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**Commonwealth of Massachusetts
Division of Occupational 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
OCCUPATIONAL LICENSURE

WILLIAM JOYCE
EXECUTIVE DIRECTOR,
ARCHITECTURAL ACCESS
BOARD

Board Meeting Minutes – June 6, 2022

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chairperson (PM)

Jeffrey Dougan (JD)

Ana Julian (AJ)

David Johnson (DJ)

Raymond Glazier (RG)

Elizabeth Myska (EM)

Mary Mahon McCauley (MM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

DG Calls the meeting to order

DG Takes Roll

PM, JD, MM, RG, DJ, LM, AJ present

JD and MM Recuse

1. Bradlee Danvers, 50 Kirkbride Drive, Danvers (V20-178)

Exhibit – Status Report

WJ presented documentation – Discussion of Variance

RG moves to accept, PM seconds.

Adopted by acclamation.

JD and MM Return

2. Bergen Circle Apartments, 15 Girard Avenue, Springfield (V22-055)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

DJ moves to grant, RG seconds.

Adopted by acclamation.

3. Medical Office, 475 School Street, Marshfield (V22-076)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

DJ moves to grant, JD seconds.
Adopted by acclamation.

4. City of Lowell River Walk, 41 John Street, Lowell (V22-085)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
JD moves to continue for an engineering report on the impacts of additional weight to support a compliant walkway surface, DJ seconds.
Adopted by acclamation

DG recuses herself

5. Tobin Montessori and Vassal Lane Upper Schools, 197 Vassal Lane, Cambridge (V22-092)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
#1
JD move to grant as proposed, DJ seconded.
Adopted by acclamation.
#2
JD moves to grant as proposed, DJ seconded.
Adopted by acclamation.
#3
JD moves to grant as proposed, AJ seconded.
Adopted by acclamation.
#4
DJ moves to continue for an axonometric plan of the social stairs, JD seconded.
Adopted by acclamation.

DG returned

6. Easy Street Park, Easy Street, Nantucket (V22-093)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
JD moves to continue for a feasibility study on adjustments that would reduce the instances of settling and a sectional drawing showing the base and subbase beneath the walkway, RG seconded.
Adopted by acclamation.

7. Commercial Building, 5 Namskaket Road, Orleans (V22-094)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
#1
JD moves for this use only to grant on the condition of an accommodation policy subject to the Board's approval, DJ seconded.
Adopted by acclamation.
#2
JD moves to find that no variance is required as relief to 28.1 has rendered it moot, DJ seconded.
Adopted by acclamation.

8. Emergency Trail Shelter, 132 Pelham Road, Amherst (V22-095)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
PM moves to grant, JD seconded

Adopted by acclamation

9. Julia Bancroft Senior Apartments, 3 Vinal Street, Auburn (V22-096)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moves to grant, DJ seconded.

Adopted by acclamation.

10. Leasing Office, 1638 Massachusetts Avenue, Cambridge (V22-097)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moves to grant on the condition that an automatic door opener is provided and that the exterior acuator is located to abutting the sidewalk, DJ seconded.

Adopted by acclamation.

11. Lahey Hospital, 41 Mall Road, Burlington (V22-098)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

MM moves to grant, DJ seconded.

Adopted by acclamation.

12. Alta Seven Hills, 22-28 Mulberry Street, Worcester (V21-195)

DG introduces the Board

Robert Del Savio, Architects RS

Keith Flanders, Architects KF

Michael Tulipani, Owners MT

All parties were sworn in.

EXHIBIT 1 AAB 1-58

Exhibit 2: Powerpoint Deck

JD moves to grant, AJ seconded.

PM-Y, JD-Y, RG-Y, DJ-Y, LM-Y, AJ-Y

Columbus Avenue Seawall, 46 Columbus Avenue, Salem (V22-099)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

DJ moves to grant on the condition that information on the accessible beaches is provided on the town website and signage is provided at the site indication the location of the nearest accessible beaches. RG seconded.

Adopted by acclamation.

MM Leaves for the Day

Break for Lunch

All return except for MM and PM.

13. Osmund Building, 87-103 Liberty Street, Lynn (V22-051)

DG introduces the Board

Caitlin Gamache, Code Consultant CG
Anna Correia, Code Consultant AC
Bill Jacob, Architect BJ
Elizabeth Malloy, Consultant EM
Mark Evans, ME

All parties were sworn in.

EXHIBIT 1: AAB 1-58

Exhibit 2: Presentation containing maps and drawings.

*DJ moves to take this case under advisement, JD seconded.
Adopted by acclamation.*

PM Returned

14. Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)

DG introduced the Board.

Scott Morrison, Superintendent, Tri-town School District
Carol Hubbard, Chair of the Boxford School Committee
Steve Clifford, Director of Facilities, Boxford Public Schools
Steven Greenberg, Assistant Superintendent of Operations, Tri-town School District
Matt LaCava, Assistant Superintendent of Student Services, Tri-town School District
Tracey Mara, Principal, Harry Lee Cole School
Matt Coogan, Town Administrator, Boxford

All parties were sworn in.

