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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 – May 24, 2021
Teleconference

This meeting was open to the public and began approximately 9:03 AM.

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)

Patricia Mendez – Vice Chair (PM)

Andrew Bedar (AB)

Jeffrey Dougan (JD)

Raymond Glazier (RG)

Mary Mahon McCauley (MM)

David Johnson (DJ)

Elizabeth Myska (EM)

Meaghan Obrien (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, JD, MM, DJ, EM, MO, AJ

1. 9:03 AM Discussion of MAAB procedures post-emergency order expiration and status of 521 CMR updates

2. 9:13 AM V21-042 90 Old Main Street, Dennis

9:15 AM RG Arrived

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variances 1, 6, and 10:

Motion to Grant on the condition that doors are open at all times when public is present, provide video as described in variance application, provide accessibility statement on website, and provide applicable accessibility advertisements to AAB for review by JD

2nd by RG

By Acclamation/Carried



Discussion of Variance 2 (doors A, B, D, and E):

Motion to Grant on the condition that doors are open at all times when public is present, provide video as described in variance application, provide accessibility statement on website, and provide applicable accessibility advertisements to AAB for review by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2 (door C):

Motion that no variance is needed by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 3, 7, and 9 (doors A, B-E, F-G, H-I):

Motion to Grant on the condition that doors are open at all times when public is present, provide video as described in variance application, provide accessibility statement on website, and provide applicable accessibility advertisements to AAB for review by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant to allow handrail location only on the left side by JD

2nd by DJ

By Acclamation/Carried

Motion to reconsider previous motion by JD

2nd by DJ

By Acclamation/Carried

Motion to Grant Variance 4 to allow handrail location only on the left side on the condition that it runs the full length of the stairs by JD

2nd by RG

By Acclamation/Carried

Motion to Deny 27.4.2 by JD

2nd by DJ

By Acclamation/Carried

Motion to Grant 27.4.5 by JD

2nd by DJ

By Acclamation/Carried

Motion that if treads and risers are uniform throughout the stairs as shown in application, then no variance is needed by JD

2nd by DJ

By Acclamation/Carried

Motion to Continue for cross sectional drawing of nosings by JD

2nd by RG

By Acclamation/Carried



Discussion of Variance 5:

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

Discussion of Variance 8:

Motion that no variance is required by JD
2nd by RG
By Acclamation/Carried

3. 9:44 AM V21-056 Tremont Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variances 1-4:

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

Discussion of Variances 5-6:

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

Discussion of Variances 8, 9, 15, and 16:

Motion to Grant as Proposed by JD
2nd by RG
By Acclamation/Carried

Discussion of Variance 10:

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

Discussion of Variance 12:

Motion to Continue for test drawings by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 13:

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

Discussion of Variance 7, 11, and 14:

Motion to Grant as proposed by JD
2nd by DJ
By Roll Call: PM/Y, AB/Y, JD/Y, RG/N, DJ/Y, EM/Y, MO/Y, AJ/Y

4. 10:06 AM V21-061 677 Winchester Street, Newton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:



Motion to Grant group 1 locations as proposed by JD
2nd by DJ
By Acclamation/Carried

Motion to Deny for group 2A units by JD
2nd by RG
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant as proposed for group 1 units by JD
2nd by PM
By Acclamation/Carried

Motion to Continue for group 2A locations JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant on the condition that trash room and public bathroom doors have automatic door openers installed and develop and provide the Board a policy for tenants to have automatic door openers installed for doors that do not comply when requested JD
2nd by RG
By Roll Call: PM/Y, AB/Y, JD/Y, RG/Y, DJ/N, EM/Y, MO/Y, AJ/Y

Discussion of Variance 4:

Motion to Grant for stairwell doors as proposed by JD
2nd by AB
By Roll Call: PM/Y, AB/Y, JD/Y, RG/Y, DJ/N, EM/Y, MO/Y, AJ/Y

Motion to Deny for trash room doors by JD
2nd by RG
By Acclamation/Carried

Discussion of Variance 5:

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

Discussion of Variance 6 part 1 (shower):

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

Discussion of Variance 6 part 2 (mixing valves):

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

Discussion of Variance 7:

Motion to Deny by JD



2nd by DJ
By Acclamation/Carried

Discussion of Variance 8:

Motion to Grant on condition that refrigerator swap-out policy is submitted for review by MAAB by JD

2nd by AB
By Acclamation/Carried

Discussion of Variance 9:

Motion to Grant until 12/31/2024 with status reports due to the Board every six months starting 1/1/22, on the condition that petitioner takes reasonable precautions to mitigate protruding objects by placing objects under or near the sconces by JD

2nd by DJ
By Acclamation/Carried

Discussion of Variance 10:

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

Discussion of Variance 11:

Motion to Grant until 12/31/2024 with status reports due to the Board every six months starting 1/1/22 by JD

2nd by AB
By Acclamation/Carried

Discussion of Variance 12:

Motion to Grant until 12/31/2024 with status reports due to the Board every six months starting 1/1/22 by JD

2nd by AB
By Acclamation/Carried

10:54 AM 5 Minute Break

5. 11:05 AM Hearing declared regarding V21-030 – 107 Keets Road, Deerfield:
DG opened the meeting, introduced Board and established procedures. Participants Tammy Forner, Laura Fitch, and Margaret Cooley are sworn in. Exhibit #1 – the hearing packet AAB 1-23 is noted. Margaret Cooley presented application. Comments and additional testimony by Laura Fitch and Tammy Forner. Exhibit 2 – additional building sketch is noted and accepted. Exhibit 3 – pictures of kitchen is noted and accepted.

Discussion and Questions of Variances 1 and 3:

Motion to Continue for accurate cost estimates of making kitchen fully accessible, accurate cost estimates of all variances requested, and more information on structural implications with revised drawings by MM

2nd by DJ
By Acclamation/Carried

Discussion of Variance 4 (30.9.6):

Motion to Grant as proposed by JD



2nd by DJ
By Acclamation/Carried

Discussion of Variance 2 (26.11):
Motion to take under advisement by JD
2nd by PM
By Acclamation/Carried

12:05 PM Break

1:00 PM AB Departed

6. 1:10 PM Hearing declared regarding V21-001 – 330 East Eighth Street, Boston
DG opened the meeting, introduced Board and established procedures. Participants David Murphy, Tim Johnson, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-65 is noted. Tim Johnson presented application. Exhibit 2 – additional project drawings is noted and accepted. Exhibit 3 – BCIL email and chart from March 6, 2021 is noted and accepted. Comments and additional testimony by Michael Muehe.
Discussion and Questions:
Motion to Grant on the condition of the installation of automatic door openers on three lift doors by JD
2nd by AJ
By Roll Call PM/N, JD/Y, RG/N, DJ/N, EM/Y, MO/N, AJ/Y, DG/A
Motion Fails

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

7. 2:05 PM Hearing declared regarding V21-045 – 80 Prospect Street, Gloucester
DG opened the meeting, introduced Board and established procedures. Participants Paul Romary and Patricia Anders are sworn in. Exhibit #1 – the hearing packet AAB 1-48 is noted. Paul Romary presented application. Comments and additional testimony by Patricia Anders. Exhibit 2 – PowerPoint presentation is noted and accepted. William Joyce is sworn in and provided additional testimony. Discussion and Questions:
Motion to Deny by MM
2nd by RG
By Acclamation

2:56 PM 5 Minute Break

3:05 RG Departed

8. 3:05 PM V21-035 190 North Street Boston
PM Recused
3:13 PM RG Returned
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant until May 21, 2022 or when outdoor dining is no longer allowed in its current configuration for on-street dining by JD
2nd by DJ
By Acclamation/Carried



9. 3:16 PM V21-036 85 Plymouth Street, Bridgewater

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (intercom location):

Motion to grant on condition intercom is centered 18 inches out from corner by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2 (Group 1 light switch location):

Motion to Grant by PM

2nd by JD

By Acclamation/Carried

Discussion of Variance 3 (Group 1 electrical outlet location):

