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LIEUTENANT GOVERNOR

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SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT



EDWARD A. PALLESCHI
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

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

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

1000 Washington Street, Suite 710, Boston, MA 02118
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ARCHITECTURAL ACCESS BOARD
March 27, 2020 12:30 p.m. – 4:00 p.m.

Remote participation can be accessed by computer, table or smartphone.

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Access Code: 952-681-261

Board Members Present:

- Jane Hardin (JH)
- Raymond Glazier (RG)
- Dawn Guarriello (DG)
- Mary Mahon McCauley (MM) / Jeffrey Dougan
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

- James Plotkin, Legal Counsel, DPL (JP)
- William Joyce, Executive Director, AAB (WJ)
- Karen Brann, Program Coordinator, AAB (KB)

Board Members not in Attendance:

- Walter White (WW)
- Andy Bedar (AB)
- David Johnson (DJ)

JH, PM, DG, JD, MM, HR (RG logged on after the meeting started)

JH - The Chair opened the meeting.

Incoming Case Review:

1. Existing Four Stories, 922 Mass. Avenue, Cambridge, V20-036

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking 3 variances.

#1 10.1

JD motioned that a variance is not required as long as it follows the topography of the land.

PM seconded, passed unanimously.

Roll call vote DG, MM, PM, HR, motion passed.

#2 20.11

Not clear they need this variance

PM continue for analysis for extending refuge area towards the west to clear the door swing and make it easier to move in wheelchair. JD seconded, passed unanimously.

Roll call JD, PM, HR, DG, motion passed.

#3

JD motion to grant on the condition all other elements of stairs are compliant and directional signage to elevator is provided at stairway. DG seconded, passed unanimously

Roll Call DG, JD, PM, HR, motion passed

2. Governor Robinson Volpe 705-1 Apartments, 2-15 Volpe Drive, Chicopee, V20-037

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Site renovation Chicopee housing. The petitioner is seeking four variances.

Variances 1 and 2 Entrances

PM motioned for the petitioner to explore eliminating steps and designing sloped walkways that could be more compliant even if it doesn't meet total compliance.

HR seconded, passed unanimously.

Roll Call DG, PM, MM, HR, motion passed.

Variance #3 27.2 at 8 exterior staircases. Proposed a paved landing. Didn't trigger jurisdiction on stairs. Some type of surface because of the water pipe. In the winter water will freeze.

JD motioned to grant on the condition of ensuring the current down spout, C2, that pooling and icing will not occur on that surface and proof sent to the board that something is put in place.

PM seconded, passed unanimously.

Roll Call DG, PM, JD, HR, motion passed.

27.4.1 – extensions on the stairs

JD no variance is required at this time as handrail work is not being performed.

DG seconded, passed unanimously.

Roll call PM, DG, JD, HR

3. Seasons Corner Market, 342 Boston Post Road East, Marlborough, V20-038

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

PM motioned to grant. DG seconded, passed unanimously.

Roll call DG, PM, MM, HR, motion passed.

4. Nobscot Dental, 231 Worcester Road, Framingham, V20-039

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

New staircase in a two story building. The petitioner is seeking to use a lift in lieu of an elevator.
Have letters of support from the local commission and building dept.

JD motioned to grant on the condition the lift complies with 521 CMR.

HR seconded, passed unanimously.

Roll call DG, PM, JD, HR, motion passed.

RG joined the meeting.

5. Five Story Building, 22 Fleet Street, Boston, V20-040

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Existing building. Spaces limited to residents. Seeking relief to 10.1 for no access to basement storage and roof deck.

JD motioned to deny. HR seconded, passed unanimously.

Roll call DG, PM, JD, HR, RG, motion passed.

6. Beacon Hill Hotel and Bistro, 19-29 Charles Street, Boston, V20-041

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking 4 variances. There is no connection above the third floor

#1

JD motioned to continue for information on roof deck doorway, providing sloped flooring to overcome 5 inches at door and measurements and potential automatic door opener.

PM seconded, passed unanimously.

Roll call, JD, HR, RG, PM, DG, motion passed.

#2

No access to five rooms. Total of 14 rooms. They are not group 2B rooms. Petitioner is meeting count for group two.

JD motioned to grant due to excessive cost without benefit. DG seconded, passed unanimously.

Roll call RG, HR, DG, JD, PM, motion passed.

#3 Lack of push side clearance. Corridor is only 42 inches, 6 inches short.

JD motioned to grant on technologically infeasible. DG seconded, passed unanimously.

Roll call, DG, PM, JD, HR, RG, motion passed.

#4 12 inch push side clearance for room 301.

PM motioned to grant. DG seconded, passed unanimously.

Roll call, RG, DG, HR, PM, MM, motion passed.

