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

**LAYLA R. D'EMILIA**  
COMMISSIONER, DIVISION OF  
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**ARCHITECTURAL ACCESS BOARD**

**Minutes**

**June 1, 2020**

Board Members Present:

- Walter White (WW)
- Jane Hardin (JH)
- Jeffrey Dougan (JD) / Mary Mahon McCauley (MM)
- Dawn Guarriello (DG)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

- William Joyce, Executive Director, AAB (WJ)
- James Plotkin, Counsel (JP)

Board Members not in Attendance:

- Andy Bedar (AB)
- Raymond Glazier (RG)
- David Johnson (DJ)

WW- The Chair opened the meeting.  
JD, DG, PM, & HR present.

1. Incoming: MBTA Storage Yard, West Fourth Street, South Boston, V20-085  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moved to grant as proposed, DG seconded.*  
*Passed unanimously*

2. Incoming: James Mulcahey Elementary School, 28 Clifford Street, Taunton, V20-087  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moved to grant as proposed, DG seconded.*  
*Passed unanimously.*

3. Incoming: Arboretum Place, 3815 Washington Street, Boston, V20-088  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moved to continue the variance to 23.3.3 to request the Petitioner provide additional detail as to the location of the curb cut serving the current accessible spaces and confirmation that the adjacent accessible entrance fully complies with 521 CMR 26, DG seconded.*  
*Passed unanimously.*

*JD moved to grant relief to 22.3 as proposed, DG seconded.*  
*Passed unanimously.*

**Mary Mahon-McCauly(MM) arrived.**

4. Incoming: Our Lady of Perpetual Help Mission Grammar School, 94 St. Alphonsus Street, Roxbury, V20-089  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moved to continue the variance to request the Petitioner provide information on the proposed slope of the path to the door being renovated, the proposed slope of the vestibule, and confirmation on which doors will be served by automatic door openers, HR seconded.*  
*Passed unanimously.*

5. Incoming: North End Music and Performing Arts Center, 48-50 Tileston Street, Boston, V20-090  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*PM moved to include in the 6/15 packet, HR seconded.*  
*Passed unanimously.*

6. Incoming: Clark Art Institute, 225 South Street, Williamstown, V20-091  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moved to grant relief to 20.2.1 as proposed on the condition that information about the accommodation is provided in an appropriate location on the Petitioner's website, DG seconded.*  
*Passed unanimously.*

*JD moved to grant relief to 29.1 as proposed on the condition that the pathway to each exhibit is clearly delineated.*  
*Passed unanimously.*

7. Incoming: Sandwich Public Library, 142 Main Street, Sandwich, V20-092  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*DG moved to grant relief to 30.6.1(a) as proposed on condition that the self-closing hinge is maintained and that a loop handle is provided on the door, PM seconded.*  
*Passed unanimously.*

*JD moved to grant relief to 24.4 as proposed, DG seconded.*

*Passed unanimously.*

8. Incoming: Founders Hall, Wellesley College, 106 Central Street, Wellesley, V20-093  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*DG moved to grant as proposed, PM seconded.*  
*Passed w/ HR opposed.*

9. Incoming: Freeman Hall, Wellesley College, 106 Central Street, Wellesley, V20-094  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*PM moved to grant relief to 24.10, 24.4, & 24.2.1 as proposed, JD seconded.*  
*Passed unanimously.*

*JD moved to grant relief to 20.9 for the entire width of the affected area, DG seconded.*  
*Passed unanimously.*

10. Incoming: Stone Davis Hall, Wellesley College, 106 Central Street, Wellesley, V20-095  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moved to grant as proposed, DG seconded.*  
*Passed unanimously.*

11. Incoming: Two Story Structure, 24 Porter Street, East Boston, V20-096  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moved to continue the variance to request Petitioner provide the cost of the current proposed project, as well as a cost estimate of a plan to make the first floor retail space accessible, HR seconded.*  
*Passed unanimously.*

12. Incoming: Northland Newton Development, Oak and Needham Street, Newton, V20-097  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moved to grant as proposed on the condition that appropriate way-finding signage is provided, DG seconded.*  
*Passed unanimously.*

13. Advisory: Can controls be installed on power door opener, Nault Architects, Steve VanDyke  
The Board discussed the relevant code sections. MM raised concerns that proposed keypad might be a violation of ADA. The Board agreed more time to fully review all relevant factors was required.

