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

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UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

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

**Board Meeting Minutes – May 10, 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)

Jeffrey Dougan (JD)

Raymond Glazier (RG)

Mary Mahon McCauley (MM)

David Johnson (DJ)

Elizabeth Myska (EM)

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, JD, RG, DJ, AJ

1. 9:04 AM V17-092 299 Main Street, Wilmington

9:21 AM MM Arrived

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant as proposed by JD

2nd by PM

By Roll Call PM/Y, JD/Y, RG/A, DJ/A, AJ/Y

2. 9:27 AM V18-086 1615 Beacon Street, Newton

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion:

Motion to Accept status report by RG

2nd by JD

By Acclamation/Carried



3. 9:29 AM V19-273 26 Middleton Road, Boxford

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion:

Motion to Accept status report by JD

2nd by JD

By Acclamation/Carried

4. 9:31 AM V19-284 370-380 Harrison Avenue, Boston

Exhibit – Reasonable Accommodation Policy and associated documents

WJ presented documentation – Discussion:

Motion to Accept Reasonable Accommodation Policy and note that the Board is missing item #2 in the decision notice by JD

2nd by DJ

By Acclamation/Carried

5. 9:36 AM V19-301 118 Sunset Avenue, Amherst

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant one year extension by RG

2nd by JD

By Acclamation/Carried

6. 9:38 AM V20-160 36 Winthrop Street, Taunton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to schedule hearing by in addition to requesting items listed in the Notice of Action are presented during hearing by DJ

2nd by RG

By Acclamation/Carried

7. 9:44 AM V20-165 280-290 Harvard Street, Brookline

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Accept Level 2 Bathroom plan, making variance request unnecessary by JD

2nd by PM

By Acclamation/Carried

Motion to Continue for information about dimensions at bottom of ramp with and without the stairs, as well as identifying over-sloped areas of the ramp where it exceeds 8.3% by JD

2nd by RG

By Acclamation/Carried

8. 10:03 AM V21-015 17 Chestnut Street, Arlington

10:18 AM DG departed, PM Assumes Chair

10:22 DG Resumes Chair

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:



Motion to Schedule hearing with notice that first floor bathroom is not compliant with 521 CMR by JD

2nd by PM

By Acclamation/Carried

9. 10:24 AM V21-019 Broadway at Pleasant and Osgood Streets, Methuen

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant Location 1 (Reference A/B) by JD

2nd by DJ

By Acclamation/Carried

Motion to Grant Location 2 (Reference C/D) on condition that handrail (pictured on page 14 of application) is replaced in-kind by JD

2nd by DJ

By Acclamation/Carried

Motion to Grant Alternative 2 drawing (as seen on page 11 of application) for Location 3 (Reference E/F) by JD

2nd by PM

By Acclamation/Carried

Motion to Grant Alternative 4 as proposed for Location 4 (as see on page 13 of the application) by JD

2nd by DJ

By Acclamation/Carried

10. 10:34 AM V21-064 50 Prospect Street, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant 43.3.2 for Group 1 under usual conditions by JD

2nd by AJ

By Acclamation/Carried

Motion to Deny 45.4.5 for Group 2A by JD

2nd by RG

By Acclamation/Carried

Motion to Grant 9.5.5 for Group 1 Units as proposed with usual conditions by JD

2nd by RG

By Acclamation/Carried

Motion to Deny 9.5.5 for Group 2A by JD

2nd by RG

By Acclamation/Carried

Motion to Table by PM

2nd by JD

By Acclamation/Carried



11. 11:08 AM Hearing declared regarding V20-116 – 450 Massachusetts Avenue, Boston:  
DG opened the meeting, introduced Board and established procedures. Participants Doug Anderson, David Goldman, and Mark Savatsky, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-44 is noted. Mr. Anderson presented application. Comments and additional testimony by David Goldman, Mark Savatsky, and Michael Muehe. Discussion and Questions:

Motion to Grant as Proposed with request of updated plans and the historical landmark decision is provided to the Board by JD

2nd by DJ

By Acclamation/Carried

12. 11:35 AM V21-064 50 Prospect Street, Somerville  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant 9.5.6 in all kitchen spaces with usual conditions with a request that a copy of reasonable accommodation policy is provided to the Board and to include language in lease describing this variance by PM

2nd by JD

By Acclamation/Carried

13. 11:41 AM V21-065 581 American Legion Highway, Boston  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Continue in order to provide design plans that would allow for internal route from garage to the lobby by RG

2nd by JD

By Acclamation/Carried

11:57 AM DJ Departs

14. 11:58 AM V21-068 82 Winter Street, Worcester  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant by JD

