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

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**EDWARD A. PALLESCHI**  
UNDERSECRETARY OF  
CONSUMER AFFAIRS AND  
BUSINESS REGULATION

**DIANE M. SYMONDS**  
COMMISSIONER, DIVISION OF  
PROFESSIONAL LICENSURE

Board Meeting Minutes – April 22, 2019 9:00 a.m.  
One Ashburton Place, 21<sup>st</sup> Floor, Conference Room 3, Boston

Board Members Present:

- Walter White (WW)
- Jane Hardin (JH)
- Andrew Bedar (AB)
- Jeffrey Dougan (JD)
- Ray Glazier (RG)
- Dawn Guarriello (DG)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

- William Joyce, Compliance Officer, (WJ)
- John High, Assistant Legal Counsel and Director of External Affairs, DPL (JH)
- Karen Brann, Program Coordinator (KB)

Members not present:

- David Johnson (DJ)

WW, JD, PM, JH, AB, HR, DG

The Chair opened the meeting.

Incoming Case Review:

1. New Multi Family, 227 Havre Street, East Boston, V19-034

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Sent in updated plans. New three unit, parking on ground level. Vertical wheelchair boarded at the side. The door swing doesn't work. Swing out.

~~HR motioned to deny the new design and request staff to discuss revised compliant design.~~  
HR withdrew his motion.

*DG motioned to grant on the condition the door swing functions to use both door and lift.*  
*JH seconded, passed unanimously.*

2. Charles River Speedway Headquarters, 1420-1440 Soldiers Field Road, Boston, V19-042  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
PG 7

#2 handrails

*JD motioned to grant as proposed. JH seconded, passed unanimously.*

#1

*JD motioned to grant on the condition there is no exterior hardware on the following doors  
F porch, G porch stair and H vestibule stair. DG seconded, passed unanimously.*

3. Science and Engineering Building, UMass, Dartmouth, V19-057  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

AAB 9

#1, 2, 3 5, 6,

*JD motioned to grant as proposed. JH seconded, passed unanimously.*

#4 ramp slope

*JD motioned to continue for more information to see if a longer ramp can be installed. JH  
seconded, passed unanimously.*

#7 AAB 10

*JD motioned to grant on the condition of an accommodation policy and the policy is reviewed by  
the board. JH seconded, passed unanimously.*

#8

*JD motioned to grant on the condition of an accommodation policy and the policy is reviewed by  
the board. JH seconded, passed*

4. First Baptist Church of New Bedford, 149 William Street, New Bedford, V19-066  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
First Baptist Church V19-066

AAB 6

#1 main entrance to church

*JD motioned to grant on condition all spaces can be accessed by the accessible entrance on and  
all spaces first floor and signage, website language. JH seconded, passed unanimously.*

#2 Wheelchair

*JD motioned to grant on the condition it complies with 28.12.2. DG seconded, passed*

#3

*JD motioned to continue for clarifications of who is the staff and are they employee only, also  
information from the elevator board if they need a variance from elevator board.*

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

*DG seconded, passed unanimously.*

#6

Second floor space

JD motioned to continue on the condition of information related to 2<sup>nd</sup> floor tenant and is it truly only employee space, also an accommodation policy to be approved by the board or submit an affidavit. DG seconded, passed unanimously.

#7 Kitchen

*JD motioned to grant on the condition it is not used for any event or any other purpose.*

*DG seconded, passed unanimously.*

#4 and 5 Narrow Doors

*JD motioned to continue for measurements and pictures of the door and hardware proposed to be use. DG seconded, passed unanimously.*

5. Bunk House, 1885 Main Street, Becket, V19-089

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

New girl's bunkhouse at campground. No accessible bathing rooms. Relief on providing bathroom at new building in exchange on construction of compliant bathing room in central location accessible to both boys and girls.

*JH motioned to schedule a hearing. AB seconded, passed unanimously.*

6. Sidewalks Chatham, Main Street, Chatham, V19-090

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Town sidewalk project. Store entrances of five businesses. Some have steps, slope would help. 9% slopes should have auto door openers. Slope sidewalk up to meet entrance.

