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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

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

Board Meeting Minutes – April 26, 2021
Teleconference

This meeting was open to the public and began approximately 9:04 AM.

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)

Patricia Mendez – Vice Chair (PM)

Andrew Bedar (AB)

Jeffrey Dougan (JD)

Mary Mahon McCauley (MM)

David Johnson (DJ)

Elizabeth Myska (EM)

Meaghan O'Brien (MO)

Ana Julian (AJ)

Division of Professional Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, AB, MM, JD, DJ, MO, EM, AJ

1. 9:05 AM V21-051 Various Streets, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant on the conditions laid out by BCIL by JD

2nd by PM

By Acclamation/Carried

2. 9:07 AM V21-052 40 South Avenue, Burlington

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on condition that bar is extend to the corner of the wall by DJ



2nd by JD
By Acclamation/Carried

Discussion of Variance 3:

Motion to recognize that variance is not needed as long as T intersection is available on one side of the
bed by JD

2nd by PM
By Acclamation/Carried

3. 9:27 AM V21-053 301 Border Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Grant on Group One kitchen sink depth under usual conditions by JD

2nd by DJ
By Acclamation/Carried

Motion to Deny for Group 2A units by JD

2nd by DJ
By Acclamation/Carried

4. 9:29 AM V21-055 491 Huntington Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by JD

2nd by DJ
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by DJ
2nd by PM
By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant by PM
2nd by DJ
By Acclamation/Carried

9:44 AM DG Departed

5. 9:45 AM V21-056 Tremont Street, Boston

9:47 AM DG Returned

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Packet by DJ
2nd by JD
By Acclamation/Carried

6. 9:50 AM V21-057 429 Cherry Street, Newton

Exhibit – Variance Application and associated documents



WJ presented documentation – Discussion:

Motion to Deny by PM
2nd by DJ
By Acclamation/Carried

9:56 AM 5 Minute Break

7. 10:01 AM V21-054 8 Ashton Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion Deny by PM
2nd by AB
By Acclamation/Carried

8. 10:13 AM V21-058 181 Hillman Street, New Bedford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 and 2:

Motion to Grant on condition that temporary handrails are installed on the wall side in a continuous fashion and signage indicating direction of elevator, Deny outer rail by DJ
2nd by JD
By Acclamation/Carried

Discussion of Variance 3:

Motion to Schedule hearing by PM
2nd by JD
By Acclamation/Carried

9. 10:30 AM V21-059 NE Corner of Metropolitan Ave and Augusts Ave, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant on Condition that hedges are cut back so they are not growing over sidewalk by JD
2nd by DJ
By Acclamation/Carried

10. 10:38 AM V21-060 14 Castle Street, Great Barrington

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Continue for more information on how to make added wheelchair seating on platform conform with companion seat requirement, accurate count of number of seats for entire venue, the plan to add companion seats where applicable, better description of line of sight for row L, and the potential for adding wheelchair space with companion seat at top of closed ramp, including photos and drawings by JD
2nd by PM
By Acclamation/Carried

11. 11:05 AM Hearing declared regarding V21-012 – 250 Franklin Street, Boston:

DG opened the meeting, introduced Board and established procedures. Participants Josh Colantuoni,



Doug Anderson, Gabriel Zavala, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-26 is noted. Mr. Anderson presented application. Comments and additional testimony by Gabriel Zavala, Josh Colantuoni and Michael Muehe.

Discussion and Questions of Variance 1:

Motion to take under advisement by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to take under advisement by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 3-12:

Motion to take under advisement by JD

2nd by DJ

By Roll Call: PM/Y, AB/Y MM/Y, DJ/Y EM/Y, MO/Y, AJ/Y, DG/Y

12:13 PM Lunch Break

12. 1:15 PM Hearing declared regarding V21-027 – 250 114-124 Ferry Street, Everett:

DG opened the meeting, introduced Board and established procedures. Petitioner failed to appear at hearing. Participant Michael Muehe is sworn in. Exhibit #1 – the hearing packet AAB 1-21 is noted. Michael Muehe presented statement on behalf of BCIL.

