



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1000 Washington Street, Suite 710
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Board Meeting Minutes – June 5, 2023
Teleconference

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

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chairperson (PM)

Jeffrey Dougan (JD)

Ana Julian (AJ)

Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

Jamie Dalton – Legal Counsel (JaD)

Bradley Souders – Office Support Specialist (BS)

Andrew Chase – Compliance Officer (AC)

DG opened the meeting for Roll Call:

PM, JD, EM, AJ

1. 9:00 AM V23-087 519 E River Street, Orange

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information including cost of proposed work and compliant drawings of handrails, extensions, and landings by JD

2nd by PM

By Acclamation/Carried

2. 9:08 AM V23-088 747 Cambridge Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:



Motion to Schedule hearing by PM
2nd by EM
By Acclamation/Carried

3. 9:09 AM V23-089 9 Carver Street, Provincetown
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for full compliance required by 3.3.1.b including an accessible entrance
and toilet room by JD
2nd by PM
By Acclamation/Carried

4. 9:18 AM V23-090 2-8 Fidelis Way, Boston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by PM
2nd by EM
By Acclamation/Carried

5. 9:19 AM V23-091 728 Broadway, Saugus
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant under the usual conditions by JD
2nd by PM
By Acclamation/Carried

6. 9:20 AM V23-092 258 Chestnut Street, Chelsea
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information including floor plans with dimensions of existing shaft
by PM
2nd by AJ
By Acclamation/Carried

7. 9:25 AM V23-093 Various Towns
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Deny toilet seat variance 30.7.3, Grant room size 30.7.2 and horizontal clearance
30.7.1 by PM
2nd by JD
By Acclamation/Carried

Discussion of Variance 2:

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



Discussion of Variance 3:

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

Discussion of Variance 4:

Motion to Grant on the condition the bathroom otherwise complies by JD
2nd by PM
By Acclamation/Carried

8. 9:45 AM V23-094 48 Sanderson Street, Greenfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

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

Discussion of Variance 2:

Motion to Grant for this use only by JD
2nd by PM
By Acclamation/Carried

9. 9:53 AM V23-095 507 Sutton Street, North Andover

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that tenants are notified that elevator may not be ready by
move-in date by JD
2nd by PM
By Acclamation/Carried

10. 9:56 AM V23-096 60 Kilmarnock Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1-4:

Motion to Grant under the usual or typical conditions by JD
2nd by PM
By Acclamation/Carried

11. 9:59 AM V23-097 774 State Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant on the condition the door pressure is compliant by JD
2nd by PM
By Acclamation/Carried



12. 10:03 AM V23-098 26 Robinson Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant for this use only by JD
2nd by AJ
By Acclamation/Carried

13. 10:05 AM V23-099 121 North Street, New Bedford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Continue until MHC process is completed by JD
2nd by PM
By Acclamation/Carried

14. 10:06 AM V23-100 280 Merrimack Street, Methuen
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1-2:
Motion to Grant for this use only by JD
2nd by EM
By Acclamation/Carried

15. 10:07 AM V23-101 400 Heath Street, Brookline
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1
Motion to Continue for cost estimates and plans for a LULA instead of Lift by JD
2nd by PM
By Acclamation/Carried

16. 10:10 AM V16-266 10 Park Plaza, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Accept by JD
2nd by PM
By Acclamation/Carried

17. 10:11 AM V22-115 339 West Bay Road, Osterville
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Deny by JD
2nd by PM
By Acclamation/Carried

18. 10:19 AM V23-030 497 Main Street, Melrose
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:



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

19. 10:20 AM V23-058 197 Main Street, Gloucester
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Deny by JD
2nd by PM
By Acclamation/Carried

20. 10:29 AM V23-073 1 Salt Island Road, Gloucester
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant for this use only by JD
2nd by AJ
By Acclamation/Carried

21. 10:37 AM V23-076 74 Snow Street, Fitchburg
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Find that no variance is required by JD
2nd by EM
By Acclamation/Carried