*JD motioned to grant on the condition of the 9% slopes near the businesses are encourage to put automatic door openers in at the town's expense. HR Seconded, passed unanimously.*

7. Single Story Retail, 1737 Mass Avenue, Cambridge, V19-091

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovated entrance to store. Seeking relief for their design. 9.9%

*JD motioned to grant on the condition of an automatic door opener to be provided adjacent to a flat sidewalk. JH seconded, passed unanimously.*

8 Summit Dental Care, 535 Worcester Road, Suite 1, Framingham, V19-092

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovation of toilet room. Commission asked if the toilet be turned 90 degrees to allow better use of the grab bars.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

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*JD motioned to continue and request from the petitioner a design for a fully accessible toilet with detailed cost estimates on infilling and relocating the toilet and pictures.*

*PM seconded, passed unanimously.*

9. Liz's Café, 31 Bradford Street, Provincetown, V19-094

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovation of restaurant, full compliance has been triggered. 56 seats. Petitioner is seeking two variances, entrance and toilet room.

RG arrived

Petitioner proposes a portable ramping system, there is a 7 inch step.

*JH motioned to grant provided that this is a portable ramp, there is language on the website that lets people know there is a portable ramp and how it can be requested, the staff is trained on how to use the portable ramp, and buzzer.*

*JD seconded, HR opposed, RG abstained. Motion passed.*

Bathroom

Might ask for information on a smaller bathroom. They will have to move gas fixtures and plumbing for kitchen and part of the dining room.

~~JD motioned to continue for verification of only needing 1 fixture, cost estimates of converting the two restrooms into one single restroom~~

JD withdrew motion.

*PM motioned to continue for an analysis of alternative plans on a usable bathroom design, including designs that may not fully comply. HR seconded, passed unanimously.*

10. Grace Morgan House, 489 Prospect Street, Methuen, V19-093

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Replacing existing vertical wheelchair lift. Off by 1 ½ inch

*JD motioned to grant. HR seconded, motion passed*

#### Executive Director Position Update

Attorney High provided the Board with an update on DPL's hiring process for the vacant Executive Director position. Attorney High relayed that the agency has formed a hiring committee and asked the Board for the names of the members who would like to participate. The Board declined to provide those names, and instead directed Attorney High to inquire whether a letter sent to DPL senior management from the advocacy community about the position had been responded to. The Board indicated it would provide the names of participants for the hiring committee at its next meeting.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

*HR motioned to continue to the May 6, 2019 meeting and request Attorney High to indicate to DPL that the Board would like a response to the DLC letter and the timing of the interviews.*  
*AB seconded, passed unanimously.*

PM – I request a ramp study and second means of egress study for 1000 Washington Street.

11. Ramp E. Berkeley Street Crossing, East Berkley Street, Boston, V19-095  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Four curb cuts, seeking relief for 1 at 10.7%.  
PM recused herself

*DG motioned to grant. JD seconded, PM abstained, motion passed.*

12. Triton Regional School, 112 Elm Street, Byfield, V19-096  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Relief to install a covered control platform where there is a scoreboard.  
Will provide hookups at accessible level.

*JH motioned to continue for information in regards to the different control locations.*  
*HR seconded, passed unanimously.*

13. New Building, 337 Maverick Street, Boston, V19-098  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
No access at front entrance. Proposes accessible entrance at the rear.

*JD motioned to grant. JH seconded, passed unanimously.*

14. Fitness Center, 321 Speen Street, Natick, V19-099  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
The petitioner is seeking relief to use a LULA between two levels.

*PM motioned to grant. JD seconded, passed unanimously.*

15. Blanchard School, 65 Hartford Street, Uxbridge, V19-100  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
The petitioner requests to waive the two week waiting period.

*PM motioned to waive the two week waiting period. JD seconded, passed unanimously.*

Showers  
Locate controls within ADA zone

*PM motioned to grant. JH second, DG abstained, motion passed.*

16. Wollaston Golf Club, 999 Randolph Avenue, Milton, V19-101  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Request to waive the two week waiting period.