14. Hearing: Harrington Auditorium, WPI, 100 Institute Road, Worcester, V19-223  
Exhibit – Hearing Packet AAB 1-38  
Exhibit – Letter and Plans

*MM moved to deny the request for relief to 19.1, HR seconded.  
Passed unanimously.*

15. Advisory: Playground Surface Material, Michael McGuffie  
Exhibit – Photographs of Playground Surface and Letter from Jini Fairley  
The Board reviewed the photographs and letter.

*HR moved to find that the material and fastening method subject to this advisory does comply with  
521 CMR for use in playgrounds, PM seconded.  
Passed unanimously.*

**The Board broke for Lunch.**

**JH arrived.**

16. Hearing: Wellesley Hills Congregational Church, 207 Washington Street, V20-035  
Exhibit – Hearing Packet AAB 1-53

*HR moved to continue Request #1 to request Petitioner provide cost estimates, DG seconded.  
Passed Unanimously*

*HR moved to grant relief on Request #2 as proposed, JH seconded.  
Yea – JH, HR, & PM; Nay – JD & DG*

*HR moved to continue Request #3 to request Petitioner provide cost estimates, JH seconded.  
Passed unanimously.*

*HR moved to grant relief on Request #4, JH seconded.  
Passed unanimously.*

*HR moved to continue Requests #5, #6, & #7 to request Petitioner provide measurements of the  
slopes of the affected areas, PM seconded.  
Passed unanimously.*

*JH moved to grant relief on Request #8 as proposed, JD seconded.  
Yea – JH, JD, & DG; Nay – PM & HR*

*JD moved to grant relief on Request 9 on condition that signage is provided notifying of the slope,  
JH seconded.  
Passed unanimously.*

*JH moved to grant relief on Request #10 on the condition that appropriate signage is provided,  
JD seconded.  
Passed Unanimously.*

*JH moved to grant relief on Request #11 as proposed, JD seconded.  
Passed unanimously.*

*JH moved to grant relief on Request #12 as proposed, JD seconded.  
Passed unanimously.*

*JD moved to deny the request for relief on Request #13, HR seconded.*

*Passed unanimously.*

*HR moved to grant relief on request #14 as proposed, JH seconded.*

*Passed unanimously.*

*JD moved to grant relief on Requests #25, #26, #27, #28, #33, #34, #37, #38, #39, #40, #42, #43, #44, #45 on the condition that wall-side hand rails complying with all relevant portions of 521 CMR 27.4 are provided, JH seconded.*

*Passed unanimously.*

*JD moved to continue Requests #21, #22, #23, #24 to request Petitioner provide estimates for the cost of compliance at each location, JH seconded.*

*Passed unanimously.*

*JD moved to grant relief on Request #15 as proposed on the condition of compliant handrails and signage, PM seconded.*

*Passed unanimously.*

*JD moved to grant relief on Request #16 on the condition that doors are held open during all events or activities, PM seconded.*

*Passed unanimously.*

*JD moved to grant relief on Requests #17 & #18 on the condition that appropriate signage was provided, JH seconded.*

*Passed unanimously.*

*JD moved to take all remaining Requests under advisement, JH seconded.*

*Passed unanimously.*

#### **WW left.**

17. **Incoming:** Two Story Office Building, 25 Bryant Avenue, Milton, V20-086  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*HR moved to include in the 6/15 packet, JD seconded.*

*Passed unanimously.*

#### **WW returned & John High, DPL Chief of Staff arrived**

18. **Admin:** AAB Personnel  
John High updated the Board on recent personnel changes.