22. 10:44 AM V23-102 Boylston Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant by JD
2nd by PM
By Acclamation/Carried

23. 10:46 AM V23-105 57 Elmwood Street, Millbury
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Packet by PM
2nd by JD
By Acclamation/Carried

24. 10:45 AM V23-106 130-140 Shirley Street, Winthrop
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant by JD



2nd by PM
By Acclamation/Carried

25. 10:50 AM V23-107 83 Pleasant Valley Street, Methuen
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant on the usual conditions by PM
2nd by EM
By Acclamation/Carried

26. 10:51 AM V23-109 73 Pond Street, Waltham
Motion to Grant under the usual conditions by PM
2nd by EM
By Acclamation/Carried

27. 11:01 AM Hearing declared regarding A23-001 113 Ridge Road, Worthington:
DG opened the hearing, introduced Board and established procedures. Participants Helen Sharron Pollard, Charlene Biardi, and Amy Wang are sworn in. Exhibit #1 – the hearing packet AAB 1-19 is noted. Helen Sharron Pollard presented application. Exhibit #2 – Presentation is noted and accepted. Additional comments and testimony provided by Charlene Biardi. Discussion and Questions of Hearing:
Motion to Find that full compliance has been trigger via the 30% rule by PM
2nd by AJ
By Roll Call PM/Y, JD/Y, EM/Y, AJ/Y

28. 1:00 PM Hearing declared regarding V23-023 290 Hancock Street, Quincy:
DG opened the hearing, introduced Board and established procedures. Participants Eric Montplasilir, Michael Muehe, Jay Zachariah, and Tim Cooney are sworn in. Exhibit #1 – the hearing packet AAB 1-25 is noted. Eric Montplasilir presented application. Exhibit #2 – Presentation is noted and accepted. Additional comments and testimony provided by Michael Muehe, Jay Zachariah, and Tim Cooney. Discussion and Questions of Hearing:
Motion to Grant on the condition that impacted tenant are notified, as units turnover they are brought into compliance, and at the tenants request the Petitioner’s proposed plan for compliance is utilized, and review of reasonable accommodation policy by the Board by JD
2nd by AJ
By Roll Call PM/Y, JD/Y, EM/Y, AJ/Y

29. 1:45 PM V23-108 440-450 Tremont Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant on the condition that automatic door opener opens the door for not less than 45 seconds, and trash pick-up is available at tenants unit upon request with that language included in the reasonable accommodation policy by JD
2nd by PM
By Acclamation/Carried

30. 1:54 PM V23-110 955 Boylston Street, Boston



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

31. 2:00 PM V22-198 177 West Eighth Street, Boston

DG opened the hearing, introduced Board and established procedures. Participants Douglas Stefanov, Daniel Dandreo, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-156 is noted. Douglas Stefanov presented application. Exhibit #2 – Presentation is noted and accepted. Additional comments and testimony provided by Daniel Dandreo and Michael Muehe. Discussion and Questions of Hearing:

Motion to Take under advisement by JD

2nd by EM

By Acclamation/Carried

32. 2:45 PM V23-111 123 Packard Avenue, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

33. 2:53 PM V23-112 25 River Street, Winchester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that an accommodation policy reviewed by the board that reflects the availability of a vertical power strip upon tenant request by JD

2nd by

Discussion of Variance 2-3

Motion to Continue for more information including scaled dimensional plans by JD

2nd by PM

By Acclamation/Carried

Motion to Grant on the condition that vertical power outlets are available upon request information included in lease language by JD

2nd by PM

By Acclamation/Carried

34. 3:07 PM V23-113 1026 Comm Ave, Brookline

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information including cost estimates and test drawings for a lift providing access to seating area by JD

2nd by PM



By Acclamation/Carried

35. 3:10 PM V23-114 129 New Orchard Hill Drive, Oxford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

36. 3:26 PM V23-115 15-17 Revere Street, Winthrop

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

37. 3:29 PM V23-116 80 Shepard Avenue, Swampscott

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for cost estimates and test drawings for the proposed bathroom space by JD