*JD motioned to waive the two week waiting period, PM Seconded*

The petitioner is seeking a two week time variance for completion of elevators.

*PM motioned to grant the time variance, until June 1. JD seconded, passed unanimously.*

17. Roudenbush Community Center, 73 Main Street, Westford, V19-102  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
The petitioner requested to waive the two week waiting period.

*JD motioned to waive the two week waiting period. PM seconded, passed unanimously.*

Playground renovations.

*JD motioned to grant. DG seconded, passed unanimously.*

18. Affidavit  
C & K Components, LLC, 117 Beaver Street, Waltham

*JD motioned to accept the draft affidavit and have it registered at the registry of deeds for book and page number and once registered, a copy is sent to the board and building inspector.  
JH seconded, passed unanimously.*

#### 19. Advisory Opinion

Fire Wall Separating Dwelling Units, DREAM Collaborative, A18-019  
Are these separate buildings.

*HR motioned to find they are separate buildings subject to approval by the city of Boston zoning.  
JH seconded, passed unanimously.*

20. Pavilion tent setup for commencement reception venue, Stonehill College, Mark Trivet, Town of Easton  
Proposed commencement reception venue. Does floor plan meet requirements in 14 and 17 to provide access?

*HR motioned to find it doesn't comply with 521 CMR and would require a variance or made to comply. JD seconded, AB abstained, passed unanimously*

21. Shopping Center for Application of 521 CMR 28, Timothy Wensus, Jensen Hughes  
For structures of this type would they need a variance?

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.  
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~~PM motioned to find this as a shopping center. HR seconded, opposed JD, DG, RG, WW tied, motion failed.~~

*In favor  
HH, PM, JH, AB,*

*Opposed JD, DG, RG, WW*

*JD motioned to find it is not a shopping center or shopping mall.  
DG seconded, PM opposed, motion passed.*

## 22. Advisory Opinion

Elevator pass overridden during non-school hours, Steve Frederickson, City of Beverly

Can they use passes during school hours?

*JD motioned to find the pass system can be used based on security and can use pass during school hours. DG seconded, passed unanimously.*

Second questions - events when open to public should they deactivate the passes so the elevator can be used by anyone?

*GD motioned yes on the second question. JD seconded, passed unanimously.*

23. Existing handrails mounted atop newel posts, Nick Kozlowski, Jensen Hughes  
Is the top handrails grippable. Does this comply?

*JD Motioned to continue for more research information on the regulations, ADA design standards, proposed regulations, and current regulations. DG seconded, passed unanimously.*

RG Left for the Day

AB Left for the Day

## Hearing

1:00 p.m. – Upton Housing Authority, 4 Hartford Avenue North, Upton (C18-020)

Exhibit #1 Complaint Hearing Package AAB 1-75

Exhibit #2 – pictures and letters from different agencies

Pamela Goodwin, Complainant, 166 Linwood St., #472, Uxbridge (PG)

Elaine O'Donnell, Attorney for Upton Housing Authority (EO)

William Joyce, AAB Compliance Officer, (WJ)

Simone Early DHCD

The parties were sworn in by the Chair.

WW, JH, DG, HR, PM (JD recused himself)

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

WJ – The complaint was originally filed on March 16, 2018, walkway and staircase. They corrected the issue at the staircase and sought an advisory opinion on walkway. The board accepted that it was not a walkway. They put up chains and painted the ground. Issued a complaint closed letter. We received an adjudicatory hearing complaint notice from the complainant.

PG – I worked with Jeff Dougan. I have been involved in grievance proceedings with the housing authority. Measured the rail. You will notice on AAB...copies went to independent living center, his boss got it but couldn't be here today. I was sent to Disability Law Center. I took pictures. They told me they didn't have the funding to do it. I have photos and other documents.

Entered Exhibit #2 – pictures and letters from different agencies.

EO- I haven't seen any of these exhibits.

PG- letter from a person lived at the housing, she couldn't be her. PG - read part of the letter. Local building inspector, is married to director of Upton housing authority.

WW - The issue before us today is the blocking off of a ramp adjacent to a set of stairs. The other piece is the handrail that was corrected. Additional items are not in front of us.