#### **John High & PM left**

19. **Incoming:** COVID-19 Street Seating Program. Multiple Streets, Boston, V20-100  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moved to waive the 14 day waiting period, HR seconded.*

*Passed unanimously.*

*JD moved to grant relief as proposed for the duration of the governor's emergency order on the condition that:*

- 1. The City of Boston maintains a database of restaurants issued the proposed licenses which shall include all pertinent information and reports that information to the AAB on a monthly basis,*
- 2. The City of Boston conditions the granting of the proposed licenses on the requirement that licensees shall indicate on their websites whether they are offering alternatives to table service such as such as delivery or takeout, and that licensees shall keep this information up to date, and*
- 3. The City of Boston ensures that any portable ramps deployed as a part of this program shall have edge protection of a minimum height of two (2) inches.*

*JH seconded.*

*Passed unanimously.*

20. Incoming: COVID-19 Park Seating Program, Multiple Locations, Boston, V20-101  
Exhibit – Variance Application and associated documents  
WJ presented the application and all associated documents

*JD moved to waive the 14 day waiting period, DG seconded.*  
*Passed unanimously.*

*HR moved to grant relief as proposed for the duration of the governor's emergency order on the condition that:*

- 1. The City of Boston maintains a database of restaurants issued the proposed licenses which shall include all pertinent information and reports that information to the AAB on a monthly basis,*
- 2. The City of Boston conditions the granting of the proposed licenses on the requirement that licensees shall indicate on their websites whether they are offering alternatives to table service such as such as delivery or takeout, and that licensees shall keep this information up to date, and*
- 3. The City of Boston ensures that any portable ramps deployed as a part of this program shall have edge protection of a minimum height of two (2) inches.*

*JD seconded.*

*Passed unanimously.*

#### **JD left & PM Returned**

21. Admin: Harmony Natural Learning Center, 67-69 Newburyport Turnpike, Newbury, V19-026

Exhibit: Amended Variance Application and Associated Documents  
WJ presented amended application and associated documents

*PM moved to include in the 6/15 packet, MM seconded.*  
*Passed unanimously.*

#### **JD returned**

22. Admin: Taj Hotel/Newbury, 15 Arlington Street, Boston, V19-201  
Exhibit – Request for Reconsideration and associated documents  
WJ presented the Request and associated documents.

*PM moved to include in the 6/15 packet, HR seconded.*  
*Passed unanimously.*

#### **WW left**

23. Admin: Cleghorn Properties, 128 Fairmount, 42 Clarendon, 105 Plymouth, Fitchburg, V20-023

Exhibit – Plans & Cost Estimates

WJ presented the Plans & Cost Estimates.

*JD moved to grant relief to 10.1 as proposed, DG seconded.*

*Passed unanimously.*

**WW returned**

24. Admin: Tannery Apartments, 16, 15, 18 Crowninshield St., 50 Warren S., Peabody, V19-107

Exhibit – Amended Variance Application and Associated Documents

WJ presented the amended application and all associated documents.

*JD moved to schedule a hearing for this case, JH seconded.*

*Passed unanimously.*

25. Admin: Town of Orange Roadway Pavement Reconstruction, Multiple Streets, Orange, V20-081

Exhibit – Variance Application and Associated Documents

WJ presented the application and associated documents.

*HR moved to grant relief to all requests as proposed, JD seconded.*

*Passed unanimously*

26. Admin: Reconstruction of Route 1A, Main Street, Walpole, V19-314

Exhibit – Photographs and Test Drawing

WJ presented photographs and test drawings.

*HR moved to deny the request for relief 20.2 regarding the reconstruction of the stairs, JD seconded.*

*Passed unanimously.*

*JD moved to grant relief to 22.3 to permit the construction of a walkway in lieu of the stairs on the condition that a handrail complying with all relevant portions of 521 CMR 24.5 is provided on at least one side, HR seconded.*

*Passed unanimously.*

27. Admin: Concourse Area, Fenway Park, 12-28 Lansdown Street, Boston, V20-050

Exhibit – Withdrawal Letter

WJ presented withdrawal letter.