2nd by RG

By Acclamation/Carried

11:59 AM Lunch Break

1:00 PM EM Arrived

15. 1:00 PM Hearing declared regarding V21-014 – 36 Bartlet Street, Andover:  
AJ Recused for this hearing  
DG opened the meeting, introduced Board and established procedures. Participants Donald Contois, Jeff Shaw, Ellen Light, Janet Nicosia, and Patrick Lawlor are sworn in. Exhibit #1 – the hearing packet AAB 1-34 is noted. Mr. Contois presented application. Comments and additional testimony by Jeff Shaw, Ellen Light, Janet Nicosia, and Patrick Lawlor. During the hearing the petitioner asked the Board to clarify decision made at



3/8/21 meeting as to whether Variance 13 and 14 had been granted; the Board confirmed that both had been granted. Discussion and Questions of Variance 15 and 16 (27.4.1 and 27.4.2, inner stairwell handrails):

Motion to Continue for sketch of proposed inner handrails including grasp and shape of proposed handrail, in addition to handrail being continuous and keeping with existing height by PM

2nd by JD

By Acclamation/Carried

Discussion of Variances 1-11 (26.6.2 and 26.6.4 for 11 Corridor Doors identified in application):

Motion to Grant as proposed with a request to submit formal accommodation policy to the Board by JD

2nd by EM

By Acclamation/Carried

Discussion of Variance 14 (25.1, South entrance)

Motion to Grant by as proposed by PM

2nd by JD

PM/Y, JD/Y, RG/Y, EM/Y, DG/Y

16. 1:54 PM V21-069 880 Winter Street, Waltham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant by PM

2nd by JD

By Acclamation/Carried

17. Hearing declared regarding V20-232 – 491 Commonwealth Avenue, Boston:

DG opened the meeting, introduced Board and established procedures. Participants Kevin Hastings, Rabbi Prus, Ken Spader, Bethany Townsend, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-99 is noted. Mr. Hastings presented application. Exhibit #2 – fourth ramp option on Beacon Street entrance is noted and accepted. Comments and additional testimony Rabbi Prus, Ken Spader, Bethany Townsend, and Michael Muehe. David Schwarzman is sworn in and presented additional testimony. Discussion and Questions of Variances:

Motion to Grant on condition that rear entry is well-lit and assistance will be easily obtained for anyone who needs help accessing the building, and a level, accessible route is provided at front of building for patio usage by JD

2nd by AJ

By Acclamation/Carried

2:46 PM 5 Minute Break

2:54 PM AJ Departed

18. 2:56 PM V21-066 29 East Mountain Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Deny by RG

2nd by JD

By Acclamation/Carried



19. 3:08 PM V21-067 525 William F McClellan Highway, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant on condition that the Board is provided status report every 6 months on track conditions including any public comments about the track, and a notice to the petitioner that the Board reserves the right to revoke this variance at any time if conditions arise that deem it necessary over the course of the five year request by JD

2nd by RG

By Roll Call PM/Y, JD/Y, RG/Y, EM/Y, DG/Y

20. 3:22 PM V21-070 35 Circuit Ave, Oak Bluffs

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Grant 28.12 by JD

2nd by EM

By Acclamation/Carried

Motion to Grant 25.1 as proposed by JD

2nd by EM

By Acclamation/Carried

21. 3:32 PM V21-077 Various Streets, Newton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion:

Motion to Waive 2 week waiting period by PM

2nd by JD

By Acclamation/Carried

Motion to Grant on same conditions previously granted to cities of Boston and Somerville by JD

2nd by EM

By acclamation/Carried

22. 3:35 PM Discussion of new edition of 521 CMR

23. 3:40 PM Minutes and Decisions

Exhibit – April 5, 2021 Meeting minutes

WJ presented documentation – Discussion:

Motion to Accept April 5 Meeting Minutes by JD

2nd by PM

By Acclamation/Carried

24. 3:41 PM V21-046 Main Street and Broadway, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Recognize that Variances are not required for cross-walks by JD

2nd by PM

By Acclamation/Carried



Discussion of Variance 2:  
Motion to Grant as proposed by JD  
2nd by PM  
By Acclamation/Carried

Discussion of Variance 3:  
Motion to Grant as proposed by JD  
2nd by PM  
By Acclamation/Carried

Discussion of Variance 4 and 5:  
Motion to Recognize that Variances are not required for cross-walks by JD  
2nd by PM  
By Acclamation/Carried

Discussion of Variance 6:  
Motion to Grant as proposed by JD  
2nd by PM  
By Acclamation/Carried

25. 3:49 PM      V20-207      170 North Lowell Street, Methuen  
Exhibit – Amended Variance Application and associated documents  
WJ presented documentation – Discussion:  
    Motion to Packet by JD  
    2nd by PM  
    By Acclamation/Carried