PG -In my letter I wrote, it was 5 years it was used by people. It is a two-story complex. The only way to park and walk was to use the path by ramp and stairs. I do not want to be blamed, I never dreamed they would not barricade it off from people. AAB 57 what I highlighted is originally designed as part of a storm water system.....we have created blocking off of both ends.....

My photos will show you there are water drainage pipes in the back yard. I never had it filled with water. In 1968 the wasp nest were left. In 2012 there is no spout when it comes off of the mountain behind where we live. Why isn't it gravel and why does it look like a sidewalk.

It was steep. Don't understand why it wasn't a simple fix. Why weren't the stripes put down when they barricaded it. It doesn't make sense that this is the resolution people would be happy with.

WW - on AAB 52 photo of google map. Is this the parking lot you are talking about?

PG - yes

WW- the path does it go behind the buildings?

PG - parking way out here and walk up here and it is the only way to get into this apartment here.

WJ – the area in question is where the pink section is.

WW - in the area in the middle, there is no doo to get into the second level?

EO- the bottom level one set of apts, the back second set. Path.....there are also stairs next to the drainage issue. One can either walk around the back or the ramp to get there.

WW - when was it built?

EO - 1960's drainage in 2012. Improvement project, not intended as a ramp. My understanding of what we are here for is the drainage.

WW – we don't always get the whole picture. In my mind if that is the only way to the second floor, hypothetically if it was built under our regs it would have had an accessible path. Trying to connect how if this is the way to get to second level.....

EO – people access it through the parking area.

WW - prior to project was path there.

EO - yes

WW - you would still have to walk along the path to get to the second level.

WJ - there is no accessible route, have to use stairs.

WW - the only way to get to the back is going up and down this.

EO- it is safer than when it was before.

WW- we have a jurisdictional section.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.



EO – it is not the only way to get to the second floor.  
WJ – they say it is not a path of travel, not subject to 20.  
EO - backed up by AAB 47 and 57  
DG - how you get to upper apartments there is a walkway that connects the parking lot, disconnected by the stairs, C and D buildings.....if it was intended to be drainage why does it connect with same material as walkway? Asphalt does not collect water, it is not porous.  
EO - that was addressed earlier, by the way the housing authority blocked it off.  
DG - it should have been in front of the board  
WJ - if it was a walkway, it would be reducing the level of access.  
EO – it is a concern, it is being explored, housing authority is aware of it.  
DG - it is unclear to me it is connecting two walkways. Is there pavement here before project, if intended to be drainage why connected with similar material to encourage people to use it?  
EO - AAB 48  
PG - I want to also say the cement stairs were decrepit.  
EO - this is Simone Early she is an DHC assistant director of architects.

Simone Early – was sworn in. (SE)

About the drainage there are two drainage systems drainage from hill and from .....they opened it up where the end of the gate is to create a path. Engineers drawing shows drainage path, drainage from hill.....

DG - in my opinion he is making it worse.

HR - before 2012 were any of the residence using the asphalt to get to their units.

EO - I don't know if it was there before 2012, after they did use it.

JH - my first reaction, if I am creating barriers to have more of an inconvenience..... it does look like a walkway. What are we doing to ease access to the units for people.

EO – they are aware of it, it is less of a danger, now the next step is what we do about getting access for others.

PG - the emails that came to Upton housing went to Barbara Marsden she hasn't work since 2011.

EO – in no way did anyone want this to be punitive to anyone?

PM - how can it be fixed short term?

SE – it is steep

PM - DHCD is saying .....once land court is finished they will address it.

Dg – was there a survey done prior to the work? I would be interested in seeing it.

~~HR motioned that the complaint was justified. PM seconded, passed unanimously~~

*HR motioned to take under advisement. JH seconded, passed unanimously.*

2:00 p.m. – Cambridge Orthodontics, 1753 Massachusetts Avenue, Cambridge (V19-021) -  
Variance Hearing

Exhibit #1 – Hearing package AAB 1 – 21

Exhibit #2 – photos

Exhibit #3 first floor access plan

Vernon Woodworth , AKF Code Consultant (VW)

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

The parties were sworn in by the board

WW, DG, HR, JH, PM, JD

WW- history this was an opportunity to have her own practice.

