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

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Board Meeting Minutes – February 10, 2020, 9:00 a.m. – 5:00 p.m.
One Ashburton Place, 21st Floor, Conference Room 3, Boston

Board Members Present:

- Walter White (WW)
- Jane Hardin (JH)
- Mary Mahon McCauley (MM) / Jakira Rogers (JR)
- Raymond Glazier (RG)
- Patricia Mendez, (PM)

Also in Attendance:

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

Board Members not in Attendance:

- Andy Bedar (AB)
- Dawn Guarriello (DG)
- David Johnson (DJ)
- Harold Rhodes (HR)

The Chair opened the meeting.

WW, PM, JR/MM, JH, RG

The meeting started at 9:35 a.m. due to quorum issues.

The Chair dedicated a moment of silence to honor former Architectural Access Board member, Paul Moriarty, who passed away on February 7, 2020.

Incoming Case Review:

1. Marriott Vacation Club Pulse, Custom House, 3 McKinley Square, Boston, V20-006
Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

BCIL is in support of the variance with conditions. The petitioner is seeking five variances.

PM motioned to packet. JR seconded, passed unanimously

2. 70-80 Porter Road Apartments, 78-80 Porter Road, Cambridge, V20-007

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

PM motioned to packet. JR seconded, passed unanimously.

BH arrived.

3. Cerevel Fit-out, 222 Jacobs Street, Cambridge, V20-008

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Fit out of building, petitioner is seeking two variance

Handrails –

RG motioned to grant on the handrails. JR seconded, passed unanimously.

Wheelchair space location on social stair, looking to not to put in a cutout.

PM motioned to deny. RG seconded, passed unanimously.

4. Pan Athletic Center, 5 Highland Road, Andover, V20-009

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

New fitness center. Construction will be done in phases. Locker room will be accessible in phase

1. Phase 2 will start 5 years after completion of phase 1.

JH motioned to grant with additional information on an accommodation policy if lift can't be used or out of service, how people will be facilitated through the area.

PM seconded, passed unanimously.

5. Apsley Business Center, 59 Apsley Street, Hudson, V20-013

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Building renovation, the petitioner is seeking relief from 28.1 for the second floor. One conference room will be on first level. Is there additional space on the first level for meetings? Second floor office spaces are not rented yet. Offices are small.

JH motioned to continue for information on the conference room booking policy to make sure there is no overlapping in booking the room, and information distinguishing what is a conference room and what is an office, and if there is a calendar or website available to schedule the room.

JR second, passed unanimously.

Administrative Discussion

6. Two Story Building, 1127 Harrison Avenue, Roxbury, V19-295

Exhibit – Variance Application and associated documents, amendment

Mr. Joyce presented the Variance Application and associated documents, amendment

The board previously granted temporary relief. The petitioner sent in an amendment seeking temporary relief to 25.1 and 8.2. The petitioner is asking to leave the entrance as is until the elevator is installed in 2022.

JH motioned to grant. JR seconded, passed unanimously.

Advisory Opinion

7. Does a lecture hall with separate dedicated entrance need to be addressed as part of an office renovation project currently taking place in a separate area of the building?

PM motioned to find if they are structurally independent they are, if not structurally independent, they are not. JH seconded, passed unanimously.

Advisory Opinion

8. The lecture hall does not have a platform, stage or back stage area. Is it compliant with 521 CMR and can it remain without modifications and continue to be used?

Michael Torres, Gensler, address of property – Johnson & Johnson, 36 Paramount Drive, Raynham, MA

How often is the entire space used compared to just part of it?

PM motioned to confirm they need vertical access in both spaces to comply together and separately. JH seconded, passed unanimously.

Advisory Opinion

9. Would providing two glass swing doors at the entry to shower comply with 521 CMR?
Kimberly Sohmer, Howell Belanger Castelli Architects, 122 West 27th Street, NY

RG motioned that is it not workable and does not comply. PM seconded, passed unanimously.

10. Hatfield Town Hall, 59 Main Street, Hatfield, V13-136

Exhibit – Variance Application and associated documents, status report

Mr. Joyce presented the Variance Application and associated documents, status report

JH motioned to accept the status report. PM second, passed unanimously.

11. Saint Mary's High School, 35 Tremont Street, Lynn, V17-153

Exhibit – Variance Application and associated documents, amendment

Mr. Joyce presented the Variance Application and associated documents.

The petitioner sent in an amendment with 10 variance requests.

JH motioned to packed. JR seconded, passed unanimously.

12. Vanderslice Hall, 79 Saint Thomas Moore Road, Boston, V18-114

Exhibit – Variance Application and associated documents, proof of compliance

Mr. Joyce presented the Variance Application and associated documents.

The petitioner sent in proof of compliance.

