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KARYN E. POLITO
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JAY ASH
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

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

1 Ashburton Place, Rm 1310 • Boston • Massachusetts • 02108
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-727-0665

JOHN C. CHAPMAN
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

CHARLES BORSTEL
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

THOMAS HOPKINS
EXECUTIVE DIRECTOR

Board Meeting Minutes – April 9, 2018 9:00 a.m.
One Ashburton Place, 21st Floor, Conference Room 3

Present Board Members:

- Walter White (WW)
- Andrew Bedar (AB)
- Jeff Dougan, Massachusetts Office on Disability (JD)
- Ray Glazier (RG)
- Dawn Guarriello (DG)
- Jane Hardin (JH)
- David Johnson (DJ)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

- Thomas Hopkins, Executive Director (TH)
- Karen Brann, Program Coordinator/Clerk for the Board (KB)

Board Members not in Attendance:

- Meeting began approximately 9:00 a.m.
- WW, AB, PM, HR, JH, D Johnson, JD,

Incoming Case Review:

1) New Residential Building, 79-83 Gardner Street, Allston, (V18-067)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New Construction. The description indicates it is an existing building being added to. Seeking 3 variances

*PM Motioned to continue for the Executive Director to meet with petitioner.
HR seconded, passed unanimously.*

2) Peggotty Beach, Scituate, (V18-068)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Town beach. Project is to provide accessibility, season moby mat recreation path. Will provide level landings. 24.2.1 and 24.2.1, 24.1, 24.5

DG arrived

What they are asking for is different from Egypt Beach.

JH motioned to grant as proposed, PM seconded. JD abstained, motion passed.

3) Dugouts Guv Fuller field, 744 Main Street, Falmouth (V18-069)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction of dugouts. Proposed to be constructed below grade. Working on drawings.

Propose slab adjacent to existing dugouts. Section 19 recreational facilities. Raising funds for 2 years to make improvements to the field. Tentative approval for preservation grant.

JD motioned to deny the request and have the petitioner meet with the Executive Director to discuss a ramp option or level, or different variance request to make it more feasible.

HR seconded. David Johnson abstained. Passed unanimously.

4) Five Stories, 65 Meridian Street, Boston, (V18-070)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction, 5 story building. Seeking a variance from 25.1 lifts are proposed for two retail entries and route to elevators. Asking to do 1 lift and a two lift scenario. Ground water issues. Proposing no internal route.

HR motioned to deny. David Johnson seconded, passed unanimously.

DJ Motioned for more information, JD seconded, passed unanimously.

5) Google, 355 Main Street, Cambridge (V18-071)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Existing building office space for Google employees. Renovation.

Close to 30%. Seeking relief for two spiral staircases on floors 9 and 10. Seeking relief from 27.2.

JH motioned to grant as proposed. JD seconded, passed unanimously. RG abstained. Passed

RG Arrived

6) Residential Apartment Building, 75 Concord Street, Framingham (V18-072)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction. 3.2. Residential apt. building with parking garage. Retail spaces as well as lobby. Seeking relief from 32.6.1 and 10.9. Will comply with ADA design standards in the AAB proposed changes.

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

RG motioned to grant JH seconded. Motioned passed unanimously.

7) Lown Institute, 21 Longwood Ave, Brookline (V18-073)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Owner looking at providing vertical access on the second floor common area and handicapped parking space. Asking for no vertical access to second floor. Brookline Commission supports with conditions - automatic door opener, conditions in letter.

JH motioned to grant with the conditions recommended in the March 30, 2018 email from Saralynn Allaire, by the Brookline Commission. AB seconded, passed unanimously.

HR motioned to have the two push button controls, parking and all work finished by May 15, 2018 with pictures sent to the board. AB seconded. Passed unanimously.

8) 2 Story Commercial Building, 49-57 Main Street, Concord (V18-075)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Over 30% seeking relief 25.1 for three tenant spaces. Want to leave entrances as they are and provide side entrance that goes to common corridor that has an elevator to 2nd floor.