2nd by PM

By Acclamation/Carried

38. 3:32 PM V23-044 176 Harvard Avenue, Allston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Find that the information provided for conditions 1-3 as submitted is not sufficient by JD

2nd by PM

By Acclamation/Carried

Motion to Accept materials for conditions 4-10 on the condition that ‘special needs’ is struck from all material available to the public and persons with disabilities is the terminology used by JD

2nd by PM

By Acclamation/Carried

39. 3:25 PM V23-047 7 Hartwell Avenue, Lexington

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by PM

2nd by JD

By Acclamation/Carried

40. 3:45 PM V23-054 25 Prospect Street, Northampton



Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Continue for MHC determination letter by PM
2nd by AJ
By Acclamation/Carried

Discussion of Variance 3:
Motion to Grant LULA and cab size for LULA by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 4
Motion to uphold previous decision requiring compliant hardware by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 5:
Motion to Continue for detailed plans that are enlarged with dimensions for lower and first level by JD
2nd by PM
By Acclamation/Carried

41. 3:53 PM V23-079 90 Fenway, Boston

Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Packet by PM
2nd by JD
By Acclamation/Carried

42. 3:59 PM V23-081 35 Walker Street, Lenox

Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Grant timed relief until 6/1/2026 on the condition of annual status reports due June 1 2024 by JD
2nd by PM
By Acclamation/Carried

43. 4:02 PM Continued deliberations of V22-198

Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant on the condition that the roof deck is not open to the public by JD
2nd by AJ
By Acclamation/Carried

44. 4:20 PM Minutes and Decisions
Motion to Accept minutes and decisions by JD



2nd by EM
By Acclamation/Carried

45. 4:30 PM V23-078 80 Crescent Avenue, Newton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Continue for more information including site plan by JD
2nd by PM
By Acclamation/Carried

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

Discussion of Variance 3:
Motion to Grant on the condition that the reasonable accommodation policy is reviewed and
accepted by the Board by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 4:
Motion to Continue for feasibility study for solution that avoids the abrupt design by PM
2nd by JD
By Acclamation/Carried

Discussion of Variance 5:
Motion to Grant on the condition of wayfinding signage for route to elevator by JD
2nd by PM
By Acclamation/Carried

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

Discussion of Variance 7:
Motion to Grant for this use only by JD
2nd by PM
By Acclamation/Carried

Respectfully submitted,
Bradley Souders, Office Support Specialist II



Exhibit List

- Community Office Trailer, 519 E River Street, Orange (V23-087)
 - Exhibit – Variance Application and associated documents
- Cambridge at Marion Residences, 747 Cambridge Street, Cambridge (V23-088)
 - Exhibit – Variance Application and associated documents
- Gifford House, 9 Carver Street, Provincetown (V23-089)
 - Exhibit – Variance Application and associated documents
- Apartment Complex, 2-8 Fidelis Way, Boston (V23-090)
 - Exhibit – Variance Application and associated documents
- Atwood, 728 Broadway, Saugus (V23-091)
 - Exhibit – Variance Application and associated documents
- Salvation Army, 258 Chestnut Street, Chelsea (V23-092)
 - Exhibit – Variance Application and associated documents
- MBTA Stations, Various Towns (V23-093)
 - Exhibit – Variance Application and associated documents
- Medical Office, 48 Sanderson Street, Greenfield (V23-094)
 - Exhibit – Variance Application and associated documents
- 4 Story Residential, 507 Sutton Street, North Andover (V23-095)
 - Exhibit – Variance Application and associated documents
- Fenway Kilmarnock, 60 Kilmarnock Street, Boston (V23-096)
 - Exhibit – Variance Application and associated documents
- Van Der Heyden, 774 State Street, Springfield (V23-097)
 - Exhibit – Variance Application and associated documents
- Childcare Center, 26 Robinson Street, Cambridge (V23-098)
 - Exhibit – Variance Application and associated documents
- Residential Building, 121 North Street, New Bedford (V23-099)
 - Exhibit – Variance Application and associated documents
- Froggy's Play School, 280 Merrimack Street, Methuen (V23-100)
 - Exhibit – Variance Application and associated documents
- Ashby Hall, 400 Heath Street, Brookline (V21-101)
 - Exhibit – Variance Application and associated documents
- Sidewalk, 10 Park Plaza, Boston (V16-266)
 - Exhibit – Variance Application and associated documents
- Nauticus Marina, 339 West Bay Road, Osterville (V22-115)
 - Exhibit – Variance Application and associated documents
- Melrose Family YMCA, 497 Main Street, Melrose (V23-030)
 - Exhibit – Amended Variance Application and associated documents
- Police Courthouse, 197 Main Street, Gloucester (V23-058)
 - Exhibit – Variance Application and associated documents
- Good Harbor Beach Inn, 1 Salt Island Road, Gloucester (V23-073)
 - Exhibit – Variance Application and associated documents
- Church, 74 Snow Street, Fitchburg (V23-076)
 - Exhibit – Variance Application and associated documents
- Sidewalk, Boylston Street, Boston (V23-102)