*JR motioned to accept proof of compliance and close the time variance.
PM seconded, passed unanimously.*

13. Adams House complex, Multiple Streets, Cambridge, V19-001

Exhibit – Variance Application and associated documents, amendment

Mr. Joyce presented the Variance Application and associated documents, amendment

Petitioner sent in an amendment request. Was almost 14% now 11.5%.
Ramp will comply except for the slopes.

MM motioned to grant. PM seconded, passed unanimously.

14. Story Chapel, 580 Mount Auburn Street, Cambridge, V19-002

Exhibit – Variance Application and associated documents, status report, affidavit

Mr. Joyce presented the Variance Application and associated documents, status report

Previously granted time relief.

Received status report. The petitioner also sent in an affidavit but it was not notarized.

JH motioned to accept the status report on the condition of a completed affidavit.

PM seconded, passed unanimously.

15. Wood Frame Structure, 548 Dalton Avenue, Pittsfield, V19-119

Exhibit – Variance Application and associated documents, proof of compliance

Mr. Joyce presented the Variance Application and associated documents, proof of compliance

Sent in proof of compliance of ramp.

JK motioned to accept. RG seconded, passed unanimously.

Hearings

11:00 a.m. - Town of Dartmouth, Police Headquarters, Tucker Road Driveway, Dartmouth,
V19-282, Variance Hearing

Exhibit#1 – Hearing Package AAB 1-26

Exhibit #2 – Plan

Exhibit 3 – DOT plan

William Murray, Pace Associates, Site Designer (WM)

Gregory Carell, Architect, Carell, Group, Inc. (GC)

WW, RG, JR/MM, PM, JH

The parties were sworn in by the Chair.

JH motioned to grant the time variance until 2024 (work starting in 2023) with requirement of status updates, documentation of beginning of project and any changes. Status reports and phasing plans of project going along every year, starting 2/10/2021 and each year after.

RG seconded, JR/MM opposed. Motion passed.

The Board maintains an audio recording of the Hearing. The Board decision dated February 13, 2020, memorializes the Hearing.

16. Nobska Lighthouse Keeper's House, 233 Nobska Road, Woods Hole, V19-140

Exhibit – Variance Application and associated documents, accommodation policy

Mr. Joyce presented the Variance Application and associated documents.

Previously gave relief for no access to the second floor.

Previously continued on variances 3 – 12, stairs.
Sent in accommodation policy.

PM motioned to grant on all variances. MM seconded, passed unanimously.

17. Town House Apartments, 141 Sea Street, Quincy, C17-060, V19-141
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents, status report
May 1 to do modernization. Received status report chair lift is operating and on schedule.

PM motioned to accept the status report. MM seconded, passed unanimously.

18. Quinsigamond Community College, Walkway – Ahlfors and Harrington, V19-170
Exhibit – Variance Application and associated documents, amendment
Mr. Joyce presented the Variance Application and associated documents, amendment
The petitioner sent in an amendment for accessible parking space and access aisle.
Close to 6%.

JR motioned to deny. PM seconded, passed unanimously.

19. Harrington Auditorium WPI, 100 Institute Road, Worcester, V19-223
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Previously continued.
Bleachers have cut-ins.

JH accept withdraw variance for seating. MM seconded, passed unanimously.

Need access to varsity weight room.

JH motioned to deny. JR seconded, passed unanimously.

20. Dental Office, 106 Broadway, Revere, V19-239
Exhibit – Variance Application and associated documents, proof of compliance
Mr. Joyce presented the Variance Application and associated documents, proof of compliance
Sent in proof of compliance. Affidavit for second floor and photographs. The information is on
their website.

*PM Motioned to accept and order the affidavit to be registered at the registry of deeds for book
and page number. When completed, a copy sent to the board and building inspector. RG
seconded, passed unanimously.*

*JR motioned to grant with condition portable ramp is readily accessible.
RG seconded, passed unanimously.*

1:00 p.m. - The Overlook at St. Gabriel's, 159-201 Washington Street, Boston (V19-321)
Variance Hearing
Exhibit #1 – Hearing Package AAB 1-38
Exhibit #2 – Spiral bound new information
Exhibit #3 – Solid mount
Michele Quinn, Architect, CUBE 3(MQ)
Josh Safdie, KMA (JS)

The parties were sworn in by the chair.

WW, MM/JR, PM, JH, RG

JH motioned to continue and request ASTM standard to document strength of grab bar and for submission of amendment and policy of lease language, marketing materials and website information. JK seconded, passed unanimously.

The Board maintains an audio recording of the Hearing. The Board decision dated February 18, 2020, memorializes the Hearing.

2:00 p.m. - Egleston Crossing, 3037 Washington Street, Roxbury (C17-047) - Complaint Hearing
Exhibit #1 – Hearing Package AAB 1-16
Exhibit #2 – Service orders
Scott Carmen, Attorney (SC)
Carmen Mirabal, Property Manager, Eagleston Crossing (CM)

*JH motioned to find that a violation has not been established at this time but to order the building owner to submit quarterly reports starting May 10, 2020, on elevator maintenance with service records and to report any outages, and a copy of the policy addressing outages. In a year, the board can dismiss or take further action, and copy of policy sent to the board.
MM seconded, passed unanimously.*

The Board maintains an audio recording of the Hearing. The Board decision dated February 13, 2020, memorializes the Hearing.