Signage at all businesses

JD motioned on the condition that appropriate signage implementation be reviewed and approved by the board for compliance, and with accessibility information on each tenant's websites. JH seconded, passed unanimously.

9) Fine Arts Center Plaza, 151 President's Drive, Amherst (V18-076)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Temporary art installation for approximately 5 months, located in a shipping container. Floor 6" above grade, propose ramps. Doors will be kept open for public. Seeking relief from handrails on entry and exit ramps.

24.8 edge protection explore

JD motioned to grant on condition minimum edge protection is provided, least possible slope be provided, and building inspection ensures it is connected safely and usable. HR seconded, passed unanimously.

10) Charles River Middle School, 6 Old Meadow Road, Dover, (V18-077)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction of basement mechanical room and class rooms. Time request for elevator by June 1, 2018.

*JD motioned to grant with photos of elevator work completed to date.
DG seconded. Passed unanimously.*

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

11) Middlesex Building, University of Amherst, 181 President's Dr., Amherst (V18-078)
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
Exterior ramp and stair to be replaced. Existing pathways. 3.3.1B. ongoing project 22.2.
Walkway width leading to ramp 47” opposed to 48”

JD motioned to grant as proposed. PM seconded. Passed unanimously.

24.3

Propose 36” between rails
Show a design that shows 48”

JD motioned to grant as proposed. RG seconded. HR opposed. Motion passed.

12) St. Joan of Arc Church, 570 Lincoln Street, Worcester (V18-079)
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
First floor and basement is a place of worship. Expansion of alter platform and adding steps to improve safety. 3.3.1a. permit has been issued. Framing of platform and steps have been started. Proposing no access to the altar.

*HR motioned to grant with the condition of adding handrails.
JH seconded, RG opposed. Motion passed.*

13) Cumneck Field, Harvard Athletic Field, 65 N. Harvard Street, Boston (V18-080)
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
Proposes to set up a tent for an outdoor event with a second level. Temporary structure for music festival, second floor VIP area. Event runs May 25 – May 27. No amenities on the second floor just viewing area, all amenities on the first.

JD motioned to deny. RG seconded, passed unanimously.

Argument didn't show tech feasible or excessive cost. VIP space isn't sufficient enough to warrant a variance. If tent can't be made accessible should provide something else.

14) 4 Story Building, 328 Newbury Street, Boston (V18-081)
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
Construction docs have been completed. Original carriage house. Seeking 4 variances.

JD motioned to packet for next meeting. PM seconded, passed unanimously.

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

15) The Club Car, 1 Main Street, Nantucket (V18-082)
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.

PM left the room.

Renovation remodel interior fit out single user toilet room, roof work. Over 30%.
Seeking 5 variances. And allow to open for business with work being done June 1, 2018.

Disability commission wants to do a site visit. They are proposing a ramp on the building.
Change in level in the building. Proposing a ramp. Never been accessible before.

Packet for next meeting.

*JD motioned to allow the petitioner to open on April 23 and work completed on June 1, 2018 as proposed on the condition that the petitioner meets with the commission on disabilities as proposed by Brenda McDonough to review accessibility options.
RG seconded. Passed unanimously.*

JD motioned to include in packet for next meeting. RG seconded,

16) Residences at Forest Hills Station, 3686-3688 Buildings 2 & 3, 3690 Washington Street
Building 1, Jamaica Plain (V18-083)
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
Seek sink depth relief.

JD motioned to grant on the usual conditions. DG seconded, passed unanimously.

17) Old Reading School House, 52 Sanborn Street, Reading, (V18-084)
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
Reconstruction of school to condo with 5 floors. Over 30 % multiple

RG motioned to packed for the next meeting.

18) Advisory Opinion, Howe Engineers
Door requirement in hotel guest room. Existing door into guest room does not provide 80".
We don't require door heights. Protruding object.

*JD motioned that door header is not subject to 20.7 because it is not a protruding object.
RG seconded, passed unanimously.*

19) The Colonial Theatre, 106 Boylston Street, Boston (V17-197)
Exhibit – Variance Application, amended variance and associated documents
Mr. Hopkins presented the Variance Application and associated documents.

