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SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

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

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

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ARCHITECTURAL ACCESS BOARD MEETING MINUTES

FEBRUARY 22, 2020

Members Present

- Dawn Guariello, Chairperson (DG)
- Patricia Mendez, Vice-Chairperson (PM)
- Andrew Bedar (AB)
- Jeffery Dougan (JD)
- Raymond Glazier (RG)
- David Johnson (DJ)
- Elizabeth Myska (EM)

Not Present

- Mary Mahon McCauley (MM)
- Meaghan O'Brien (MO)

Also Present

- William Joyce, Executive Director (WJ)
- James Plotkin, Board Counsel (JP)

DG Declares the Meeting Open

Roll

PM, AB, JD, DJ, LM

1. Incoming Comic Store, 20 Waltham Street, Lexington (V21-008)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

*JD moved to find that no variance is required as stairs are not subject to 521 CMR 20, and that 521 CMR does not set a minimum tread depth. DJ seconded.
Adopted by acclamation.*

2. Incoming NEIA, 280 Locke Drive, Marlborough (V21-009)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

~~JD moved to grant temporary relief to 25.1 as proposed until January 1, 2022 on the condition that at least two (2) accessible parking spaces are provided at the lot adjacent to the accessible entrance.~~

~~JD withdrew motion.~~

PM moved to continue for additional information on the proposed opening date and why the accessible entrance was not complete in time for the opening. JD seconded.

Adopted by acclamation.

JD moved to continue for additional information as to the location of the nearest city bus stop to the school, and additional information as to the method that persons arrive at the school, PM seconded.

Adopted by acclamation.

Raymond Glazier (RG) Arrived

3. Incoming Celeste, 23B Bow Street, Somerville (V21-010)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

JD moves to temporarily grant as proposed for the duration of the current state of emergency on the condition that:

- 1) The main entrance fully complies with 521 CMR 25,*
- 2) That at least one table on the first floor is held last for persons with disabilities,*
- 3) The bathroom on the first floor fully complies with 521 CMR 30,*
- 4) The no private events are held on the second floor, and*
- 5) Information of the reserved seating is included on the restaurant's website.*

RG 2nd.

Adopted by acclamation.

4. Incoming The Val, 164 Lexington Road, Billerica (V21-011)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

PM moved to packet, DJ seconded.

Adopted by acclamation.

5. Incoming Langham Hotel, 250 Franklin Street, Boston (V21-012)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

DJ moved to packet, JD seconded.

Adopted by acclamation.

6. Incoming Cicada Coffee, 106 Prospect Street, Cambridge (V21-013)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

JD moved to grant relief to 25.1 as proposed on the condition that an automatic door opener is installed, and that photographs are provided upon installation. AB seconded.

Adopted by acclamation.

JD moved to grant relief to 22.2 as proposed on the condition that:

- 1) *Appropriate lighting is provided,*
 - 2) *That the owner takes the appropriate steps to keep the area free from debris and detritus, and*
 - 3) *Plans of the outdoor dining area are provided for the Board's review.*
- RG seconded.*
Adoption by Acclamation - DJ objected.
PM-Y,AB-Y,JD-Y,RG-Y,DJ-A,LM-Y

7. Incoming Andover Town Offices, 36 Bartlet Street, Andover (V21-014)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moved to packet, PM seconded.
Adopted by acclamation.

8. Admin Chelsea Homes, 4 Gerrish Avenue #2, Chelsea (V21-003)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

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

9. Admin Curb Cut, Multiple Street, Multiple Towns (V21-006)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

JD moved to grant relief as proposed at all locations, RG seconded.
Adopted by acclamation.

10. Admin Mezzo Design Lofts, 30 Caldwell Street, Charlestown (V08-068)
Exhibit – Status Report
WJ presented the status report

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

11. 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

DJ moved to accept on the condition that:
1) *"Handicap access" is replaced with "wheelchair access",*
2) *"Mobility challenged" is replaced with "mobility disabilities", and*
3) *Commend them on their excellent work, JD seconded.*
Adopted by acclamation.

12. Admin Old Colonial Courthouse, 3046 Main St, Barnstable (V20-066)
Exhibit – Variance Application and associated documents
WJ presented the application and all associated documents

RG moved to accept the report, JD seconded.
Adopted by acclamation.

13. Admin Acapulco's Restaurant, 371 Union Street, Franklin (V20-146)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

RG moved to accept, JD seconded.

Adopted by acclamation.

14. Admin 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 moved to grant as proposed in Petitioner's 2/17 submission, PM seconded.

Adopted by acclamation.

15. Admin Garvey Hall Building 16, One Armory Square, Springfield (V20-221)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

PM moved to table. JD seconded.

Adopted by acclamation.

16. Admin Huntington Residential Tower, 252-262 Huntington Avenue, Boston (V20-233)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

JD moved to grant relief as proposed, on the condition that language is included in the lease specifying that a tenant with a disability may request a complaint refrigerator be installed at no cost to the tenant within 30 days, DJ seconded

Adopted by acclamation

17. Admin Approval of Minutes and Decisions

- February 8, 2020 Minutes
- Village Hill Cohousing, Olander Drive, Northampton (V18-215)
- Lafayette and Harbor, 129 Lafayette & 20 Harbor Streets, Salem (V20-204)

JD moves to accept the minutes and decisions. LM 2nded.

