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

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

**ARCHITECTURAL ACCESS BOARD**

**Minutes**  
**June 15, 2020**

Board Members Present:

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

Also in Attendance:

- William Joyce, Executive Director, AAB (WJ)
- Bruce Hopper, Board Counsel (BH)
- James Plotkin, Counsel (JP)

Board Members not in Attendance:

- Andy Bedar (AB)
- Dawn Guarriello (DG)
- David Johnson (DJ)

JH- The Vice-Chair opened the meeting.  
RG, PM, JD, & HR present.

1. Incoming: Sidewalk Modera, 11 Blandin Ave, Framingham (V20-098)  
Exhibit – Variance Application and associated documents  
WJ presented the application and associated documents

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

2. Incoming: Waushakum Beach, 54 Nipmuc Rd, Framingham (V20-099)  
Exhibit – Variance Application and associated documents  
WJ presented the application and associated documents

*JD moved to grant relief to 22.3 as proposed, HR seconded.*

*Passed unanimously.*

*RG moved to grant relief to 25.1 as proposed, JD seconded.  
Passed unanimously.*

3. Incoming: Building 39, 300 North Beaton Street, Watertown (V20-102)  
Exhibit – Variance Application and associated documents  
WJ presented the application and associated documents

*JD moved to grant as proposed, PM seconded.  
Passed with RG abstaining.*

4. Incoming: Mixed Use Building, 233 Hancock Street, Dorchester (V20-103)  
Exhibit – Variance Application and associated documents  
WJ presented the application and associated documents

*JD moved to grant relief to 43.3.2 as proposed on the condition that language is included in the lease specifying that a tenant with a disability may request a complaint sink be installed, and that such installation shall be completed within 30 days receipt of the request, HR seconded.  
Passed unanimously.*

*JD moved to grant relief to 9.5.6 & 39.4 as proposed, HR seconded.  
Passed unanimously.*

5. Incoming: Soldier's Field Park Children's Center, 610-640 Soldier's Field Road, Boston (V20-104)  
Exhibit – Variance Application and associated documents  
WJ presented the application and associated documents

*JD moved to grant relief as proposed for this use only, RG seconded.  
Passed unanimously.*

6. Incoming: Public Housing Facility, 275 Pleasant St, Worcester (V20-105)  
Exhibit – Variance Application and associated documents  
WJ presented the application and associated documents

*JD moved to include this case in the 6/29 packet, HR seconded.  
Passed unanimously.*

7. Incoming: Sidewalk, Village Landing, Plymouth (V20-107)  
Exhibit – Variance Application and associated documents  
WJ presented the application and associated documents

*JD moved to continue for a feasibility study for a handrail between 33"-36" from the surface of the walkway, and a 60" landing located in the center of the 7.5% run, RG seconded.  
Passed unanimously.*

8. Admin: Harmony Natural Learning Center, 67-69 Newburyport Turnpike, Newbury (V19-026)  
Exhibit – Amended Application for Variance and Associated Documents  
WJ presented the amended application and associated documents.

*JD moved to grant relief as proposed for this tenant and use only on the condition that an*

*accommodation policy is provided for the Board's approval, RG seconded.  
Passed unanimously.*

9. Admin: Taj Hotel, 15 Arlington Street, Boston (V19-201)  
Exhibit – Request for Reconsideration  
WJ presented the Request for Reconsideration.