AS - I lost my lease

WW - she discovered that she had to abide by the regulations, her architect failed to advise her.

The plot plan is tight. The porch has difficulties and the front yard doesn't allow for a ramp.

The only thing I could see is to take advantage of this very narrow strip of land.

An important fact is that the owner plans to occupy the second floor, this would provide accessibility through an existing tenant

There is no evidence that there is a need for an accessible bathroom on that floor. Ramp and entrance and bathroom would cost north of \$50,000. My feeling is that the practices in place are not currently serving people with accessibility needs and a ramp in this location would not be optimal. Very difficult tight conditions. There are other psychotherapist nearby.

WW- you are asking not to do the ramp?

WW - correct.

AS – the second floor was just completed, I just moved everything over from the building next door. Paint carpet, temporary walls, I just moved my existing equipment.

WW - it wasn't a fit out.

AS - it was dental office to dental office. I have been there since 2001, the business has been there since 1973. We have never had an issue, have a colleague that offered but I never needed it, there are dental clinics.

Dg - the plan of the ramp is long. It is tight. I can see the dilemma.

HR – when did you realize it needed to be compliant?

AS - they advised me it was dental office to dental office. I found out when I was finishing plans of second floor renovation. It was during the formal architect phase, then we checked with Vernon.

HR - ask the petitioner to remove the front foyer and replace it with a lift of some sort.

VW - the accessibility would only be to the psychotherapy offices not the orthodontics.

Psychotherapy can be done outside of the building, phone, site visits.

HR - is accessibility required

JH - there are a lot of complications.

PM – who owns the building

AS - it is an LLC my husband and I

A beveled piece at the threshold.

PM - there is room to explore the front porch.

JD - when was it constructed?

AS - don't know exactly

JD – on floor plan and AAB 8, I see a square box in the middle, is it a chimney?

DG - it is probably a chimney.

180,000 is the cost of the renovations.

This is only practice.

I would have to ask the patient to meet me at another office.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

*HR motioned to grant both variances, entrance and no bathroom for this use only and information on website and accommodation policy, agreement with associate that they will let you use their office, JH seconded, passed unanimously.*

DJ – what was estimate for cost of restroom renovation?

VW - north of \$50,000.

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

*HR motioned to open Quasi-Judicial Session. JH seconded*

*HR motioned to move out of Quasi-Judicial Session and into public session.*

*PM seconded, passed unanimously.*

24. Pendleton Hall East, Wellesley College, 106 Central Street, Wellesley, V15-129

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

4-8 received status report. 1 item not completed will do it by December.

*JD motioned to accept the status report and granted on the condition signs are installed by 9/1/19. PM seconded, motion passed.*

25. College Field House, Wellesley College, 106 Central Street, Wellesley, V14-140

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Received status report. Two items are over deadline. Completed 12-1-19.

*JH motioned to grant time to 12-1-10 on condition of pictures and progress reports every three months with the first report on 7-1-19 and no further extensions.*

*JD seconded, passed unanimously.*

26. Harborview Hotel, 131 N. Water Street, Edgartown, V18-174

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Amendment request for 1 month time. Elevator completed after May 12019 the opening.

Have a strong accommodation policy.

*JD motioned to grant a time variance until 6-15-9. PM second, passed unanimously.*

27. The Milton Marketplace, 10 Bassett Street, Milton, V17-231

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Received plans for a slightly wider ramp.

If landings are not usable should put in a lift.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

*PM motioned to continue for a revision of test drawing of a ramp with a steeper slope, over 1 in 12 with a landing width of 5 x 5. HR seconded, JD opposed, motion passed*

28. Child Care Center, 114 Western Avenue, Allston, V18-388

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Child sinks

*JD motioned to grant. JH seconded, passed unanimously.*

29. James Otis Elementary, 218 Marion Street, East Boston, V19-043

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Received a question, if put in door at location on lower floor would they meet obligation under 3.3.1b. does it have to go anywhere?