- Exhibit – Variance Application and associated documents
- Shaw Elementary School, 57 Elmwood Street, Millbury (V23-105)
 - Exhibit – Variance Application and associated documents
- Residential Building, 130-140 Shirley Street, Winthrop (V23-106)
 - Exhibit – Variance Application and associated documents
- Loop83, 83 Pleasant Valley Street, Methuen (V23-107)
 - Exhibit – Variance Application and associated documents
- Alexan Waltham, 73 Pond Street, Waltham (V23-109)
 - Exhibit – Variance Application and associated documents
- Worthington Golf Course, 113 Ridge Road, Worthington (A23-001)
 - Exhibit #1 – Hearing packet AAB 1-19
 - Exhibit #2 – Presentation
- The Abby, 290 Hancock Street, Quincy (V23-023)
 - Exhibit #1 – Hearing packet AAB 1-25
 - Exhibit #2 – Presentation
- Eva White Apartments, 440-450 Tremont Street, Boston (V23-108)
 - Exhibit – Variance Application and associated documents
- Dillons Restaurant, 955 Boylston Street, Boston (V23-110)
 - Exhibit – Variance Application and associated documents
- 177 West Eighth Street Condos, 177 West Eighth Street, Boston (V22-198)
 - Exhibit #1 – Hearing packet AAB 1-156
- Dormitory, 123 Packard Avenue, Somerville (V23-111)
 - Exhibit – Variance Application and associated documents
- Apartment Building, 25 River Street, Winchester (V23-112)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 1026 Comm Ave, Brookline (V23-113)
 - Exhibit – Variance Application and associated documents
- New Orchard Estates, 129 New Orchard Hill Drive, Oxford (V23-114)
 - Exhibit – Variance Application and associated documents
- Salon, 15-17 Revere Street, Winthrop (V23-115)
 - Exhibit – Variance Application and associated documents
- The Beach Club, 80 Shepard Avenue, Swampscott (V23-116)
 - Exhibit – Variance Application and associated documents
- Bubble Tea Shop, 176 Harvard Avenue, Allston (V23-044)
 - Exhibit – Variance Application and associated documents
- Russian School of Mathematics, 7 Hartwell Avenue, Lexington (V23-047)
 - Exhibit – Variance Application and associated documents
- Talbot House, 25 Prospect Street, Northampton (V23-054)
 - Exhibit – Variance Application and associated documents
- Melvin Hall, 90 Fenway, Boston (V23-079)
 - Exhibit – Variance Application and associated documents
- Doctor Sax House, 35 Walker Street, Lenox (V23-081)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from May 8, 2023
 - May 8, 2023 Minutes



- One Charles Condominium, 1 Charles Street, South, Boston (V22-106)
 - Fresh SB LLC, 232 Old Colony Avenue, Roxbury (V22-179)
- School, 80 Crescent Avenue, Newton (V23-078)
 - Exhibit – Variance Application and associated documents