*HR moved to reject the request for reconsideration as untimely, RG seconded.  
Yea – RG, MM, HR; No - PM*

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

#19  
*JD moved to continue for information on whether the door could be help open at all times, PM seconded.  
Passed unanimously.*

#20  
*JD moved to deny, PM seconded.  
Passed unanimously*

*JD moved to note that the use of an automatic door opener would exempt them the requirement to comply with this section, RG seconded.  
Passed unanimously.*

#48, #49, & #50  
*JD moved to grant as proposed, HR seconded.  
Passed unanimously.*

#29  
*JD moved to deny, HR seconded.  
Passed unanimously.*

#30  
*JD moved to deny, HR seconded.  
Passed unanimously.*

#31 & #32  
*JD moved to deny, HR seconded.  
Passed unanimously.*

#35  
*JD moved to grant as proposed, HR seconded.  
Passed unanimously.*

#36  
*JD moved to deny, HR seconded.  
Passed unanimously*

#41  
*JD moved to deny, HR seconded.*

*Passed unanimously.*

#46

*JD moved to continue for more information as to whether one of the stalls could be made into an alternative accessible stall and whether other elements could be brought into compliance, HR seconded.*

*Passed unanimously.*

#47

*JD moved to grant as proposed. HR seconded.*

*Passed unanimously.*

#51

*JD moved to grant as proposed, HR seconded.*

*Passed unanimously.*

### **Walter White (WW) Arrived**

11. Hearing: Lenox Apartments, 136 Lenox Street, Boston, V20-034, Variance Hearing Exhibit – Hearing Packet AAB 1-38

*JD moved to withdraw the previous grant of variance, PM seconded.*

*Passed unanimously.*

*JD moved to continue for info from MM's letter to be received within 15 days receipt of the decision, JD seconded.*

*Passed unanimously.*

*HR moved to expedite, JD seconded.*

*Passed unanimously.*

### **WW Left**

12. Admin: Two Story Office Building, 25 Bryant Avenue, Milton (V20-086)  
Exhibit – Variance Application and associated documents  
WJ presented the application and associated documents.

*HR moved to grant on the condition that signage is provided at the corner entrance, JD seconded.*

*Passed unanimously.*

*HR moved to note that a sign at the Bryant Street entrance indicating the location of the Boulevard Street accessible entrance would serve to reduce confusion, JD seconded.*

*Passed unanimously.*

### **WW Returned**

### **The Board broke for lunch.**

13. Admin: North End Music, 48-50 Tileston St, Boston (V20-090)  
Exhibit – Variance Application and associated documents  
WJ presented the application and associated documents.

*JD moved for a hearing, JH seconded.*

*Passed unanimously.*

14. Admin: 2 Story Office Building, 299 Main Street, Wilmington (V17-092)  
Exhibit – Amended Application for Variance and Associated Documents  
WJ presented the amended application and associated documents.

*JH moved to continue the variance to request a copy of a proposed accommodation policy including what public notice will be provided regarding the lift, HR seconded.*  
*Passed unanimously.*

15. Admin: Cumnock Hall, 33 Harvard Way, Boston (V19-268)  
Exhibit – Status Report  
WJ presented the status report.

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

16. Admin: West Schoolhouse, 61 Whig Street, Dennis (V20-026)  
Exhibit – Petitioner's 5/26/20 Correspondence  
WJ presented the Petitioner's submission.

*JH moved to continue for a feasibility study on whether the additional funds could be secured in a future town budget cycle to execute the plan shown, JD seconded.*  
*Passed unanimously.*

17. Admin: Arboretum Place, 3815 Washington Street, Boston (V20-088)  
Exhibit – Amended Application for Variance and Associated Documents  
WJ presented the amended application and associated documents.

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

18. Admin: Our Lady of Perpetual Help, 94 St. Alphonsus Street, Roxbury (V20-089)  
Exhibit – Amended Application for Variance and Associated Documents  
WJ presented the amended application and associated documents.

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

19. Admin: Two Story Structure, 24 Porter St, East Boston (V20-096)  
Exhibit – Amended Application for Variance and Associated Documents  
WJ presented the amended application and associated documents.