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

Seeking amending to change what the Board previously ordered.
We had a hearing and made decisions. The time expired.
One of the handrails is a wall side handrail referred to employee and performer stair.

*JD motioned to include in the packet for reconsideration of reopening.
RG seconded, passed unanimously.*

*PM motioned to ask for site information on brick replacement for the alley side.
JD seconded, passed unanimously.*

Board took a break.

Board came back.

20) 500 Boylston St. & 222 Berkeley St., 500 Boylston St. & 222 Berkeley St., Boston (V18-061)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Reconstruction of public and private sidewalks on abutting streets. 22.3 and 21.1. last meeting voted to packet.

*JD motioned to grant as proposed. AB seconded, passed.
D Johnson was out of room*

21) Chapter House Sigma Alpha Epsilon, 8 Humboldt Ave, Worcester (V18-060)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Over 30%, seeking 10 variance requests.

Section 25 –

RG motioned to grant as proposed on section 25. JD seconded. Passed unanimously.

20.11.2 - emergency egress requirement.

*JD motioned to grant on 20.11.2 on the condition that the AAB staff reviews the proposed ramp.
JH seconded. Passed unanimously.*

Section 27

~~RG motioned to grant on the condition that the nosings be addressed by cover or a filler..~~

RG withdrew motion.

*JD Motioned to continue for more information on section 27.
RG seconded. Passed unanimously.*

*27.2 – JD motioned to continue for more information on 27.2.
AB seconded. Passed unanimously.*

RG motioned to grant on 27.4 as proposed. JD seconded, passed unanimously.

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

28 - *JD motioned to grant as proposed. JH seconded. Passed unanimously.*

44

JD motioned to grant as proposed on section 44. JH seconded, passed unanimously.

26.1,25.6 26.6

JD motioned to grant with the exception of the door to the commercial kitchen in the white house level A. David Johnson seconded. Motion passed unanimously.

~~JD motioned to grant on the time relief until~~
JD withdrew motion

Need more information to see if they are asking for time relief.

22) CBS Scene, 200 Patriot Place, Building B, Foxborough, (V18-059)
Exhibit – Variance Application, amendment to application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
Renovating, 17.5 dining areas to be accessible. Seeking relief to keep 1 dining room at 14”.
They provided ramp drawing and lift drawing. Seating loss revenue. Denied at previous meeting. On April 3 an amendment was sent. We asked if you can see the field. Their answer was no one can see the field. Will be used for 8 seating tables. Not a stage but if used for a stage a ramp will be added.

HR motioned to maintain the original denial. JD seconded, passed unanimously.

23) Greasy Luck, 791-797 Purchase Street, New Bedford, V17-190
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application, status report and associated documents.
Petitioner submitted a status report and request that wall side handrail can be eliminated.
In 2/2/18 decision required compliance for all handrails on all stairs.

*HR motioned to deny the request and reiterate order to install wall side compliant handrails.
RG seconded. Passed unanimously.*

Signage is in place, existing bathrooms are in compliance.

JD motioned to accept their status report. RG seconded, passed unanimously.

24) Savage Field, Clinton V17-295
Exhibit – Variance Application study and associated documents
Mr. Hopkins presented the Variance Application, study and associated documents.
On March 23 submitted what was requested, study on lowering press box, and shorten the ramp.
Petitioner submitted further information to review.

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

The Board broke for lunch.

Hearings

1:15 - Mixed-Use Building, 40 Berkeley Street, Boston (V16-266) - Variance Hearing
Exhibit #1 AAB 1- 43

Doug Anderson, C3 Consultant, Code Consultant (DA)

Erika DeRoche, PCA, Architect (ED)

Morgan Pierson, Mount Vernon Co., Developer/Owner (MP)

All parties were sworn in by the Chair.