7. Sigma Alpha Epsilon Fraternity, 6 Humbolt Street, Worcester, V20-042
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking 9 variances.

*PM motioned to packet. DG seconded, passed unanimously.
Roll call, PM, MM, DG, HR, RG, motion passed.*

8. Mixed Use Business, 5-11 Water Street, Arlington, V20-043
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

*RG motioned to grant. DG seconded, passed unanimously.
Roll call, HR, RG, MM, DG, PM, motion passed.*

9. Free Standing Structure, 60 Foster Street, Peabody, V20-044
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking relief from 30.7.2 for a very small toilet room. The petitioner would need to lose more of the office space or it should be employee only.

*JD motioned to deny. RG seconded, passed unanimously.
Roll call, DG, JD, HR, RG, PM, motion passed.*

10. Schell Bridge, East Northfield Road, Northfield, V20-045
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Steep approach.

*JD motioned grant on condition signage on eastern entrance and western side indicating steep approach. RG seconded, passed unanimously.
Roll call, RG, HR, JD, PM, DG, motion passed.*

11. Division of Unemployment Assistance, 226 Main Street, Brockton, V20-046
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
New three story building. Doors swing in on levels 2 and 3. Allowed in next code addition.

*PM motioned to grant. DG seconded, passed unanimously.
DG, PM, RG, HR, JD, motion passed.*

12. Bay Farm Montessori, Middle School Building, 145 Loring Street, Duxbury, V20-047
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking relief from 28.1 to second floor staff office. Independence Associates is opposed. Need accommodation policy for staff and students.

*DG motioned to continue for drawings that show furniture and office details and what clearances are provided. RG seconded, passed unanimously.
Roll call RG, HR, JD, PM, DG, motion passed.*

13. Mixed Use, 9 Chelsea Street, East Boston, V20-048

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

New three story. Not clear they need the variances

Parking lot has fewer than 15 spaces.

JD motioned that no variances are required, it is employee parking and less than 15 spaces.

DG seconded, passed unanimously.

Roll call, RG, DG, HR, PM, JD, motion passed.

14. YMCA Child Care Center, 223 Stevens Street, Hyannis, V20-049

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Existing building renovations. Seeking relief for sink heights for children.

JD motioned to grant for this use only. DG seconded, passed unanimously.

JD, PM, DG, HR, RG, motion passed.

MM left the meeting.

15. Concourse Area, 12-28 Lansdowne Street, Boston, V20-050

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking use of a LULA.

JD motioned to grant on the condition the LULA complies with 521 CMR. PM seconded, passed unanimously.

Roll call RG, HR, JD, DG, PM, motion passed.

16. Alta Langwood Commons, Buildings C, B, A, 21,25,15 Executive Drive, Stoneham, V20-051

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

New three building complex. The petitioner is seeking relief for sink depths and outlets.

DG motioned to grant on both with the usual conditions and timeframes.

HR seconded, passed unanimously.

Roll call DG, PM, JD, HR, RG, motion passed.

17. Residential Complex, 99 Summer Street, Boston, V20-052

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief for sink depth.

RG motioned to grant with the usual conditions. JD seconded, passed unanimously.

Roll call RG, HR, JD, PM, DG, motion passed.

Advisory Opinion

18. Automated parking system, 20 and 80 Rugg Road, Allston

Automated system, tenants run lifts.

They have 8 feet clear on both sides. 23 requires signage and striping.

JD motioned that as used as residence only parking structure, it needs to be capable of complying if requested, therefore no variance is needed. DG seconded, passed unanimously.

Roll call DG, PM, JD, HR, RG, motion passed.

Advisory Opinion

19. EZ pass parking gate

Review of draft notice.

JD motioned to accept the notice. HR seconded, passed unanimously.

Roll call, DG, PM, JD, HR, RG, motion passed.

Administrative Discussion

20. West Schoolhouse, 61 Whig Street, V20-026

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is requesting 7 variances.

1 – 5 JD motioned to continue for all variances for cost associated with 25.1 for making 1 entrance accessible and site grading. DG seconded, passed unanimously.

Roll call, JD, RG, DG, PM, HR, motion passed.

#6 and #7 JD motioned to grant on the condition the board reviews the proposed video.

HR seconded, passed unanimously.

Roll call RG, HR, JD, PM, DG, motion passed.

21. YWCA Central Massachusetts, One Salem Square, Worcester, V20-031

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking 7 variances. Have letter from Mass Historical.

JD motioned to grant on first 7 items, there is an elevator adjacent to stairs, historical significance and with appropriate language indicating open risers on stairs, directional signage to elevator and brail signage. DG seconded, passed unanimously.

Roll call, DG, RG, JD, PM, HR, motion passed.

