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KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

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

1000 Washington Street • Boston • Massachusetts • 02118

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS
REGULATION

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

Board Meeting Minutes – April 5, 2021
Teleconference

This meeting was open to the public and began at approximately 9:05 AM.

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice-Chairperson (PM)
Mary Mahon McCauley (MM)
Jeffrey Dougan (JD)
Raymond Glazier (RG)
Elizabeth Myska (EM)
Meaghan O'Brien (MO)
Ana Julian (AJ)

DG opened the meeting for Roll Call:
PM, JD, EM, MO, AJ

Division of Professional Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
James Plotkin – Legal Counsel (JP)
Bradley Souders –Office Support Specialist (BS)

1. 9:08 AM V20-224 957 Broadway, Revere
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion:
Motion to Grant as proposed by PM
2nd by JD
By Acclamation/Carried

9:11 AM MM Arrived

2. 9:13 AM V21-037 150 St. Botolph Street. Braintree
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion:
Motion to Packet by JD
2nd by EM
By Acclamation/Carried





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3. 9:19 AM V21-038 648 Beacon Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant on the condition that the stairs meet all other requirements under 521 CMR, installation of directional signage pointing to where the elevator is located, and warning signs indicating west stair has winders by JD

2nd by PM

By Acclamation/Carried

4. 9:27 AM V21-039 25 Thompson Place, Boston

PM recused for this hearing

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant on the condition that petitioner provides drawings of the proposed temporary ramp, policy of how the ramp is going to be used, and information on how the staff will be trained. Relief will expire after the current state of emergency expires by JD

2nd by AJ

By Acclamation/Carried

5. 9:32 AM V21-040 1321 Boylston Street, Boston

PM recused for this hearing

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

9:33 AM RG Arrived

Motion to Continue to request more information about planned street seating, request information on use of non-compliant picnic tables, number of total tables, number of accessible seats/tables, where these seats will be located, the design plans of the ramp, and policy for how it will installed and used by staff by JD

2nd by EM

By roll call JD/Y, RG/A, EM/Y, MO/Y, AJ/Y, DG/Y

6. 9:37 AM V21-042 90 Old Main Street, Dennis





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Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Packet by PM

2nd by JD

By Acclamation/Carried

7. 9:41 AM V21-043 163 Cambridge Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Continue in order for petitioner to provide drawings with better resolution for Board's review, and requiring petitioner to identify which portion of the ramp is non-compliant by JD

2nd by RG

By Acclamation/Carried

8. 9:50 AM V21-044 171 Goddard Avenue, Brookline

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant until August 31, 2022 on condition that petitioner confirms there is no unique programming being held in that space, including the art room identified in the plans, until elevator comes into service by JD

2nd by EM

By Acclamation/Carried

9. 10:02 AM V21-045 80 Prospect Street, Gloucester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Deny by RG

2nd by MM

By Acclamation/Carried

10. 10:03AM V21-046 Main Street and Broadway, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Packet by PM

2nd by RG

By Acclamation/Carried





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11. 10:04 AM V21-047 119 Berkeley Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant on condition of directional signage by JD

2nd by RG

By Roll Call: MM/Y, PM/Y, RG/Y, EM/Y, MO/Y, AJ/Y

10:24 AM 10 minute break

12. 10:34 AM V21-048 45 Traders Way, Salem

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant request for Group 1 units on condition that language is included in lease that allows for swap within 30 days of receipt of the request and to deny in Group 2 units by JD

2nd by PM

By Acclamation/Carried

13. 10:39 AM V21-049 59 Fountain Street, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant on condition that directional signage is provided indicating elevator access and warning sign that winders are present by JB

2nd by RG

By Acclamation/Carried

14. 10:44 AM V21-050 12 Pope Street, Salem

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion on Variance 1:

Motion to Continue in order to request cost estimate and proposed solutions by JD

2nd by PM

By Acclamation/Carried

WJ presented documentation – Discussion on Variance 2:

Motion to Continue for all stairs in order for petitioner to identify stairs in their provided drawings and provide clarification if stairs are egress only and what hardware will be present outside of the stairs by JD

2nd by RG

By Acclamation/Carried





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WJ presented documentation – Discussion on Variance 3:

Motion to Continue in order for petitioner to provide alternative plans for alternate pull lever, provide relocation cost estimates, and alternate solutions for relocating by JD

2nd by RG

By Acclamation/Carried

WJ presented documentation – Discussion on Variance 4:

Motion to Grant on condition that motion sensor is installed that will activate light

2nd by PM

By Acclamation/Carried

15. 11:03 AM Hearing declared regarding V21-007 – 375 Great Road, Stow:

DG opened the meeting, introduced Board and established procedures. Participants Don Mills and Douglas Hyde are sworn in. Exhibit #1 – the hearing packet AAB 1-105 is noted. Mr. Mills presented application. Comments and additional testimony by Craig Martin and Doug Hyde. Doug Mills's PowerPoint presentation is noted and accepted as Exhibit #2. Discussion and Questions:

Motion to take under advisement by JD

2nd by RG

By Acclamation/Carried

11:58 AM Lunch Break

16. 1:07 PM Hearing declared regarding V21-002 – 225 Broadway Street, Methuen

DG opened the meeting, introduced Board and established procedures. Participant Juliana Aquino and translator Natalie Tejada are sworn in. Exhibit #1 – the hearing packet AAB 1-23 is noted. Ms. Aquino presented application. Ms. Aquino's email with cost estimates is noted and accepted as Exhibit #2. Emailed screen shot of petitioner's bank statement noted and accepted as Exhibit #3. Discussion and Questions:

Motion to take under advisement by MM

2nd by RG

By Acclamation/Carried

1:58 PM 2 Minute Break

17. 2:07 PM Hearing declared regarding V21-025 – 87 Water Street, Woods Hole

DG opened the meeting, introduced Board and established procedures. Participants Bill Roslansky, Branch Parrish, and Michael Connolly are sworn in. Exhibit #1 – the hearing packet AAB 1-59 is noted. Letter from Falmouth Commission on Disabilities member Kathleen Haynes noted and accepted as Exhibit #2. Michael





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Connolly presented application. Additional comments and testimony provided by Bill Roslansky and Branch Parrish. Discussion and Questions on Variance 1:

Motion to Grant on condition that this relief is for the current owner and current use of the property only, that accessible tables be provided inside and outside, and information posted on website indicating that second level is not accessible and the location of accessible seats on first floor by JD
2nd by PM
By Acclamation/Carried

Discussion and Questions on Variance 2:

Motion to Grant on condition that auto door opener is installed, directional signage installed indicating where the accessible route is, and this information is posted on website by JD
2nd by JD
By Roll Call PM/Y, MM/Y, RG/Y, EM/Y, MO/Y, AJ/Y

18. 3:01 PM V21-007 375 Great Road, Stow

Continuation of Board discussion of hearing V21-007

Discussion of Variance 1:

Motion to Grant as proposed on condition of directional signage posted and accessible entrance information is added to website by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 2:

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

19. 3:08 PM V21-002 225 Broadway Street, Methuen

Continuation of Board discussion of hearing V21-002

Discussion of Variance:

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

20. 3:14 PM V21-009 280 Locke Drive, Marlborough

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:





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Motion to Grant temporary relief until 1/3/2022, on condition that signage and materials are provided showing where entrance is located and that at least 2 accessible parking spaces are provided in the parking lot closest to the accessible entrance by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by JD

2nd by RG

By Acclamation/Carried

21. 3:27 PM V21-018 Multiple Streets, Boston

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

WJ presented documentation – Discussion of Variance 2:

Motion to Continue to request measurement of slope at 15 foot alternative instead of the 10 foot measurement provided by JD

2nd by PM

By Acclamation/Carried

WJ presented documentation – Discussion of Variance 3:

Motion to Grant as proposed by JD

2nd by PM

By Acclamation/Carried

WJ presented documentation – Discussion of Variance 4-6:

Motion to Continue for petitioner to provide actual slope measurements for ramps 19315, 22688, and 23819 by JD

2nd by PM

By Acclamation/Carried

22. 3:39 PM Status Update of new 521 CMR regulations

Discussion of status of new edition of 521 CMR





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Motion to schedule time on June 7 from 2-4 PM in order for the Board to listen to public comments on the process of adopting new 521 CMR regulations by JD

2nd by RG

By Acclamation/Carried

23. 3:47 PM V21-100 and V21-101 Multiple Streets, Boston

PM Recused

Exhibit – Status Report

WJ presented documentation – Discussion of Variance

Motion to Accept Status Reports on condition that Board staff reiterates that this report is due to the Board monthly by JD

2nd by EM

By Acclamation/Carried

3:49 PM DG left meeting, PM assumes chair

24. 3:50 PM V21-011 164 Lexington Avenue, Billerica

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance #6

Motion to Grant by JD

2nd by EM

By Acclamation/Carried

WJ presented documentation – Discussion of Variance 9:

Motion to Grant by JD

2nd by EM

By Acclamation/Carried

25. 4:02 PM V21-016 47 Leavitt and 34 Peabody Street, Salem

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by RG

By Acclamation/Carried





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26. 4:06 PM V21-021 212 Western Avenue, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by RG

By Acclamation/Carried

27. 4:10 PM V21-023 28 Exeter Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by RG

2nd by MM

By Acclamation/Carried

28. 4:15 PM V21-024 10 Winthrop Square, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by RG

By Acclamation/Carried

29. 4:21 PM Advisory Opinion – Island Creek Oysters

Exhibit – Advisory Opinion request by Island Creek Oysters

WJ presented documentation – Discussion of Advisory Opinion:

Motion that if it's an employee only space then it is not required to comply with 521 but these spaces should be clearly noted in building plans for future reference by JD