WW, RG, JD, JH, PM, AB, HR, DG, D Johnson

DA – Continuation of a case that was heard 2016. Some items arose after started. It was a former YWCA, 7 story building. It was a lodging house for YWCA. Being converted to a hotel. Some have baths some have shared baths. We were in front of the board 9/16. There were a number of variances granted and given to 4/18 to do work. One of the modifications hoping to be done is on AAB 6, illustration on design intent of first floor lobby. Patio is at lower right of plan. Same elevation lower left 63” above the lobby. Was used as a common area when it was the Y. In the corner we were going to put an elevator for vertical access. Once construction started it was discovered that two concrete beams were there. AAB 7 lower picture and row of brick is the elevation of lobby level. Two foot beam. We can’t get an elevator to bypass. On AAB7 there is no head room. Mezzanine level is the l shaped piece. There is no head room. Technology not feasible for elevator in that location. The restaurant will provide a single user rest room where the elevator was supposed to go. The second issue was to provide an elevator root, the third use would be to provide accessible route to patio. Patio can use the restroom. Cannot provide accessible from lobby to lobby staying within this space. Inside the building. Heavy concrete. Physically is not able. The accessible route is on the city sidewalk. It is a flat sidewalk. Patio can access restroom at restaurant level.

Inability to put an elevator in that corner space.

HR – can you describe for me if I was in the lobby in a wheelchair what will the route be to the restaurant. Have to leave the hotel there is a sidewalk there will be assistance guiding people to patio to the lift. Newly constructed sidewalk. We will check cross slope.

HR – what kind of door.

Erika – existing door replacing hardware. Very large wooden door regular push plate on door. Retaining vestibule doors.

HR – Have you thought about an electric door?

Not necessary based on the 5lb push.

ED - Part is concrete, part is brick.

HR – is any of it covered.

ED- just a canopy.

HR- is there a door to get to restaurant.

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

ED - There is a vertical lift available.

Hr – What is the travel distance?

ED – 100 ft. we don't have the distance on the plan. AAB 33 is an older plan. The column spacing is about 12 ft. East west 10ft. Come out the front door and travel the sidewalk and enter the courtyard and travel up to new entrance.

HR - electric door opener. And can you put a covering on that part of the door?

AB –

ED- it is the only place it made sense. The only connection from lobby to restaurant is up a flight off stairs. To the right an existing slab. Concrete beams. We are planning on filling in the intermediate slab level to be the same as the restaurant. There is concrete and it will be hard to cut.

AB – slabs, concrete beam.

PM - Accessible route? Is it in the packet?

DA - AAB 33 is the closest that we have. The front desk is at E14 to the right is the two sets of double doors. The side walk is between columns a and b. Front doors are on the sidewalk. There is a vault under.

ED - it continues out to the curb.

Will have to get some pictures.

Out to column 5-6 enter patio take a right. Get to the entrance the bottom of stairs column 8 f and g is where the lift will be. Mechanical equipment is under the restaurant. Most of the building 1950 some 1800's. This is tight grid spacing. It is on fill, it is on piles. It is tight.

D Johnson - how far are the eye beams?

ED - 9 ft 10 reinforced concrete.

DG - is there an interior stair. Does everyone have to go outside?

ED - where we are infilling we are extending that further and are hoping to have a lobby connection.

DA – AAB6 interior stair goes down up to the restaurant, mezzanine level and basement level.

WW – Vestibule distance between the two sets of doors

DA – 10 feet.

JD_ AAB9 on route 3 I see mitigation hotel will help people. What if everyone used the exterior route?

MP – it would be impactful. The greater number of bathrooms is in the lobby y.

JD - The outside is it a welcoming? Not a back entrance?

DA - the main impact is for people staying at hotel going to restaurant.

RG - any consideration for a stair lift from the lobby to restaurant

ED- we considered it but it would take up the width of the stair. We didn't think it was a fair solution moving people from lobby to restaurant. We could consider. AAB8 – there is a curve stair and to right of the straight stair is the existing connection to the lobby. If we were to install a stair lift it would have to come out past the other three riser stair and impact circulation in the lobby.