Adopted by acclamation.

18. Hearing Frank and Maureen Wilken's Science and Engineering Center, 2240 Iyannough Road, West Barnstable (V20-223)

DG introduced the Board

Seth Clarke - Payette Associates (SC)

Jim Collins - Payette (JC)

Laura Devine - Payette (LD)

Christopher Clarke - CCCC (CC)

Berry Heidke - DCAMM (BH)

Chris Becker - DCAMM (CB)

Joe Mackinnon - CCCC (JM)

Steve Zazzera - CCCC (SZ)

All parties were sworn in.

Exhibit 1 – Hearing Packet AAB 1-27

RG indicates that he has a personal acquaintanceship with SC.

JP asks if RG feels he needs to recuse? RG says no, assuming there are no objections.
No objections raised.

JC - Provides background on the project.

Exhibit 2 – Powerpoint Presentation

Exhibit 3 – Letter from the Barnstable Commission withdrawing opposition.

JD moved to grant on the condition that the proposed wayfinding system (signs, packages, etc.) is provided on to the Board for its review and approval. DJ seconded.

PM-Y, AB-Y, JD-Y, RG-Y, DJ-Y, LM-Y, DG-Y.

19. Hearing Banyan Bar, 553 Tremont Street, Boston (V20-220)

DG introduced the Board

Rebecca Roth-Gullow, Banyan Bar (RRG) - Appeared by phone.

Kevin Swanson, Garaventa (KS) - Appeared by phone.

Michael Muehe, BCIL (MM)

All parties sworn in.

Exhibit 1: Hearing Packet AAB 1-44

KS and RRG provides background.

Exhibit 2: 12 photographs of the lift and stairs.

PM moved to take under advisement, JD seconded.

PM-Y, AB-Y, JD-Y, RG-Y, DJ-Y, LM-Y, DG-Y

20. Hearing Residential Building 48 JFK Street Cambridge (V20-170)

DG introduced the Board

Vince Pan, Analogue Studio (VP)

Kevin Quinn, NCP Management (KQ)

Mike DiMascio, Solutions Engineering (MD)

Michael Muehe, BCIL (MM)

All parties sworn in.

Exhibit 1 – Hearing Packet AAB 1-36

KQ, VP, & MD provided background and explained the request.

Exhibit 2 – Plans of the entrance lift.

JD moved to grant relief to 25.1 as proposed in Petitioner's 2/22 submission, RG seconded.

PM-Y, AB-Y, JD-Y, RG-Y, DJ-Y, LM-Y, DG-Y

Hearing Banyan Bar, 553 Tremont Street, Boston (V20-220)

The Board deliberated.

DJ moved to grant relief as proposed for this use only on the condition that automatic door openers are provided and information on the lift including its platform size is provided on the restaurant's website. JD seconded.

Adopted by acclamation.

21. Admin Garvey Hall Building 16, One Armory Square, Springfield (V20-221)

PM moved to schedule a hearing, DJ seconded.

Adopted by acclamation

22. Admin Lab Building, 325 Binney Street, Cambridge (V20-234)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

AB moved to schedule a hearing, DJ seconded.

Adopted by acclamation.

23. Admin Stow Town Hall, 375 Great Road, Stow (V21-007)

Exhibit – Variance Application and associated documents

WJ presented the application and all associated documents

DJ moved to grant relief on the door clearance, JD seconded.

Adopted by acclamation.

DJ moved to deny relief to 14.6, JD seconded.

Adopted by acclamation.

JD moved to deny relief to 25.1 as amended, DJ seconded.

Adopted by acclamation.

Adjourn 5:00 p.m.

Exhibits

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Incoming The Val, 164 Lexington Road, Billerica (V21-011)

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Incoming Langham Hotel, 250 Franklin Street, Boston (V21-012)

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Incoming Cicada Coffee, 106 Prospect Street, Cambridge (V21-013)
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Admin Old Colonial Courthouse, 3046 Main St, Barnstable (V20-066)
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Admin Caroline Stevens Center, 800 Massachusetts Avenue, North Andover (V20-213)
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Exhibit – Variance Application and associated documents

Admin Curb Cut, Multiple Street, Multiple Towns (V21-006)
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Admin Stow Town Hall, 375 Great Road, Stow (V21-007)
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Admin Approval of Minutes and Decisions
Exhibit – February 8, 2020 Minutes
Exhibit – Village Hill Cohousing, Olander Drive, Northampton (V18-215)
Exhibit – Lafayette and Harbor, 129 Lafayette & 20 Harbor Streets, Salem (V20-204)

Hearing Frank and Maureen Wilken's Science and Engineering Center, 2240 Iyannough Road, West Barnstable (V20-223)
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Exhibit 2 – Powerpoint Presentation
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