*JD motioned it does not meet the intent of 3.3.1b as an entrance.*

*DG seconded, passed unanimously.*

30. Alta Xmbly, 290 Revolution Drive, Somerville, V19-085

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Received requested information on distribution. Color coded the rooms and gave them numbers. Some multi story units on ground level asking to not have access to the second story.

*JD Motioned to continue for a distribution plan including balcony.*

*JH seconded, passed unanimously.*

31. E+ Mission Hill, 77-81 Terrace Street, Boston, V19-086

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Distribution of group 1 and group 2 location near elevator.

Providing 10% group 2 units.

*HR motioned to grant relief to 521 CMR 20.2 and accept the design proposals as presented.*

*DG seconded, PM abstained, motion passed.*

3:00 p.m. – Texas Roadhouse, 210 Russell Street, Hadley (V18-348) – C17-072 Variance Hearing

Exhibit #1 Hearing Package AAB 1- 52

Andy Bristol, STAVROS, on telephone for Joe Tringali

William Joyce, AAB

No representatives from Texas Roadhouse attended.

Parties were sworn in by the Chair

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WW, DG, HR, JH, PM, JD

WJ – The complaint was filed by STAVROS, violations in 2-2018. A variance application was submitted, addressing all violations but 1, the raised booths.

Counters at bar, handrails, protruding objects are being addressed. The raised booths are what is going to be discussed today.

*JD motioned to find in favor of the complainant. PM seconded, passed unanimously.*

A. Bristol - we can check out things they say they have corrected. Did a field visit a long time ago.

*HR motioned to continue the hearing and reschedule for another date.*

*PM seconded, passed unanimously.*

A Bristol - clarified that the address is 280 Russell Street, Hadley.

WW - called Mark Cipiano, Napoli Hadley, LLC

32. Ramps Multiple Streets, Methuen, V19-049

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Packeted case.

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

33. Eight Stories, 14 Beacon Street, Boston, V19-084

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Packeted case.

AAB 8 condition 1 North Stair

*JD motioned to grant on all variances on condition 1 North Stair except 27.3 deny on 27.3 with signage on top and bottom of stairs indicating where the elevators are.*

*JH seconded, passed unanimously.*

Condition 2 South Stair– head room, stairs, no handrails

*JD motioned to grant on all variances on condition 2 on the condition of appropriate directional and safety signage indicating no head room and winder stairs HR seconded, passed unanimously.*

34. Case Estates Legacy Trail, Paths/Walkways, 133 Wellesley St., Weston, V19-079

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Packeted case.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

AAB 9

*JD motioned to continue for staff to get clarification on chip seal surface for compliance with 521. HR seconded, passed unanimously.*

All other variances

*JD motioned to Grant on the condition trail head signs 7.4.11 signage are approved by the AAB. DG seconded, RH opposed, motion passed.*

Matters not reasonably anticipated 48 hours in advance of meeting

35. Spice Lofts, 141 West Second Street, Boston, V19-025

Construction of a roof deck. Previously continued for a study on an incline wheelchair lift. The petitioner submitted additional information on an incline lift. Staircase is not wide enough.

*JD motioned to deny and keep the hearing for May 6, 2019. HR seconded passed unanimously*

36. Truth Organic Spa, 55 North Main Street, North Grafton, V18-331

The Board reviewed the draft written decision to be issued for Truth Organic Spa.

Matters not reasonably anticipated 48 hours in advance of meeting.

Spice Lofts, 141 West Second Street, Boston, V19-025

Truth Organic Spa, 55 North Main Street, North Grafton, V18-331

Adjourn 5:00 p.m.