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

Exhibit – Variance Application and associated documents, requested information

Mr. Joyce presented the Variance Application and associated documents.

Lowered pit with machinery for student use. Asking for no access into area. Board previously requested additional information.

JD motioned to give staff authority to expand on questions, are there students currently in program that have accessibility issues and what are they currently doing to make accessible for them, upon completion of program how if they have not operated machinery will it impact their ability to succeed, past graduates that have had to use this approach what is there experience. Have they thought of use of a lift? What is the difference in the educational experience for student not able to operate machine from those students that are able. Are lab managers students, employees? What is the percentage of students using machines, certified to use machine?

PM seconded, passed unanimously.

Roll call, DG, PM, JD, HR, RG, motion passed.

23. Washburn House at Smith College, 4 Steelye Drive, Northampton, V19-267

Exhibit – Variance Application and associated documents, amendment

Mr. Joyce presented the Variance Application and associated documents.

Received amendment seeking two additional variances.

Height on hardware on bedroom doors. Will replace with lever hardware but will not meet the height.

JD motioned to grant as proposed on both. DG seconded, passed unanimously.

Roll call, DG, PM, JD, HR, RG, motion passed.

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

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Continuous rails have windows stairs separating them, stairs1 and 2.

JD motioned to grant on 24.7 at intermediate landing stairs 1 and 2. RG seconded, passed unanimously.

Roll call, JD, RG, PM, DG, HR, motion passed.

Minutes – February 24, 2020

PM motioned to approve the February 24, 2020 minutes.

DG seconded, RG abstained, motion passed.

Roll call DG, PM, HR, JD, motion passed.

Decision Review – Warren House, 1600 Washington Street, Boston, V19-277

JD motioned to accept the written decision on Warren House, 1600 Washington Street Boston.

RG seconded, passed unanimously.

Roll call, DG, RG, JD, JH, motion passed.

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

Exhibits

Existing Four Stories, 922 Mass. Avenue, Cambridge, V20-036
Exhibit – Variance Application and associated documents

Governor Robinson Volpe 705-1 Apartments, 2-15 Volpe Drive, Chicopee, V20-037
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Seasons Corner Market, 342 Boston Post Road East, Marlborough, V20-038
Exhibit – Variance Application and associated documents

Nobscot Dental, 231 Worcester Road, Framingham, V20-039
Exhibit – Variance Application and associated documents

Five Story Building, 22 Fleet Street, Boston, V20-040
Exhibit – Variance Application and associated documents

Beacon Hill Hotel and Bistro, 19-29 Charles Street, Boston, V20-041
Exhibit – Variance Application and associated documents

Sigma Alpha Epsilon Fraternity, 6 Humbolt Street, Worcester, V20-042
Exhibit – Variance Application and associated documents

Mixed Use Business, 5-11 Water Street, Arlington, V20-043
Exhibit – Variance Application and associated documents

Free Standing Structure, 60 Foster Street, Peabody, V20-044
Exhibit – Variance Application and associated documents

Schell Bridge, East Northfield Road, Northfield, V20-045
Exhibit – Variance Application and associated documents

Division of Unemployment Assistance, 226 Main Street, Brockton, V20-046
Exhibit – Variance Application and associated documents

Bay Farm Montessori, Middle School Building, 145 Loring Street, Duxbury, V20-047
Exhibit – Variance Application and associated documents

Mixed Use, 9 Chelsea Street, East Boston, V20-048
Exhibit – Variance Application and associated documents

YMCA Child Care Center, 223 Stevens Street, Hyannis, V20-049
Exhibit – Variance Application and associated documents

Concourse Area, 12-28 Lansdowne Street, Boston, V20-050
Exhibit – Variance Application and associated documents

Alta Langwood Commons, Buildings C, B, A, 21, 25, 15 Executive Drive, Stoneham, V20-051
Exhibit – Variance Application and associated documents

Residential Complex, 99 Summer Street, Boston, V20-052

Exhibit – Variance Application and associated documents

Sidewalk Landings and Slopes at Emerson College New Dining Hall, 122-124 Boylston Street, Boston, V16-285

Exhibit – Variance Application and associated documents

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

Exhibit – Variance Application and associated documents, requested information

Washburn House at Smith College, 4 Seelye Drive, Northampton, V19-267

Exhibit – Variance Application and associated documents, amendment

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

Exhibit – Variance Application and associated documents

West Schoolhouse, 61 Whig Street, V20-026

Exhibit – Variance Application and associated documents

YWCA Central Massachusetts, One Salem Square, Worcester, V20-031

EZPass Parking Gate

Advisory opinion

Automated Parking System, 20 and 80 Rugg Road, Allston

Advisory opinion

Warren House, 1600 Washington Street, Boston, V19-277 Variance Hearing

Exhibit - Decision