DA - there is a landing.

HR Motioned to grant on 28.1 on the condition that there is mitigation that there is appropriate signage inside and outside the building, and the petitioner sends proof of signage to the staff. And strongly consider using door openers for two outside doors, and that over time you will

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

review the bricks on the pathway and make sure they are in good form. D Johnson seconded, RG opposed, motion passed.

DA - the third route we didn't discuss – was from patio to lobby seasonal seating. On AAB 8 entrance on the corner of the building up 3 steps into building, landing and down 3 steps. Slap is 3 ft of concrete. Similar to same issue we just discussed.

DA- last item maneuvering space at beds. Room sizes are fixed. The number of rooms in a hotel is important. Walls are staying the same. There are accessible room AAB 11 room distributions. Ran into that we do not meet provisions for having 36" on both side of the double beds. 7 rooms on aab10. The three different rooms that need relief. Seek relief for those 7 rooms 1 is compliant.

WW – Do you have pictures of the room or a floor plan.
7 rooms, 1 is accessible, 8 total. Total 159 rooms.

HR – When transferring there is usually someone the other side to help. If there is not enough space it is difficult. Ask you to consider there are beds that are 4 inches off the ground. A hooyer lift could fit. Require a manual hooyer lift.

MP – We have a clearance under the bed.

ED - Half the length of the bed is clear and designed to put suitcase under the bed.

H – Hoyer lift is 32, 36 inches wide.

ED- It would be able to work.

DG - what is the alternative do you go to a smaller bed.

MP - I am trying to think of one. The furniture is custom made. Very small spaces.

PM - Instead of a king can you put a full size?

ED- It was looked at. Even with a full, we wouldn't be able to get the 5 on one side and the 3 foot on the other.

DG - I haven't seen a version that considers something smaller. I would be comfortable seeing studies that were done.

WW- The only to make accessible is to combine the rooms. Supplying hooyer lifts would make tem usable.

MP- Happy to provide the hooyer lifts.

Project cost – we are about 12million.

There were phases.

DA - Probably close to 10.

~~JD motioned for the 7 rooms to grant on condition 1 or 2 hooyer lifts be available on request and made clear on website, etc that people needing an accessible room may need to use a hooyer lift~~
~~JH seconded,~~

Pm – can we ask for a study on combining the rooms?

JD withdrew his motion.

JD motioned to continue for an analysis on cost based on making more than 1 room accessible by combining rooms. HR seconded, passed unanimously.

DA - 150 total rooms divided up by room type. 6 room type 4 accessible, the large suite is a one off. 1 king is fully compliant.

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

HR - It depends on if they can combine rooms.

JD Motioned to continue until the study is completed. RG seconded, passed unanimously

25) Savage field Clinton V17-295 - revisit

The Board was given a letter at lunch time. The petitioners are offering a solution to use a portable lift 28.12.2f. We would be granting to use the portable lift with relief from 28.12.2f. Will acquire within 60 days. Open 21st of April. Would like the board to talk to building inspector tomorrow. Accommodation plan on website with the international symbol.

JD motioned to grant on conditions of letting the Board know where the portable lift will be stored, how the lift is requested in advance, and accommodation plan on website notifications to get info and with the international symbol. Clarification of who is going to maintain it and photos of the lift when it is installed and show the board on how it works.

JH seconded passed unanimously.

JD opening day 4/21

Motioned to grant a time variance to June 1 at which time they will provide photos.

PM seconded. Passed unanimously.

JD motioned to have staff reach out to building inspector to say AAB is not opposed to 4/21 opening date. RG seconded. Passed unanimously.

Hearing

2:00 - Retail and Apartments, 1620 Beacon Street, Brookline (V18-018) - Variance Hearing

Exhibit #1 AAB 1 – 44

Exhibit #2 Pictures of intercom system.

Exhibit #3 Letter dated March 27, 2018

Exhibit #4 Further information on signage, pictures of upgrades to date.