22. Three Story Office Building, 601 High Street, Dedham, V19-281
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

Renovation to existing building. Previously continued for types of tenants on second floor space. Floors one and two are accessible. Only the third floor is not accessible. Don't have space to install a ramp. Proposing accessible office /conference room on first floor. Commission is opposed.

JH motioned to grant provided the board receives an accommodation plan and language must be approved by the board and received 30 days within receipt. PM seconded, passed unanimously.

23. Mixed use development, 1043-1059 Cambridge Street, Cambridge V19-289
The petitioner is proposing to not install the roof deck.

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

The scheduled hearing can be canceled.

24. Schneider Center, Billings Hall, Link, 106 Central Street, Wellesley, V19-323
Exhibit – Variance Application and associated documents, lift drawings
Mr. Joyce presented the Variance Application and associated documents.
Previous continued for lift test drawings straight on straight off.

PM motioned to grant on the conditions it is a straight on straight off lift maintaining the 59 inch clear space, and the removal of the book shelves. JK seconded, passed unanimously.

25. New Multi-family, 197-199 Condor Street, East Boston, V19-332
Exhibit – Variance Application and associated documents, lift plans
Mr. Joyce presented the Variance Application and associated documents.
Lift plans, straight on straight off. Between garage and first floor units.
Seeking to install a lift instead of an elevator.

RG motioned to grant. JH seconded, passed unanimously.

26. Former Baptist Church, 8 Carver Street, Plymouth, V19-348
Exhibit – Variance Application and associated documents, LULA cost information
Mr. Joyce presented the Variance Application and associated documents.
Conversion of a church to a restaurant. Continued for cost estimates for 3 stop LULA.

JR motioned to deny the request for relief to 28.1 and grant relief to 28.12.1 on the condition that the vertical access is provided on all levels. JH seconded, passed unanimously.

Minutes – January 6, 2020
Minutes – January 27, 2019

*JH motioned to approve both the January 2, 2020 and January 27, 2020 minutes.
PM seconded. RG abstained. Motion passed*

Discussion postponed due to quorum issues.

MIT Delta Tau, Delta House, 416 Beacon Street, Boston, V19-120
Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Hearing postponed due to quorum issues.

3:00 p.m. - Taj Hotel, 15 Arlington Street, Boston (V19-201) - Variance Hearing

Exhibit #1 – Hearing Package AAB 1-40

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

EXHIBITS

Marriott Vacation Club Pulse, Custom House, 3 McKinley Square, Boston, V20-006

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70-80 Porter Road Apartments, 78-80 Porter Road, Cambridge, V20-007

Exhibit – Variance Application and associated documents

Cerevel Fit-out, 222 Jacobs Street, Cambridge, V20-008

Exhibit – Variance Application and associated documents

Pan Athletic Center, 5 Highland Road, Andover, V20-009

Exhibit – Variance Application and associated documents

Apsley Business Center, 59 Apsley Street, Hudson, V20-013

Exhibit – Variance Application and associated documents

Adams House complex, Multiple Streets, Cambridge, V19-001

Exhibit – Variance Application and associated documents, amendment

Story Chapel, 580 Mount Auburn Street, Cambridge, V19-002

Exhibit – Variance Application and associated documents, status report, affidavit

Town House Apartments, 141 Sea Street, Quincy, C17-060, V19-141

Exhibit – Variance Application and associated documents, status report

Hatfield Town Hall, 59 Main Street, Hatfield, V13-136

Exhibit – Variance Application and associated documents, status report

Saint Mary's High School, 35 Tremont Street, Lynn, V17-153

Exhibit – Variance Application and associated documents

Vanderslice Hall, 79 Saint Thomas Moore Road, Boston, V18-114

Exhibit – Variance Application and associated documents, proof of compliance

Wood Frame Structure, 548 Dalton Avenue, Pittsfield, V19-119

Exhibit – Variance Application and associated documents, photographs, proof of compliance

MIT Delta Tau, Delta House, 416 Beacon Street, Boston, V19-120
Exhibit – Variance Application and associated documents

Nobska Lighthouse Keeper's House, 233 Nobska Road, Woods Hole, V19-140
Exhibit – Variance Application and associated documents, accommodation policy

Quinsigamond Community College, Walkway – Ahlfors and Harrington, V19-170
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Mr. Joyce presented the Variance Application and associated documents.

Harrington Auditorium WPI, 100 Institute Road, Worcester, V19-223
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Dental Office, 106 Broadway, Revere, V19-239
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Three Story Office Building, 601 High Street, Dedham, V19-281
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