*JD moved to continue the variance to request Petitioner submit additional information on the proposed route from the main entrance to the accessible entrance, and additional information on the proposed exterior design of the accessible entrance, JH seconded.*  
*Passed unanimously.*

20. Admin: Minutes – May 11, 2020 & June 1, 2020  
Exhibit – May 11 & June 1 Minutes

*JH moved to accept the 5/11 and 6/1 minutes, JD seconded.*

*Passed w/ RG abstained.*

21. Admin: 5/11 Decisions

Exhibit – Hearing Decisions C19-020, C19-040, V17-153, & V19-348

*JD moved to approved the decisions, HR seconded.*

*Passed w/ JD abstaining.*

**HR Left**

22. Hearing: Clearesult, 100 Central Street, Milford (V20-071)

Exhibit – Hearing Packet AAB 1-29

JD moved to grant relief to 28.1 & 25.1 for this tenant and use only, JH seconded.

Passed Unanimously.

**HR Returned**

23. Hearing: Alpha Tau Gamma, 118 Sunset Avenue, Amherst, V19-301, Variance Hearing

Exhibit – Hearing Packet AAB 1-38

Exhibit – Power Point Presentation

*HR moved to grant relief to 28.1 & 32.1 as proposed with the conditions referenced in Exhibit 2, JD seconded.*

*Passed unanimously.*

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

**Exhibits**

- Sidewalk Modera, 11 Blandin Ave, Framingham (V20-098)
  - Variance Application and associated documents
- Waushakum Beach, 54 Nipmuc Rd, Framingham (V20-099)
  - Variance Application and associated documents
- Building 39, 300 North Beaston Street, Watertown (V20-102)
  - Variance Application and associated documents
- Mixed Use Building, 233 Hancock Street, Dorchester (V20-103)
  - Variance Application and associated documents
- Soldier's Field Park Children's Center, 610-640 Soldier's Field Road, Boston (V20-104)
  - Variance Application and associated documents
- Public Housing Facility, 275 Pleasant St, Worcester (V20-105)
  - Variance Application and associated documents
- Sidewalk, Village Landing, Plymouth (V20-107)
  - Variance Application and associated documents
- 2 Story Office Building, 299 Main Street, Wilmington (V17-092)
  - Amended Application for Variance and Associated Documents
- Harmony Natural Learning Center, 67-69 Newburyport Turnpike, Newbury (V19-026)
  - Amended Application for Variance and Associated Documents
- Taj Hotel, 15 Arlington Street, Boston (V19-201)
  - Request for Reconsideration
- Cumnock Hall, 33 Harvard Way, Boston (V19-268)
  - Status Report
- West Schoolhouse, 61 Whig Street, Dennis (V20-026)

- Petitioner's 5/26/20 Correspondence
- Wellesley Hills Congregational Church, 207 Washington Street, Wellesley (V20-035)
  - Hearing Packet AAB 1-53
- Two Story Office Building, 25 Bryant Avenue, Milton (V20-086)
  - Variance Application and associated documents
- Arboretum Place, 3815 Washington Street, Boston (V20-088)
  - Amended Application for Variance and Associated Documents
- Our Lady of Perpetual Help, 94 St. Alphonsus Street, Roxbury (V20-089)
  - Amended Application for Variance and Associated Documents
- North End Music, 48-50 Tileston St, Boston (V20-090)
  - Variance Application and associated documents
- Two Story Structure, 24 Porter St, East Boston (V20-096)
  - Amended Application for Variance and Associated Documents
- Minutes – May 11, 2020 & June 1, 2020
  - May 11 & June 1 Minutes
- 5/11 Decisions
  - Hearing Decisions C19-020, C19-040, V17-153, & V19-348
- Lenox Apartments, 136 Lenox Street, Boston, V20-034, Variance Hearing
  - Hearing Packet AAB 1-38
- Clearesult, 100 Central Street, Milford, V20-071, Variance Hearing
  - Hearing Packet AAB 1-29
- Alpha Tau Gamma, 118 Sunset Avenue, Amherst, V19-301, Variance Hearing
  - Hearing Packet AAB 1-38
  - Power Point Presentation