*JD moved to accept the withdrawal of the variance application, HR seconded.*

*Passed unanimously.*

28. Admin: Residence Hall, 106-122 St. Stephen Street, Boston, V20-062

Exhibit - Plans and Cost Estimates

WJ Presented Plans and Cost Estimates

*JD moved to grant relief to 25.1 as proposed, PM seconded.*

*Passed Unanimously.*

## **WW Left**

29. Admin: Ware Hall, Milton Academy, 189 Centre Street, Milton, V20-075  
Exhibit – Accommodation Policy  
WJ presented the accommodation policy.

*JD moved to accept the policy, HR seconded.  
Passed unanimously.*

## **WW Returned**

### **Adjourn 5:00 p.m.**

#### **Exhibits**

- MBTA Storage Yard, West Fourth Street, South Boston, V20-085
  - Variance Application and associated documents
- James Mulcahey Elementary School, 28 Clifford Street, Taunton, V20-087
  - Variance Application and associated documents
- Arboretum Place, 3815 Washington Street, Boston, V20-088
  - Variance Application and associated documents
- Our Lady of Perpetual Help Mission Grammar School, 94 St. Alphonsus Street, Roxbury, V20-089
  - Variance Application and associated documents
- North End Music and Performing Arts Center, 48-50 Tileston Street, Boston, V20-090
  - Variance Application and associated documents
- Clark Art Institute, 225 South Street, Williamstown, V20-091
  - Variance Application and associated documents
- Sandwich Public Library, 142 Main Street, Sandwich, V20-092
  - Variance Application and associated documents
- Founders Hall, Wellesley College, 106 Central Street, Wellesley, V20-093
  - Variance Application and associated documents
- Freeman Hall, Wellesley College, 106 Central Street, Wellesley, V20-094
  - Variance Application and associated documents
- Stone Davis Hall, Wellesley College, 106 Central Street, Wellesley, V20-095
  - Variance Application and associated documents
- Two Story Structure, 24 Porter Street, East Boston, V20-096
  - Variance Application and associated documents
- Northland Newton Development, Oak and Needham Street, Newton, V20-097
  - Variance Application and associated documents
- Harrington Auditorium, WPI, 100 Institute Road, Worcester, V19-223
  - Hearing Packet AAB 1-38
  - Letter and Plans
- Playground Surface Material, Michael McGuffie
  - Photographs of Playground Surface and Letter from Jini Fairley
- Wellesley Hills Congregational Church, 207 Washington Street, V20-035
  - Hearing Packet AAB 1-53
- Two Story Office Building, 25 Bryant Avenue, Milton, V20-086
  - Variance Application and associated documents
- COVID-19 Street Seating Program. Multiple Streets, Boston, V20-100
  - Variance Application and associated documents



- COVID-19 Park Seating Program, Multiple Locations, Boston, V20-101
  - Variance Application and associated documents
- Harmony Natural Learning Center, 67-69 Newburyport Turnpike, Newbury, V19-026
  - Amended Variance Application and Associated Documents
- Taj Hotel/Newbury, 15 Arlington Street, Boston, V19-201
  - Request for Reconsideration and associated documents
- Cleghorn Properties, 128 Fairmount, 42 Clarendon, 105 Plymouth, Fitchburg, V20-023
  - Plans & Cost Estimates
- Tannery Apartments, 16, 15, 18 Crowninshield St., 50 Warren S., Peabody, V19-107
  - Amended Variance Application and Associated Documents
- Town of Orange Roadway Pavement Reconstruction, Multiple Streets, Orange, V20-081
  - Variance Application and Associated Documents
- Reconstruction of Route 1A, Main Street, Walpole, V19-314
  - Photographs and Test Drawing
- Concourse Area, Fenway Park, 12-28 Lansdown Street, Boston, V20-050
  - Withdrawal Letter
- Residence Hall, 106-122 St. Stephen Street, Boston, V20-062
  - Plans and Cost Estimates
- Ware Hall, Milton Academy, 189 Centre Street, Milton, V20-075
  - Accommodation Policy