Motion to Continue for accurate drawings of outlet locations by JD

2nd by DJ

By Acclamation/Carried

10. 3:39 PM Advisory Opinion- Group 1 Units in Hospitals

Exhibit – Group One Units in Hospitals email

WJ presented documentation – Discussion:

Motion to table advisory opinion until June 7, 2021 hearing by JD

2nd by PM

By Acclamation/Carried

11. 3:40 PM V21-071 34 North Street, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue to request test drawings by DJ

2nd by JD

By Acclamation/Carried

12. 3:52 PM V21-072 50 Leo M Birmingham Parkway, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant under usual conditions by JD

2nd by RG

By Acclamation/Carried

13. 3:54 PM V21-073 738 Massachusetts Avenue, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Packet by PM

2nd by JD

By Acclamation/Carried

3:56 PM DG Departed, PM Assumes Chair

14. 3:57 PM V21-074 524-530 Adams Street, Milton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance



Motion to Grant option C on the condition that automatic door openers are installed by JD
2nd by AJ
By Acclamation/Carried

15. 4:00 PM V21-075 25 Ingersoll Street, Danvers
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Continue for more information including cost and drawings of lift as well as site plan by DJ
2nd by JD
By Acclamation/Carried

16. 4:08 PM V21-076 25 South Street, Bridgewater
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant as proposed by JD
2nd by DJ
By Acclamation/Carried

17. 4:17 PM V21-78 32 Jaques Street, Somerville
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Continue to request test drawings and photographs of area impacted by JD
2nd by DJ
By Acclamation/Carried

18. 4:30 PM V21-079 21 South Water Street, Nantucket
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Packet by JD
2nd by RG
By Acclamation/Carried

19. 4:33 PM V21-080 144 Addison Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant relief to group 1 units under the usual conditions by JD
2nd by DJ
By Acclamation/Carried

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

20. 4:35 PM V21-081 201 Amherst Street, Cambridge
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 as proposed by JD
2nd by AJ
By Acclamation/Carried

21. 4:40 PM V21-030 107 Keets Road, Deerfield

Continued deliberation of 11:00 AM hearing

Exhibit – Hearing Packet AAB 1-23

Discussion of Variance 2:

Motion to Continue for more information for impacted doors and how these doors are used by JD
2nd by RG
By Acclamation/Carried

22. 4:45 PM V21-001 330 East Eighth Street, Boston

Continued deliberation of 1:00 PM hearing

Exhibit – Hearing Packet AAB 1-65

Discussion of Variance:

Motion to Continue for accurate cost estimates and test drawings of proposed LULA by JD
2nd by RG
By Acclamation/Carried

23. 4:56 PM V21-025 87 Water Street, Woods Hole

Exhibit – Motion to Reconsider Decision

WJ presented documentation – Discussion:

Motion to Accept language as proposed (Conditions 1-4) by JD
2nd by RG
By Acclamation/Carried

Motion to Expedite decision by JD
2nd by DJ
By Acclamation/Carried

24. 5:07 PM Minutes and Decisions

Exhibit – April 26, 2021 Minutes and Decisions

Exhibit – May 10, 2021 Minutes and Decisions

WJ presented documentation – Discussion:

Motion to Accept minutes and all decisions from the April 26, 2021 meeting by JD
2nd by DJ
By Acclamation/Carried

Motion to Accept minutes and all decisions from the May 10, 2021 meeting by JD
2nd by EM
By Acclamation/Carried