Exhibit 1: Hearing Packet AAB 1-146

Exhibit 2: Powerpoint Presentation

DJ Left

*JD moved to extend time variance to 2024 under the previous conditions, LM seconded.
PM-Y, JD-Y, RG-Y, LM-Y, AJ-Y*

15. SLV Winchester North, 416 Cambridge Street, Winchester (V22-100)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*JD moves to grant under usual conditions, RG seconded.
Adopted by acclamation.*

16. City of Boston Temp Ramp Program (V20-100 & V20-101)
Exhibit – Status Update
WJ presented documentation

*JD moves to accept, RG seconded.
PM-A, JD-Y, RG-Y, LM-Y, AJ-Y*

17. Curb Cuts, 34 North Street, Somerville (V21-071)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

JD moves to continue for cost estimates for ramp on one side of the street and feasibility of using internal circulation path for Building E to provide an accessible route, PM seconded.

Adopted by acclamation

JD moves to find that sidewalk does not meet exemption in 22.3.1, PM seconded.

Adopted by acclamation

DJ returned

18. Osmund Building, 87-103 Liberty Street, Lynn (V22-051)
The Board further deliberated on Petitioner's request

#1

JD moves to grant for this tenant and use only, DJ seconded.

JD-Y, PM-A, RG-Y, DJ-Y, LM-Y, AJ-Y.

#3

JD moves to grant temporary relief until 12/1/25 on the condition that annual status reports are provided to the Board, DJ seconded.

PM-A, JD-Y, RG-Y, DJ-Y, LM-Y, AJ-Y.

#4

PM Left

JD moves to grant on the condition that warning signage is provided at the top and bottom of each stairwell. DJ seconded.

JD-Y, RG-Y, DJ-Y, LM-Y, AJ-Y.

PM returned

#7

JD moves to grant for this tenant and use only, LM seconded.

PM-A, JD-Y, RG-Y, DJ-Y, LM-Y, AJ-Y.

#6

JD moves to reconsider, RG seconded.

PM-A, JD-Y, RG-Y, DJ-Y, LM-Y, AJ-Y.

JD moves grant as proposed until 12/1/25, RG seconded.

PM-A, JD-Y, RG-Y, DJ-Y, LM-Y, AJ-Y.

19. Project Hope, 45 Magnolia Street, Boston (V22-027)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

#1

JD moves to grant as proposed on the condition that an awning or other weather protection is provided immediately adjacent to the accessible entrance door, DJ seconded.

Adopted by acclamation.

#2

JD moves to continue for feasibility study of using the rear porch as an accessible means of egress per 20.11.2(b), DJ seconded.

Adopted by acclamation.

20. Conflict of Interest Law and Required Disclosures

JP provides a Board a refresher on the Board's obligations per the Conflict of Interest Law.

21. 6 Story Commercial, 1420-1430 Massachusetts Avenue, Cambridge (V22-060)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

PM moves to grant as proposed, JD seconded.

Adopted by acclamation.

22. Lodging House, 35 Harvey Street, Cambridge (V22-082)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moves to grant on the condition that warning signs are provided at each entrance to the staircase. PM seconded.

Adopted by acclamation.

AJ recuses

23. Shattuck Hospital Replacement, 88 East Newton Street, Boston (V22-065)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

#1

PM moves to grant, JD seconded.

Adopted by acclamation.

#2

JD moves to find they do not meet the exception for showers in unmonitored facilities as this is not an unmonitored facility, PM seconded.

Adopted by acclamation.

JD moves to continue for a breakdown of what percentage of the shower controls are to the left of the seat and what percentage are to the right and an accommodation policy relating to that, PM seconded.

Adopted by acclamation.

DJ Left for the Day

AJ returned.

24. The Brant, Multiple Streets, Nantucket (V22-084)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

#1

JD moves to grant to 5/1/23 on conditions from disability commission, RG seconded.

Adopted by acclamation.

#2

JD moves to grant to 5/1/23, AJ seconded.

Adopted by acclamation.

#3

JD moves to grant until 5/1/23, PM seconded.

Adopted by acclamation.

#4

JD moves to continue for detail drawing for the corridor side clear floor space drawing on the affected doors, PM seconded.

Adopted by acclamation.

#5 & #6

JD moves to continue for MassHistoric letter, PM seconded.

Adopted by acclamation.

25. Tufts Hill Hall, 387 Boston Avenue, Medford (V22-091)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moves to table till next meeting, PM seconded.

Adopted by acclamation

26. Decisions and Minutes to approve from May 23, 2022

- May 23, 2022 Minutes
- An Sabin, 1193 Cambridge Street, Cambridge (V22-033)
- Severance Hall, Wellesley College, Wellesley (V22-031)
- Blantyre, 16 Blantyre Road, Lennox (V22-041)

JD moves to accept the minutes and decisions with a correction to a typographical error in the 5/23 minutes, PM seconded.

Adopted by acclamation.