Andrew London, Architect for WIMB

Ian Nurse Owner WIMB

Elaine Ober – Brookline Commission on Disability

Rob Heist Brookline Commission on Disability

All parties were sworn in.

(All 9 members)

AL – Office is located on Washington sq in Brookline. The area is a sloping area on the street most buildings have street curbs. I was the architect on the building two doors down. Most have interior stairs. This unit does have rear access. We were under the assumption there was a ramp at the back. The ramp became a concern. We went ahead and build a ramp. There are two next to each other. Interior floor plans AAB 42. The space is small. The front existing stair area 44” wide a small recession. Treatment rooms along the main corridor. Everything else in the space is compliant. As part of project we located the bathroom to make it accessible. The original request we went through options of not changing the front because walk is close to Beacon

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

Street. We looked at an interior lift of the building. AAB 43. Priced out from \$10,000. AAB 43 indicates a full lift. Another cost we have done is the ramp in the rear 5,000 – 10,000. The owner of building has paid for ramp to be installed. To support using the rear entrance, in the new part of the entrance. A video was done. Showed where the location is on a plan. A person could be dropped off next to the handicapped door. On the second page, he as indicated on his website accessibility accommodation. DJ - are these the mock up?

Yes mock ups. JD - done use the work handicapped.

AL – Leading to a concrete slab. The door on the left is our door. The last page is the intercom and doorbell system. It goes to the front desk. By appointment only. Has another location. This is his second location. They will ask if any needs assistance. They know who is arriving and when. We tried to do everything possible. Adding a stair lift to the front we didn't see a benefit.

WW - Why did you need to put the second ramp in.

AL - Part of our initial request. We made an assumption we could use it. Someone on the initial review was concerned about it. We were able to get a TCO since March 5. The owner was able to pay for ramp.

IN – there is asphalt at the bottom of the ramp.

Commission - Which door?

IN – there will be signage on front and back door intercom go to front office. I spoke to th about working and he suggested that wording.

EO- Commission – why do you think chairlift won't work?

AL – we would have to alter the sidewalk. Didn't feel there is enough room.

Commission – there are no interior pictures.

AL- everything is brand new.

WW - In treatment room 3 is there a column?

AL – yes 36" off the corridor.

WW- It should have a 5ft landing in front of the door.

AL - There are plenty of other rooms.

WW - Do you have one designated as accessible?

IN - All five will be accessible.

WW - Treatment table

IN - They go up and down.

AL – Asking relief from the stairs on the front. Given this area and how others have approached it. It is using the rear entrance and not do anything to the front.

AL - there is handicapped space out-front. We would assist people around to the rear entrance.

IN – 1 ½ minutes to walk around to the back.

HR – Ramp looks like some cold patch at edge of the ramp. I urge to get something better for that, I will ask for pictures of ramp and distance.

IN – The rise is 10".

AL - AAB 42 – snapshot of info on website.

AB - On the rear entry is that your door on the left side. Awning. The rail on the ramp, how is it hung.

IN – Metal brackets hung in the upper and lower.

Distance between handrail.

PM – Do they have handrail extensions?

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

AL - I believe they extend beyond.

PM - When I looked at video there was some portion of route there were cracks and damaged.

Al - It is not our property. It is not the owner's property.

IN - We can ask who owns it. The portion owned by landlord we will have him fixed.

JD - Are there any walk-ins?

IN - not for me. It is a wellness center. They are booked out. We don't typically have walk ins.

JD - parking on the plan, the distance from the main entrance, you are right in the middle.

IN - We don't have access to those spots.

AL - a drop off situation will work.

JD- if drop off is an option, that is a public area?

Al- Nothing impedes the ramp area.

RG - what are your Hours, is there lighting?

IN - Hour 7:00 am -6 p.m. Monday - Saturday. Pretty well lite and a pretty active area.

HR motioned to grant with the conditions that measurements of the ramps and pictures are provided to the AAB staff, also, appropriate signage inside and outside and on the website, and investigate fixing the cracks in the landlord's part of the walkway, and an awning over the door.

RG seconded. Passed unanimously.

