial session. PM seconded, passed unanimously.

Roll call to go into Quasi-Judicial Session HR JH PM DJ WW

JD motioned that based on the wording in 4.1, it does not appear the application is properly before the board not section 4.1. The board wants the owner of the property to make sure a new application comes before the board, meeting the requirements in 4.1.

HR seconded, passed unanimously.

*JD motioned to go back into Open Session
Roll call to go back into open session HR, PM, JD, WW, JH*

The Board maintains an audio recording of the Hearing. The Board decision dated January 15, 2020, memorializes the Hearing.

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

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

1

JD motioned to grant on the condition of compliant handrails and slope of no more than 10 % except for number 3 below. JH seconded, passed unanimously.

1, 3, 4, 5

JD motioned to grant. JH seconded, passed unanimously.

7

*JD motioned to grant on the condition of continuous wall side compliant rails.
JH seconded, passed unanimously.*

8

*JD motioned to grant on the condition of the board's approval and review of policy.
JH seconded, passed unanimously.*

9

JD motioned to grant. JH seconded, passed unanimously.

6

JD motioned to continue for a study on the wedge. JH seconded, passed unanimously.

25. YWCA Central MA, One Salem Square, Worcester, V19-320

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Pg9

1

JD motioned to continue. JH seconded, passed unanimously.

2 JD motioned to grant until 10/1/2020, with progress reports 6/1 and 8/1 2020. JH seconded, passed unanimously.

Time

JD motioned to grant until 1/1/2021, with 6 months status starting June 1 2020. HR seconded, passed unanimously.

26. Revitalization of Daniel Burns Apartments, 30-50 Churchill Ave, Cambridge, V19-327

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JD motioned to schedule a hearing. PM seconded, passed unanimously.

November 18, 2020 minutes

HR motioned to approve the November 18, 2019 minutes. JH seconded, passed unanimously.

27. Waterside Place II, 501 Congress Street, Boston, V17-263

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

#1 signs

JD motioned to grant on the signage heights. JH seconded, passed unanimously.

#2 No ramp proposes route via elevator

Discuss second variance at next meeting.

28. Five Story Building, 18 Newbury Street, Boston, V19-238

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Board voted to packet the case.

The cases below were moved to the 1/27/2020 meeting due to time constraints.

Chatham Health and Swim Club 251 Cromwell Road, Chatham, C19-020

Exhibit – Variance Application and associated documents

Church of Jesus Christ of Latter-day Saints, 747 Federal Furnace Rd., Plymouth, V18-184

Exhibit – Variance Application and associated documents

Worcester County Courthouse Apts., 2 Main Street, Worcester, V18-390

Exhibit – Variance Application and associated documents

Kaven Hall WPI, 100 Institute Road, Worcester, V19-207

Exhibit – Variance Application and associated documents

Kettle Ho Restaurant, 12 School Street, Cotuit, V19-219
Exhibit – Variance Application and associated documents

Food Link Headquarters, 108 Summer Street, Arlington, V19-235
Exhibit – Variance Application and associated documents

Five Story Building, 18 Newbury Street, Boston, V19-238
Exhibit – Variance Application and associated documents

Modera Framingham, 266 Waverly Street, Framingham, V19-246
Exhibit – Variance Application and associated documents

Mixed-use Development, 1043-1059 Cambridge Street, Cambridge, V19-289
Exhibit – Variance Application and associated documents

Dunkin, 9 Main Street, Reading, V19-290
Exhibit – Variance Application and associated documents

Brookfield Town Hall, 6 Central Street, Brookfield, V19-291
Exhibit – Variance Application and associated documents

Charles Hotel, 1 Bennett Street, Cambridge, V19-305
Exhibit – Variance Application and associated documents

Advisory Opinion

MetroWest School of Mathematics located at 5 Auburn Street in Framingham
Doors in Apartment Style Dormitories, A19-038

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

Exhibit

Lolita Back Bay, 271 Dartmouth Street, Boston, V19-330
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MIT Building 14, 160 Memorial Drive, Cambridge, V19-331
Exhibit – Variance Application and associated documents

New Multi Family, 197-199 Condor Street, East Boston, V19-332
Exhibit – Variance Application and associated documents

Brookhaven, 1010 Waltham Street, Lexington, V19-334
Exhibit – Variance Application and associated documents

690 Main Street, LLC, 690 Main Street, Norwell, V19-335
Exhibit – Variance Application and associated documents

MIT Pierce Boathouse, 409 Memorial Drive, Cambridge, V19-336

Exhibit – Variance Application and associated documents

Three Unit Residential, 605 East 6th Street, South Boston, V19-337

Exhibit – Variance Application and associated documents

Ginny's Helping Hand, 52 Mechanic Street, Leominster, V19-338

Exhibit – Variance Application and associated documents

Museum of Science, Museum of Science Driveway, Boston, V19-339

Exhibit – Variance Application and associated documents

Various Ramp Locations, Various Cities and Streets, Deerfield, V19-340

Exhibit – Variance Application and associated documents

Curb Ramp Locations, Various Locations, Various Cities, Worcester, V19-341

Exhibit – Variance Application and associated documents

Parcel K Residential Apartments, 295 Northern Avenue, Boston, V19-342

Exhibit – Variance Application and associated documents

Seven Story Building, 711 Atlantic Avenue, Boston, V19-343

Exhibit – Variance Application and associated documents

The Pawnee, 20H Kennebec Avenue, Oak Bluffs, V19-344

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Halstead Danvers, Bradlee Danvers, 1000 and 2000 Kirkbride Drive, Danvers, C15-139

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Waterside Place II, 501 Congress Street, Boston, V17-263

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Josiah Smith Tavern, 358 Boston Post Road, Weston, V19-171

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Main Street Stone Horse, 872 Route 28, Harwich, V19-194

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Sidewalk Reconstruction, NW Corner Arlington and Newbury, Taj Hotel, 15 Arlington Street, Boston, V19-201

Exhibit – Variance Application and associated documents

Warren House, 1600 Washington Street, Newton, V19-277

Exhibit – Variance Application and associated documents

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

Exhibit – Variance Application and associated documents

Reconstruction of Route 1A, Main Street, Walpole, V19-314
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One Kendall Square Building 600/650/700 Binney Street, Cambridge, V19-315
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Blue Hills Observatory, Canton Avenue, Milton, V19-316
Exhibit – Variance Application and associated documents

YWCA Central MA, One Salem Square, Worcester, V19-320
Exhibit – Variance Application and associated documents

Revitalization of Daniel Burns Apartments, 30-50 Churchill Ave, Cambridge, V19-327
Exhibit – Variance Application and associated documents

Retail and Office Space, 51-53 Hereford Street, Boston, V19-285 - Variance Hearing
Exhibit #1 Hearing Package AAB 1-15

Nobska Lighthouse Keeper's House, 233 Nobska Road, Woods Hole, V19-140 –
Variance Hearing
Exhibit #1 Hearing Package AAB 1-36

Two, Three Family Buildings, 71-73 Ellington Street, Dorchester, V19-111 -Variance Hearing
Exhibit #1 Hearing Package AAB 1-67