Discussion and Questions:

Motion to Deny by JD

2nd by PM

By Acclamation/Carried

13. 1:26 PM V21-061 677 Winchester Street, Newton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Packet by JD

2nd by PM

By Acclamation/Carried

14. 1:28 PM V21-062 134-136 Magazine Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant as proposed by JD

2nd by AJ

By Acclamation/Carried

15. 1:31 PM V21-063 280 Main Street, Amherst

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to uphold previous variance granted on the condition that previous conditions, as well as the 6 conditions requested by the Amherst Disability Access Advisory Committee in their April 22, 2021 notice by JD

2nd by PM



By Acclamation/Carried

16. 1:45 PM Discussion of Wellesley Memorandum of Understanding Draft
Exhibit – Wellesley Draft MOU
WJ presented documentation – Discussion:

17. 2:00 PM Hearing declared regarding V20-026 – 61 Whig Street, Dennis:
DG opened the meeting, introduced Board and established procedures. Participants Diane Rochelle, Maria Raber, and Thomas O'Connor are sworn in. Exhibit #1 – the hearing packet AAB 1-48 is noted. Maria Raber presented application. Comments and additional testimony Diane Rochelle and Thomas O'Connor.
Discussion and Question of Variance 1:

Motion to take under advisement by DJ
2nd by JD
PM/Y, AB/Y, JD/Y, DJ/Y, EM/Y, MO/Y, AJ/Y

3:06 PM 5 Minute Break

18. 3:12 PM Continued discussion of draft of Wellesley Memorandum of Understanding
Exhibit – Wellesley Draft MOU
WJ presented documentation – Discussion:

Motion to Schedule hearing by JD
2nd by PM
By Acclamation/Carried

19. 3:18 PM V21-042 and V21-046 90 Old Main Street, Dennis and Main Street and Broadway,
Somerville
Exhibit – Variance Applications and associated documents
WJ presented documentation – Discussion:
Motion to Table both variance requests by JD
2nd by PM
By Acclamation/Carried

20. 3:21 PM V21-033 45 Dorset Street, Dorchester
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion:
Motion to request more info for feasibility of installing LULA lift with sliding door by PM
2nd by JD
By Acclamation/Carried

21. 3:32 PM V21-037 150 St. Botolph Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Deny by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 2:
Motion to Deny by JD
2nd by PM



By Acclamation/Carried

Discussion of Variance 3:

Motion to Continue for information on first floor plans, compliance options that could be considered for making front main entrance accessible by ramp or other means by JD

2nd by DJ

By Acclamation/Carried

22. 3:38 PM V21-016 47 Leavitt Street & 34 Peabody Street, Salem

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to schedule hearing by PM

2nd by DJ

By Acclamation/Carried

23. 4:00 PM Advisory Opinion – The Reserve At Burlington

Exhibit – Advisory Opinion Request

WJ presented documentation – Discussion

Motion to consider Group 1 units under 2.5.1 521 CMR as equivalent or better by JD

2nd by DJ

By Acclamation/Carried

24. 4:15 PM Advisory Opinion – Canopy Walk

Exhibit – Advisory Opinion Request

WJ presented documentation – Discussion

Motion to consider canopy walk as play equipment and no variance is needed by JD

2nd by AJ

By Acclamation/Carried

25. 4:18 PM Advisory Opinion – City of Taunton Smart Rule Level

Exhibit – Advisory Opinion Request

WJ presented documentation – Discussion

Motion to accept measurements using a smart rule level that have a .2 degree level of measurement or lower by JD