PM - description on the sign should be accessible entrance.

WW out of the room.

JH Chaired

26) St. Mary's High School, 35 Tremont Street, Lynn, (V17-153)

Exhibit - Variance Application, amendment and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Had a hearing 8/21/17. Seeking relief for the Cushing Annex building. The 30% has been reached and they were seeking complete relief because in 10 years it would be torn down. Time variance for 5 - 10 years. On Feb 13, 2018 Howe Engineers submitted a response. They have 10 variance requests. Packet for 4/23.

JD motioned to packet 4/23/18. DG seconded, passed unanimously

27) Nahant Spindrift C14-018 v15-048

Received an email with updated information and amending the completion date. The progress is 75% completed at the end of March, completion of project May 30, 2018 delays, weather delays in equipment. Requesting that the completion date be extended to 6/15/18

JD motioned to extend the completion date to 6/15/18. DG seconded, passed.

28) Advisory opinion

Cane Detection 20.7 the height of detectable area.

WW came back to the room

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

Could be interpreted as a step. Do not want to put something that could indicate a step. 6" step.
27 inches
Should be higher as 6" could be interpreted as a step. If it was a metal railing with a post in-between it might be ok. Rail with posts that can be identified. 521 CMR 20.7.
They could use a planter.
Bottom and top?
Should be at the 27 inch height.

*JD motioned that what the petitioner presented does not comply.
DG seconded, passed unanimously.*

29) Hingham church V16-220

On 3/30/18 the board received a report from William Shine. We required items to be submitted starting 1/1/18. We have not heard from them.

DG motioned to schedule a hearing. RG seconded.

30) Stationary Factory Building, 63 Flansburg Avenue, Dalton (V15-301)

Exhibit – Variance Application, status report and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

6 month status report. The design is complete on wall side handrails. Design work is being completed for elevator. Designs for toilet room has been done. 1st floor toilet room is done. Kitchen design is underway. Continue to request a time extension. Had until March 1, 2019. Ask for September 1, 2020. Board denied and sent notice 3/28/2017.

They have a request to eliminate elevator traveling to sub-basement. Deadline for compliance is March 1, 2019. No reason for extension to 9/1/2020 yet.

HR Motioned to accept the status report with the condition of sending the board design plans, toilet rooms, elevator, kitchen designs, hand rails and pictures and info of all work that has been completed, and floor plans of subbasement. JD seconded. Passed unanimously.

31) Saxonville Mills, 2 Central Street, Saxonville, (V17-173) Framingham

Exhibit – Variance Application, property review and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

A hearing was held in Jan 2018. The Board continued and asked for a complete analysis review and for the petitioner to work with the Framingham Commission. Look at permit history, spaces that changed use. Access hasn't been completed. On 2/26/2018 received a review from property owner with no input from Framingham building. The board emailed Mark Dempsey. Heard from Mark Dempsey today. He does question a few things with permits triggering entrances and bathrooms.

JD motioned to include in packet for May 7, 2019. PM seconded. Passed

32) V09-086 Swampscott Daycare

Exhibit – Variance Application, amended application and associated documents

Mr. Hopkins presented the Variance Application, amendment to application and associated

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

documents.

The petitioner was granted a time variance until June 1, 2015 to allow the use of the second floor without vertical access with the condition to install vertical access by June 1, 2015. On April 4, 2018 owner delivered a request to not provide the lift.

JD motioned to schedule a fine hearing. RG seconded, passed unanimously.

3:40 - 7 Winter Grille, 7 Winter Street, Pittsfield (V14-146) - Fine Hearing

Exhibit #1 1-22

No one attended the hearing for 7 Winter Grill

The Chair opened the hearing.

HR motioned to assess a fine of \$100.00 per day starting April 9, 2018 until we receive confirmation the work is completed. JH seconded, passed unanimously.

Minutes from March 26, 2018

JH motioned to accept the minutes from the March 26, 2018 meeting.

JD seconded. Passed unanimously.