26. 3:52 PM      V18-107      670 West Boylston Street, Worcester  
Exhibit – Status Report  
WJ presented documentation – Discussion:  
    Motion to Accept status report by JD  
    2nd by PM  
    By Acclamation/Carried

27. 3:54 PM      V21-040      1321 Boylston Street, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion:  
    Motion to Grant as proposed by JD  
    2nd by EM  
    By Acclamation/Carried

28. 3:57 PM      V21-060      14 Castle Street, Great Barrington  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion:  
    Motion to Continue in order to clarify how companion seats will be incorporated in accordance with  
    521 CMR by JD  
    2nd by RG  
    By Acclamation/Carried



4:00 PM Loss of Quorum noted, end of meeting

Respectfully Submitted,

Bradley Souders, Office Support Specialist II

#### Postponed Items

- Limoncello Restaurant, 190 North Street Boston (V21-035)
- Bridgewater Residential, 85 Plymouth Street, Bridgewater (V21-036)
- Jericho Historical Building, 90 Old Main Street, Dennis (V21-042)
- Curb Cuts, Tremont Street, Boston (V21-056)
- Coleman House, 677 Winchester Street, Newton (V21-061)
- Advisory Opinion Request - Group One Units in Hospitals
- Decisions and Minutes to approve from April 26, 2021
  - April 26, 2021 Minutes
  - Langham Hotel, 250 Franklin Street, Boston (V21-012)
  - Mixed Use Building, 114-124 Ferry Street, Everett (V21-027)
  - West School House, 61 Whig Street, Dennis (V20-026)

#### Exhibits

- 2 Story Office Building, 299 Main Street, Wilmington (V17-092)
  - Exhibit – Amended Variance Application and associated documents
- Suzuki School of Newton, 1615 Beacon Street, Newton (V18-086)
  - Exhibit – Status Report and associated documents
- Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)
  - Exhibit – Status Report and associated documents
- Residential Development, 370-380 Harrison Avenue, Boston (V19-284)
  - Exhibit – Reasonable Accommodation Policy and associated documents
- Alpha Tau Gamma, 118 Sunset Avenue, Amherst (V19-301)
  - Exhibit – Amended Variance Application and associated documents
- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160)
  - Exhibit – Variance Application and associated documents
- Coolidge Corner Theatre, 280-290 Harvard Street, Brookline (V20-165)
  - Exhibit – Variance Application and associated documents
- Commercial Building, 17 Chestnut Street, Arlington (V21-015)
  - Exhibit – Variance Application and associated documents
- Curb Cuts, Broadway at Pleasant and Osgood Streets, Methuen (V21-019)
  - Exhibit – Variance Application and associated documents
- 25 Story Residential, 50 Prospect Street, Somerville (V21-064)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 450 Massachusetts Avenue, Boston (V20-116)
  - Exhibit #1 – Hearing Packet AAB 1-44
- 3 Story Building, 581 American Legion Highway, Boston (V21-065)
  - Exhibit – Variance Application and associated documents
- Bocado Tapas Wine Bar, 82 Winter Street, Worcester (V21-068)





- Exhibit – Variance Application and associated documents
- Andover Town Offices, 36 Bartlet Street, Andover (V21-014)
  - Exhibit #1 – Hearing Packet AAB 1-34
- 4 Story Building, 880 Winter Street, Waltham (V21-069)
  - Exhibit – Variance Application and associated documents
- Chabad House of Greater Boston, 491 Commonwealth Avenue, Boston (V20-232)
  - Exhibit #1 – Hearing Packet AAB 1-99
  - Exhibit #2 – fourth ramp option on Beacon Street entrance
- Worcester Mountain Street A-B, 29 East Mountain Street, Worcester (V21-066)
  - Exhibit – Variance Application and associated documents
- Suffolk Downs, 525 William F McClellan Highway, Boston (V21-067)
  - Exhibit – Variance Application and associated documents
- Sidewalks and Streets, Various Streets, Newton (V21-077)
  - Exhibit – Variance Application and associated documents
- Curb Cuts GLX, Main Street and Broadway, Somerville (V21-046)
  - Exhibit – Variance Application and associated documents
- Saint Xenia Orthodox Church, 170 North Lowell Street, Methuen (V20-207)
  - Exhibit – Amended Variance Application and associated documents
- Suprenant Building, 670 West Boylston Street, Worcester (V18-107)
  - Exhibit – Status Report and associated documents
- Eventide Fenway, 1321 Boylston Street, Boston (V21-040)
  - Exhibit – Variance Application and associated documents
- Mahaiwe Performing Arts Center, 14 Castle Street, Great Barrington (V21-060)
  - Exhibit – Variance Application and associated documents