2nd by DJ

By Acclamation/Carried

26. 4:26 PM Documents to Approve

Exhibit – Decisions and Minutes

WJ presented documentation – Discussion

Motion to Accept minutes and decisions from March 22, 2021 by JD

2nd by DJ

By Acclamation/Carried (Present: PM/Y, AB/Y, JD/Y, DJ/Y, EM/Y, MO/Y, AJ/Y)

Motion to Accept Woods Hole Market & Provisions, 87 Water Street, Woods Hole (V21-025)

Decision by JD

2nd by PM

By Acclamation/Carried



Motion to Accept Espaillat Mills, 225 Broadway St., ste 221, Methuen, MA 01844 (V21-002)
Decision by JD
2nd by PM
By Acclamation/Carried

Motion to Accept Stow Town Hall, 375 Great Road, Stow (V21-007) Decision by JD
2nd by PM
By Acclamation/Carried

27. 4:32 PM Continued Deliberation of hearing V20-026 61 Whig Street, Dennis
Exhibit – Hearing packet AAB 1-48
Discussion:

Motion to Deny by MM
2nd by DJ
By Acclamation/Carried

28. 4:40 PM Continued Deliberation of hearing V21-012 250 Franklin Street, Boston
Exhibit – Hearing packet AAB 1-26
Discussion of 20.1 (McKinley Room):

Motion to Grant as proposed by JD
2nd by EM
By Acclamation/Carried

Discussion of 17.5 (Reserve Terrace):

Motion to Grant as proposed by JD
2nd by DJ
By Acclamation/Carried

Discussion of 17.5 (Reserve Dining Area and Terrace):

Motion to Grant as proposed by JD
2nd by DJ
By Acclamation/JD

Discussion of 26.6.3 (Door Pull Side Clearance):

Motion to Deny by JD
2nd by DJ
By Acclamation/Carried

Discussion of 26.6.5 (Pocket Doors):

Motion to Grant on the condition a cut sheet is provided for door hardware by PM
2nd by DJ
By Acclamation/Carried

Discussion of 39.4 (Location of Controls and Receptacles):

Motion to Grant by MM
2nd by PM
By Acclamation/Carried

5:02 PM DG departed, PM assumes chair



Discussion of Variance 44.6.2e (Mixing Valve Location for Shower), 44.6.2c (Shower Seat Depth) 44.6.2a (Shower Width):

Motion to Grant by JD
2nd by AJ
By Acclamation/Carried

Discussion of 39.4 (Bedroom Controls Location):

Motion to Grant by JD
2nd by AB
By Acclamation/Carried

Discussion of 44.4.1 (Toilet Front Clearances):

Motion to Grant on condition that guest room 453 is included in accommodation policy
2nd by JD
By Acclamation/Carried

Discussion of 44.4.4 (Toilet Rear Grab Bars):

Motion to Grant by JD
2nd by DJ
By Acclamation/Carried

Discussion of 44.6.1c (Lower Grab Bars):

Motion to Grant by JD
2nd by AB
By Acclamation/Carried

Discussion of 44.6.1f (Tub Mixing Valve Location):

Motion to Deny by JD
2nd by DJ
By Acclamation/Carried

Discussion of 20.1 (Mezzanine Dining in Restaurant):

Motion to Grant on the condition of no private functions and for this use only by DJ
2nd by JD
By Acclamation/Carried

29. 5:32 PM Discussion of status update of new regulations for 521 CMR

5:35 PM End of meeting noted

Respectfully submitted,
Bradley Souders, Office Support Specialist II

Items Postponed until 5/10/2021:

- 2 Story Office Building, 299 Main Street, Wilmington (V17-092)
- Suzuki School of Newton, 1615 Beacon Street, Waban (V18-086)



- Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)
- Residential Development, 370-380 Harrison Avenue, Boston (V19-284)
- Alpha Tau Gamma, 118 Sunset Avenue, Amherst (V19-301)
- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160)
- Coolidge Corner Theatre, 280-290 Harvard Street, Brookline (V20-165)
- Commercial Building, 17 Chestnut Street, Arlington (V21-015)
- Curb Cuts, Broadway at Pleasant and Osgood Streets, Methuen (V21-019)
- Decisions and Minutes
 - April 5, 2021 Meeting Minutes