Exhibits

Bunk House, 1885 Main Street, Becket, V19-089

Exhibit – Variance Application and associated documents

Sidewalks Chatham, Main Street, Chatham, V19-090

Exhibit – Variance Application and associated documents

Single Story Retail, 1737 Mass Avenue, Cambridge, V19-091

Exhibit – Variance Application and associated documents

Summit Dental Care, 535 Worcester Road, Suite 1, Framingham, V19-092

Exhibit – Variance Application and associated documents

Grace Morgan House, 489 Prospect Street, Methuen, V19-093

Exhibit – Variance Application and associated documents

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Liz's Café, 31 Bradford Street, Provincetown, V19-094  
Exhibit – Variance Application and associated documents

Ramp E. Berkeley Street Crossing, East Berkley Street, Boston, V19-095  
Exhibit – Variance Application and associated documents

Triton Regional School, 112 Elm Street, Byfield, V19-096  
Exhibit – Variance Application and associated documents

New Building, 337 Maverick Street, Boston, V19-098  
Exhibit – Variance Application and associated documents

Fitness Center, 321 Speen Street, Natick, V19-099  
Exhibit – Variance Application and associated documents

Blanchard School, 65 Hartford Street, Uxbridge, V19-100  
Exhibit – Variance Application and associated documents

Wollaston Golf Club, 999 Randolph Avenue, Milton, V19-101  
Exhibit – Variance Application and associated documents

Roudenbush Community Center, 73 Main Street, Westford, V19-102  
Exhibit – Variance Application and associated documents

College Field House, Wellesley College, 106 Central Street, Wellesley, V14-140  
Exhibit – Variance Application and associated documents

Schneider Ctr. Building Hall Link, Wellesley College, 106 Central Street, Wellesley, V14-141  
Exhibit – Variance Application and associated documents

Pendleton Hall East, Wellesley College, 106 Central Street, Wellesley, V15-129  
Exhibit – Variance Application and associated documents

Three Story Building, 233 Cochituate Drive, Framingham, V17-020  
Exhibit – Variance Application and associated documents

The Milton Marketplace, 10 Bassett Street, Milton, V17-231  
Exhibit – Variance Application and associated documents

Harborview Hotel, 131 N. Water Street, Edgartown, V18-174  
Exhibit – Variance Application and associated documents

Child Care Center, 114 Western Avenue, Allston, V18-388  
Exhibit – Variance Application and associated documents

New Multi Family, 227 Havre Street, East Boston, V19-034  
Exhibit – Variance Application and associated documents

Charles River Speedway Headquarters, 1420-1440 Soldiers Field Road, Boston, V19-042

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.  
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Exhibit – Variance Application and associated documents

James Otis Elementary, 218 Marion Street, East Boston, V19-043

Exhibit – Variance Application and associated documents

Ramps Multiple Streets, Methuen, V19-049

Exhibit – Variance Application and associated documents

Science and Engineering Building, UMass, Dartmouth, V19-057

Exhibit – Variance Application and associated documents

First Baptist Church of New Bedford, 149 William Street, New Bedford, V19-066

Exhibit – Variance Application and associated documents

Eight Stories, 14 Beacon Street, Boston, V19-084

Exhibit – Variance Application and associated documents

Alta Xmbly, 290 Revolution Drive, Somerville, V19-085

Exhibit – Variance Application and associated documents

E+ Mission Hill, 77-81 Terrace Street, Boston, V19-086

Exhibit – Variance Application and associated documents

#### Advisory Opinion

Fire Wall Separating Dwelling Units, DREAM Collaborative, A18-019

Elevator pass overridden during non-school hours, Steve Frederickson, City of Beverly

Existing handrails mounted atop newel posts, Nick Kozlowski, Jensen Hughes

Pavilion tent setup for commencement reception venue, Stonehill College, Mark Trivet, Town of Easton

Shopping Center for Application of 521 CMR 28, Timothy Wensus, Jensen Hughes

#### Affidavit

C & K Components, LLC, 117 Beaver Street, Waltham

Upton Housing Authority, 4 Hartford Avenue North, Upton (C18-020)

Exhibit #1 Complaint Hearing Package AAB 1-75

Exhibit #2 – Pictures and letters from agencies

Cambridge Orthodontics, 1753 Massachusetts Avenue, Cambridge (V19-021)

Exhibit #1 – Hearing package AAB 1 – 21

Exhibit #2 – Photos

Exhibit #3 - First floor access plan

Texas Roadhouse, 210 Russell Street, Hadley (V18-348)

Exhibit #1 Hearing Package AAB 1- 52

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