2nd by RG

By Acclamation/Carried

30. 4:34 PM Approval of Decisions

Exhibit – Banyan Bar Decision

WJ presented documentation – Discussion

Motion to Accept decision by JD

2nd by EM

By Acclamation/Carried





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31. 4:38 PM Decisions and Minutes to approve

Exhibits – V20-221 Decision, V20-234 Decision, V21-005 Decision, March 22, 2021 Meeting Minutes

WJ presented documentation – Discussion

Motion to table until 4/26/2021 by JD

2nd by EM

By Acclamation/Carried

4:45 PM End of Meeting noted

Respectfully Submitted,

Bradley Souders
Office Support Specialist II

Exhibits

- Tabernaculo Evangelico, 957 Broadway, Revere (V20-224)
 - Exhibit – Amended Variance Application and associated documents
- 5 Story Residential, 150 St. Botolph Street, Braintree (V21-037)
 - Exhibit – Variance Application and associated documents
- Kenmore Square Building 9, 648 Beacon Street, Boston (V21-038)
 - Exhibit – Variance Application and associated documents
- bartaco, 25 Thompson Place, Boston (V21-039)
 - Exhibit – Variance Application and associated documents
- Eventide Fenway, 1321 Boylston Street, Boston (V21-040)
 - Exhibit – Variance Application and associated documents
- Jericho Historical Building, 90 Old Main Street, Dennis (V21-042)
 - Exhibit – Variance Application and associated documents
- Panda Bilingual Child Care, 163 Cambridge Street, Cambridge (V21-043)
 - Exhibit – Variance Application and associated documents
- Park School, 171 Goddard Avenue, Brookline (V21-044)
 - Exhibit – Variance Application and associated documents
- Wesley Condominium, 80 Prospect Street, Gloucester (V21-045)
 - Exhibit – Variance Application and associated documents
- Curb Cuts GLX, Main Street and Broadway, Somerville (V21-046)
 - Exhibit – Variance Application and associated documents





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- 23 Unit Residential, 119 Berkely Street, Boston (V21-047)
 - Exhibit – Variance Application and associated documents
- Traders Way, 45 Traders Way, Salem (V21-048)
 - Exhibit – Variance Application and associated documents
- Bancroft Building, 59 Fountain Street, Framingham (V21-049)
 - Exhibit – Variance Application and associated documents
- Salem Heights, 12 Pope Street, Salem (V21-050)
 - Exhibit – Variance Application and associated documents
- Hearing – Stow Town Hall, 375 Great Road, Stow (V21-007)
 - Exhibit #1 – AAB hearing packet 1-105
 - Exhibit #2 – Doug Mills's PowerPoint presentation
- Hearing – Espaillat Mills, 225 Broadway St., ste 221, Methuen, MA 01844 (V21-002)
 - Exhibit #1 – AAB hearing packet 1-23
 - Exhibit #2 – Petitioner's cost estimates via email
 - Exhibit #3 – Petitioner's bank statement via email
- Hearing – Woods Hole Market & Provisions, 87 Water Street, Woods Hole (V21-025)
 - Exhibit #1 – AAB hearing packet 1-59
 - Exhibit #2 – Letter from Falmouth Commission on Disabilities member Kathleen Haynes
- NEIA, 280 Locke Drive, Marlborough (V21-009)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Multiple Street, Boston (V21-018)
 - Exhibit – Variance Application and associated documents
- COVID-19 Street Seating, Multiple Streets, Boston (V20-100)
 - Exhibit – Status report
- COVID-19 Park Program, Multiple Areas, Boston (V20-101)
 - Exhibit – Status report
- The Val, 164 Lexington Avenue, Billerica (V21-011)
 - Exhibit – Variance Application and associated documents
- The Lighthouses, 47 Leavitt Street and 34 Peabody Street, Salem (V21-016)
 - Exhibit – Variance Application and associated documents
- 212 Eatery, 212 Western Avenue, Cambridge (V21-021)
 - Exhibit – Variance Application and associated documents
- 28 Exeter St AAB Continuance Response (V21-023)
 - Exhibit – Variance Application and associated documents
- Commercial Building, 10 Winthrop Square, Boston (V21-024)





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- Exhibit – Variance Application and associated documents
- Advisory Opinion – Island Creek Oysters
 - Exhibit – Letter requesting advisory opinion
- Approved Decisions
 - Exhibit – Board Decision for Banyan Bar, 553 Tremont Street, Boston (V20-220)
- Items tabled until 4/26/2021:
 - Exhibit – Board Decision for Garvey Hall Bldg 16, One Armory Square, Springfield (V20-221)
 - Exhibit – Board Decision for Lab Building, 325 Binney Street, Cambridge (V20-234)
 - Exhibit – Board Decision for 37 Union Street Apartments, 37 Union Street, Attleboro (V21-005)
 - March 22, 2021 Meeting Minutes