Due to time restrictions the following will be presented at a future meeting

Gerald Creamer Center, 120 Granite Street, Worcester, (V17-202)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Belmont Street School, 170 Belmont Street, Worcester, (V17-203)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Zion Church Ministries, 757 Broadway, Everett (V17-323)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

3 Story Wood Frame Building, 293 Broadway Street, Methuen, (V18-052)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

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

EXHIBITS

New Residential Building, 79-83 Gardner Street, Allston, (V18-067)

Exhibit – Variance Application and associated documents

Peggotty Beach, Scituate, (V18-068)

Exhibit – Variance Application and associated documents

Dugouts Guv Fuller field, 744 Main Street, Falmouth (V18-069)

Exhibit – Variance Application and associated documents

Five Stories, 65 Meridian Street, Boston, (V18-070)

Exhibit – Variance Application and associated documents

Google, 355 Main Street, Cambridge (V18-071)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Residential Apartment Building, 75 Concord Street, Framingham (V18-072)

Exhibit – Variance Application and associated documents

2 Story Commercial Building, 49-57 Main Street, Concord (V18-075)

Exhibit – Variance Application and associated documents

Fine Arts Center Plaza, 151 President's Drive, Amherst (V18-076)

Exhibit – Variance Application and associated documents

Charles River Middle School, 6 Old Meadow Road, Dover, (V18-077)

Exhibit – Variance Application and associated documents

Middlesex Building, University of Amherst, 181 President's Dr., Amherst (V18-078)

Exhibit – Variance Application and associated documents

St. Joan of Arc Church, 570 Lincoln Street, Worcester (V18-079)

Exhibit – Variance Application and associated documents

Cumneck Field, Harvard Athletic Field, 65 N. Harvard Street, Boston (V18-080)

Exhibit – Variance Application and associated documents

The Club Car, 1 Main Street, Nantucket (V18-082)

Exhibit – Variance Application and associated documents

4 Story Building, 328 Newbury Street, Boston (V18-081)

Exhibit – Variance Application and associated documents

Exhibit – Variance Application study and associated documents

Mr. Hopkins presented the Variance Application, study and associated documents.

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

Residences at Forest Hills Station, 3686-3688 Buildings 2 & 3, 3690 Washington Street Building 1, Jamaica Plain (V18-083)

Exhibit – Variance Application and associated documents

Old Reading School House, 52 Sanborn Street, Reading, (V18-084)

Exhibit – Variance Application and associated documents

Stationary Factory Building, 63 Flansburg Avenue, Dalton (V15-301)

Exhibit – Variance Application, status report and associated documents

St. Mary's High School, 35 Tremont Street, Lynn, (V17-153)

Exhibit – Variance Application and associated documents

Saxonville Mills, 2 Central Street, Saxonville, (V17-173)

Exhibit – Variance Application, property review and associated documents

The Colonial Theatre, 106 Boylston Street, Boston (V17-197)

Exhibit – Variance Application, amended variance and associated documents

CBS Scene, 200 Patriot Place, Building B, Foxborough, (V18-059)

Exhibit – Variance Application, amendment to application and associated documents

Chapter House Sigma Alpha Epsilon, 8 Humboldt Ave, Worcester (V18-060)

Exhibit – Variance Application and associated documents

500 Boylston St. & 222 Berkeley St., 500 Boylston St. & 222 Berkeley St., Boston (V18-061)

Exhibit – Variance Application and associated documents

Lown Institute, 21 Longwood Ave, Brookline (V18-073)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Mixed-Use Building, 40 Berkeley Street, Boston (V16-266) - Variance Hearing

Exhibit #1 AAB 1- 43

Retail and Apartments, 1620 Beacon Street, Brookline (V18-018) - Variance Hearing

Exhibit #1 AAB 1 – 44

Exhibit #2 Pictures of intercom system.

Exhibit #3 Letter dated March 27, 2018

Exhibit #4 Further information on signage, pictures of upgrades to date

7 Winter Grille, 7 Winter Street, Pittsfield (V14-146) - Fine Hearing

Exhibit #1 1-22

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