Exhibits

- Sidewalks and Streets, Various Streets, Somerville (V21-051)
 - Exhibit – Variance Application and associated documents
- Extended Stay America, 40 South Avenue, Burlington (V21-052)
 - Exhibit – Variance Application and associated documents
- 64 Unit Residential, 301 Border Street, Boston (V21-053)
 - Exhibit – Variance Application and associated documents
- Hemenway Apartments, 491 Huntington Avenue, Boston (V21-055)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Tremont Street, Boston (V21-056)
 - Exhibit – Variance Application and associated documents
- The Eliot Condominium, 429 Cherry Street, Newton (V21-057)
 - Exhibit – Variance Application and associated documents
- 6 Unit Residential, 8 Ashton Street, Boston (V21-054)
 - Exhibit – Variance Application and associated documents
- Hillman Street Complex, Building 9, 181 Hillman Street, New Bedford (V21-058)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, NE Corner of Metropolitan Ave and Augusts Ave, Boston (V21-059)
 - Exhibit – Variance Application and associated documents
- Mahaiwe Performing Arts Center, 14 Castle Street, Great Barrington (V21-060)
 - Exhibit – Variance Application and associated documents
- Langham Hotel, 250 Franklin Street, Boston (V21-012)
 - Exhibit #1 – Hearing packet AAB 1-26
- Mixed Use Building, 114-124 Ferry Street, Everett (V21-027)
 - Exhibit #1 – Hearing packet AAB 1-21
- Coleman House, 677 Winchester Street, Newton (V21-061)
 - Exhibit – Variance Application and associated documents
- Congregation Eitz Chayim, 134-136 Magazine Street, Cambridge (V21-062)
 - Exhibit – Variance Application and associated documents
- Emily Dickinson Homestead, 280 Main Street, Amherst (V21-063)
 - Exhibit – Variance Application and associated documents
- Wellesley Memorandum of Understanding Draft
 - Wellesley Draft MOU
- West School House, 61 Whig Street, Dennis (V20-026)
 - Exhibit #1 – Hearing packet AAB 1-48
- Jericho Historical Building, 90 Old Main Street, Dennis (V21-042)
 - Exhibit – Variance Application and associated documents
- Curb Cuts GLX, Main Street and Broadway, Somerville (V21-046)
 - Exhibit – Variance Application and associated documents
- 45 Dorset Street Apartments, 45 Dorset Street, Dorchester (V21-033)



- Exhibit – Variance Application and associated documents
- 5 Story Residential, 150 St. Botolph Street, Boston (V21-037)
 - Exhibit – Variance Application and associated documents
- The Lighthouses, 47 Leavitt Street & 34 Peabody Street, Salem (V21-016)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion – The Reserve at Burlington
 - Exhibit – Advisory Opinion Request
- Advisory Opinion – Canopy Walk
 - Exhibit – Advisory Opinion Request
- Advisory Opinion – City of Taunton Smart Rule Level
 - Exhibit – Advisory Opinion Request
- Decisions and Minutes
 - Exhibit – March 22, 2021 Meeting Minutes
 - Exhibit – Garvey Hall Bldg 16, One Armory Square, Springfield (V20-221) Decision
 - Exhibit – Lab Building, 325 Binney Street, Cambridge (V20-234) Decision
 - Exhibit – 37 Union Street Apartments, 37 Union Street, Attleboro (V21-005) Decision
 - Exhibit – Stow Town Hall, 375 Great Road, Stow (V21-007) Decision
 - Exhibit – Espaillat Mills, 225 Broadway St., ste 221, Methuen, MA 01844 (V21-002) Decision
 - Exhibit – Woods Hole Market & Provisions, 87 Water Street, Woods Hole (V21-025) Decision

