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

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EXECUTIVE DIRECTOR, ARCHITEC-
TURAL ACCESS BOARD

Board Meeting Minutes – May 23, 2022
Teleconference

This meeting was open to the public and began approximately 9:00AM.

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chairperson (PM)

Ana Julian (AJ)

David Johnson (DJ)

Elizabeth Myska (EM)

Jeffrey Dougan (JD)

Division of Occupational 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, DJ, EM, AJ

1. 9:01 AM V2-080 115 Thurston Street, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for plans showing a LULA instead of a lift by DJ

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for more information about building height and zoning setback require-
ments by DJ

2nd by JD

By Acclamation/Carried

2. 9:25 AM V22-081 149 Franklin Street, Stoneham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by AJ



By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition that no students or volunteers are allowed on fenced-in press box roof top by JD

2nd by PM

By Acclamation/Carried

3. 9:36 AM V22-082 35 Harvey Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by DJ

2nd by JD

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition the only common-use space is the existing laundry area by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant by DJ

2nd by JD

By Acclamation/Carried

Motion to Find that S-201 staircase are winder stairs non-compliant by JD

2nd by DJ

By Acclamation/Carried

4. 9:46 AM V22-083 891 Crane Avenue, Pittsfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by PM

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for more information regarding the cost of compliance by PM

2nd by JD

By Acclamation/Carried

5. 9:55 AM V22-084 Multiple Streets, Nantucket

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by PM



2nd by DJ
By Acclamation/Carried

6. 10:02 AM V22-086 105 Wahconah Street, Pittsfield
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant until July 1, 2022 by JD
2nd by EM
By Acclamation/Carried

7. 10:04 AM V22-087 150 Seaport Boulevard, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant by JD
2nd by DJ
By Acclamation/Carried

8. 10:09 AM V22-088 1220 Cambridge Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Continue for plans and cost estimate for installation of automatic door opener by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 2:
Motion to Table until Variance 1 is resolved by JD
2nd by EM
By Acclamation/Carried

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

9. 10:15 AM V22-089/V22-039 115 Greenough Street, Brookline
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant on the condition that the lift is only used when the elevator is out of commis-
sion by PM
2nd by JD
By Acclamation/Carried

Discussion of Variance 2:
Motion to Deny by JD
2nd by AJ
By Acclamation/Carried



10. 10:28 AM V22-090 Oak and Needham Street, Newton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

11. 10:35 AM V22-091 387 Boston Avenue, Medford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by AJ

By Acclamation/Carried

12. 10:37 AM V22-078 10 Putnam Street, Roxbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for distance from Dudley Street entrance to new path and where they connect, test drawings and cost estimate for ramp at this location, test drawing for compliant hand-rails by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Table by PM

2nd by JD

By Acclamation/Carried

13. 11:00 AM Hearing declared regarding V22-033 1193 Cambridge Street, Cambridge:

DG opened the hearing, introduced Board and established procedures. Participants Michael Muehe and Alberto Cabre are sworn in. Exhibit #1 – the hearing packet AAB 1-36 is noted. Michael Muehe presented request for adjudicatory hearing. Exhibit #2 – Letter of Opposition is noted and accepted. Discussion and Questions of Variance:

Motion to Take under advisement by JD

2nd by DJ

By Acclamation/Carried

14. 1:00 PM Hearing declared regarding V22-031 Wellesley College, Wellesley:

DG opened the hearing, introduced Board and established procedures. Participants Josh Safdie, Michelle Maheu are sworn in. Exhibit #1 – the hearing packet AAB 1-65 is noted. Michelle Mahue presented presentation. Exhibit #2 – Floor plan is noted and accepted. Discussion and Questions of Variance:

Motion to Grant by JD

2nd by DJ

Roll Call PM/N, JD/Y, DJ/Y, EM/N, AJ/A, DG/Y



Motion to take under advisement by DJ
2nd by EM
By Acclamation/Carried

15. 2:02 PM Hearing declared regarding V22-041 16 Blantyre Road, Lennox:
DG opened the hearing, introduced Board and established procedures. Participants Tim Widman, Ryan Bean, and Ariel Smith are sworn in. Exhibit #1 – the hearing packet AAB 1-71 and AAB 1-18 is noted. Tim Widman presented presentation. Discussion and Questions of Variance 1:

Motion to Grant on the condition option 3 is utilized by JD
2nd by PM
Roll Call PM/Y, JD/Y, DJ/Y, EM/Y, AJ/Y

Discussion of Variance 2:

Motion to Grant on the condition compliant wall side handrails, signage to lifts is provided, access to lifts are as inviting and welcoming as other entrances by JD
2nd by PM
PM/Y, DJ/A, EM/Y, AJ/Y

Discussion of Variance 3:

Motion to Accept withdrawal of variance by JD
2nd by PM
By Acclamation/Carried

16. 2:32 PM Continued Deliberations V22-031 Wellesley College, Wellesley
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant on the conditions that signage alerting low headroom, appropriate notice provided to prospective students, and provide the Board with an affidavit confirming the structural beam cannot be moved by JD
2nd by DJ
By Acclamation/Carried

17. 2:57 PM Continued Deliberations V22-033 1193 Cambridge Street, Cambridge:
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

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

18. 3:07 PM Continued Deliberations V22-078 10 Putnam Street, Roxbury
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance (25.1):

Motion to Deny by PM



2nd by DJ
Roll Call PM/Y, JD/Y, DJ/Y, EM/Y, AJ/A

Discussion of Variance 3:

Motion to Continue for enlarged plans with dimensions by PM
2nd by JD
By Acclamation/Carried

Discussion of Variance 4:

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

Discussion of Variance 5:

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

Discussion of Variance 6:

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

Discussion of Variance 7:

Motion to Continue for test drawing and plans for compliance by JD
2nd by PM
By Acclamation/Carried

Discussion of Variances 8-14:

Motion to Grant until 5/1/25 with status updates on progress and fundraising due on 6/1/23 by JD
2nd by EM
By Acclamation/Carried

19. 3:32 PM V21-142 1990 Columbus Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept by PM
2nd by JD
By Acclamation/Carried

20. 3:35 PM V22-022 30 JFK Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:



Motion to Grant on the condition that information about meeting room is posted on website, information is posted in the lease agreement, and the process of renting room is supplied to and approved by the Board by JD

2nd by DJ

By Acclamation/Carried

21. 3:40 PM V22-023 1141 Brayton Avenue, Somerset

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawings providing compliant handrails on seating side by DJ

2nd by JD

By Acclamation/Carried

22. 3:52 PM V22-026 14 Green Street, Northampton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance (Tenet B):

Motion to Continue for test drawing showing running slope by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance (Tenet E)

Motion to Find that if planter and sign reduce accessibility of walkway it is a violation of 521 by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance (Door swing):

Motion to Grant by PM

2nd by JD

By Acclamation/Carried

Discussion of Variance (30.1 Tenet E):

Motion to Continue for plumbing code fixture analysis by JD

2nd by DJ

By Acclamation/Carried

23. 4:13 PM V22-035 10-80 North Hill Road, Medford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by PM

2nd by JD

By Acclamation/Carried



Discussion of Variance 3:

Motion to Grant on the condition that panic hardware is added to door by PM

2nd by JD

By Acclamation/Carried

24. 4:49 PM V22-054 40-42 Ashford Street, Boston

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 5:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Amended Variance (winder stairs)

Motion to Grant on the condition of signage provided warning of winder stairs by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance (20.11a)

Motion that no variance is required by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance (28.1)

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

25. 4:57 PM V22-071 Loring Avenue, Salem

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that signage is provided showing access to accessible route by JD

2nd by PM

By Acclamation/Carried

26. 4:58 PM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions:

Motion to Accept minutes and decisions by JD

2nd by EM



By Acclamation/Carried

27. 4:59 PM V22-057 101 Condor Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

Exhibit list:

- 3 Story Residential, 115 Thurston Street, Somerville (V22-080)
 - Exhibit – Variance Application and associated documents
- Stoneham High School, 149 Franklin Street, Stoneham (V22-081)
 - Exhibit – Variance Application and associated documents
- Lodging House, 35 Harvey Street, Cambridge (V22-082)
 - Exhibit – Variance Application and associated documents
- Public Restroom, 891 Crane Avenue, Pittsfield (V22-083)
 - Exhibit – Variance Application and associated documents
- The Brant, Multiple Streets, Nantucket (V22-084)
 - Exhibit – Variance Application and associated documents
- Wahconah Park, 105 Wahconah Street, Pittsfield (V22-086)
 - Exhibit – Variance Application and associated documents
- St. Regis Residences, 150 Seaport Boulevard, Boston (V22-087)
 - Exhibit – Variance Application and associated documents
- HotChix, 1220 Cambridge Street, Cambridge (V22-088)
 - Exhibit – Variance Application and associated documents
- Brookline High School, 115 Greenough Street, Brookline (V22-089/V22-039)
 - Exhibit – Variance Application and associated documents
- Northland Newton, Oak and Needham Street, Newton (V22-090)
 - Exhibit – Variance Application and associated documents
- Tufts Hill Hall, 387 Boston Avenue, Medford (V22-091)
 - Exhibit – Variance Application and associated documents
- UU Urban Ministry, 10 Putnam Street, Roxbury (V22-078)
 - Exhibit – Variance Application and associated documents
- An Sibin, 1193 Cambridge Street, Cambridge
 - Exhibit #1 – the hearing packet AAB 1-36
 - Exhibit #2 – Letter of Opposition
- Severance Hall, Wellesley College, Wellesley (V22-031)
 - Exhibit #1 –Hearing packet AAB 1-65
 - Exhibit #2 – Floor plan
- Blantyre, 16 Blantyre Road, Lennox (V22-041)
 - Exhibit #1 – Hearing packet AAB 1-71
 - Exhibit #2 – AAB 1-18
- Doris Bunte Apartments, 1990 Columbus Avenue, Boston (V21-142)
 - Exhibit – Variance Application and associated documents



- Waugh Building, 30 JFK Street, Cambridge (V22-022)
 - Exhibit – Variance Application and associated documents
- Somerset Middle School, 1141 Brayton Avenue, Somerset (V22-023)
 - Exhibit – Amended Variance Application and associated documents
- 2 Story Commercial, 14 Green Street, Northampton (V22-026)
 - Exhibit – Variance Application and associated documents
- Hillside Housing Complex, 10-80 North Hill Road, Medford (V22-035)
 - Exhibit – Variance Application and associated documents
- 12 Unit Residential, 40-42 Ashford Street, Boston (V22-054)
 - Exhibit – Variance Application and associated documents
- Edward Sullivan Building, Loring Avenue, Salem (V22-071)
 - Exhibit – Variance Application and associated documents
- Minutes and Decisions
 - Exhibit – Minutes and Decisions and associated documents
- 4 Story Residential, 101 Condor Street, Boston (V22-057)
 - Exhibit – Variance Application and associated documents