5:08 PM End of Meeting noted

Respectfully Submitted,

Bradley Souders



Office Support Specialist II

Postponed Items

- Advisory Opinion Request - Group One Units in Hospitals
- The Blackington Building, 572 Main Street, Sturbridge (V14-007)
- Forest Street Apartments, 16-19 Forest Street, Cambridge (V18-327)
- Alcott Apartments (formerly Garden Garage), 35 Lomasney Way, Boston (V19-124)
- Residential Development, 370-380 Harrison Avenue, Boston (V19-284)
- Nantucket Lighthouse School Cottage, 1 Rugged Road, Nantucket (V20-010)
- Attleboro Public Library, 74 North Main Street, Attleboro (V20-147)
- Commercial Building, 10-11 Arlington Street, Boston (V20-168)
- Saint Xenia Orthodox Church, 170 North Lowell Street, Methuen (V20-207)
- The Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V21-026)
- bartaco, 25 Thompson Place, Boston (V21-039)
- Panda Bilingual Child Care, 763 Cambridge Street, Cambridge (V21-043)

Exhibit List

- Jericho Historical Building, 90 Old Main Street, Dennis (V21-042)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Tremont Street, Boston (V21-056)
 - Exhibit – Variance Application and associated documents
- Coleman House, 677 Winchester Street, Newton (V21-061)
 - Exhibit – Variance Application and associated documents
- Woolman Hill Quaker Conference Center, 107 Keets Road, Deerfield (V21-030)
 - Exhibit #1 – Hearing packet AAB 1-23
 - Exhibit #2 – Additional building sketch
 - Exhibit #3 – Pictures of kitchen
- Eighth Street Apartments, 330 East Eighth Street, Boston (V21-001)
 - Exhibit #1 – Hearing packet AAB 1-65
 - Exhibit #2 – Additional project drawings
 - Exhibit #3 – BCIL email and chart from March 6, 2021
- Wesley Condominium, 80 Prospect Street, Gloucester (V21-045)
 - Exhibit #1 – Hearing packet AAB 1-48
 - Exhibit #2 – PowerPoint presentation
- Limoncello Restaurant, 190 North Street Boston (V21-035)
 - Exhibit – Amended Variance Application and associated documents
- Bridgewater Residential, 85 Plymouth Street, Bridgewater (V21-036)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request
 - Exhibit – Group One Units in Hospitals email
- Curb Cuts, 34 North Street, Somerville (V21-071)
 - Exhibit – Variance Application and associated documents
- 6 Story Residential, 50 Leo M Birmingham Parkway, Boston (V21-072)
 - Exhibit – Variance Application and associated documents
- Cantab Lounge, 738 Massachusetts Avenue, Cambridge (V21-073)
 - Exhibit – Variance Application and associated documents
- 3 Story Addition, 524-530 Adams Street, Milton (V21-074)



- Exhibit – Variance Application and associated documents
- Glen Magna Farms Mansion, 25 Ingersoll Street, Danvers (V21-075)
 - Exhibit – Variance Application and associated documents
- Bridgewater Memorial Library, 25 South Street, Bridgewater (V21-076)
 - Exhibit – Variance Application and associated documents
- Corbett Apartments, 32 Jaques Street, Somerville (V21-078)
 - Exhibit – Variance Application and associated documents
- Nantucket Surf Club, 21 South Water Street, Nantucket (V21-079)
 - Exhibit – Variance Application and associated documents
- Addison, 144 Addison Street, Boston (V21-080)
 - Exhibit – Variance Application and associated documents
- MIT Music Building, 201 Amherst Street, Cambridge (V21-081)
 - Exhibit – Variance Application and associated documents
- Woods Hole Market & Provisions, 87 Water Street, Woods Hole (V21-025)
 - Exhibit – Motion to Reconsider documents
- Minutes and Decisions
 - Exhibit – April 26, 2021 Minutes
 - Exhibit – Langham Hotel, 250 Franklin Street, Boston (V21-012) Decision
 - Exhibit – Mixed Use Building, 114-124 Ferry Street, Everett (V21-027) Decision
 - Exhibit – West School House, 61 Whig Street, Dennis (V20-026) Decision
 - Exhibit – May 10, 2021 Minutes
 - Exhibit – Mixed Use Building, 450 Massachusetts Avenue, Boston (V20-116) Decision
 - Exhibit – Andover Town Offices, 36 Bartlet Street, Andover (V21-014) Decision
 - Exhibit – Chabad House of Greater Boston, 491 Commonwealth Avenue, Boston (V20-232) Decision

