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

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AFFAIRS AND BUSINESS
REGULATION

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

Board Meeting Minutes – June 7, 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)

Jeffrey Dougan (JD)

Raymond Glazier (RG)

David Johnson (DJ)

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)

Clinton Dick – General Counsel for DPL

DG opened the meeting for Roll Call:

PM, JD, DJ, MO, AJ

1. 9:03 AM V20-207 170 North Lowell Street, Methuen

9:15 AM RG Arrived

Exhibit – Amended Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on the condition that the accommodation policy is submitted to the Board by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for more information about programming provided in loft levels by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 6:

Motion to Continue for clarification of what is stored in the closet and what it is used for by JD

2nd by RG

By Acclamation/Carried



Discussion of Variance 3a:

Motion to Continue for existing counter heights and define was restricted use by church patrons means by JD 32.2
2nd by DJ
By Acclamation/Carried

Discussion of Variance 3b:

Motion to Continue for existing measurement of counter heights and define was restricted use by church patrons means by JD 32.2
2nd by PM
By Acclamation/Carried

Discussion of Variances 3c-e

Motion to Table Variances 3c-3e by JD
2nd by PM
By Acclamation/Carried

Discussion of Variances 4a-4c:

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

Discussion of Variances 5a and 5d:

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

Discussion of Variances 5b:

Motion that no variance is needed for bottom extensions by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variances 5b:

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

Discussion of Variance 5c:

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

2. 9:39 AM V14-007 572 Main Street, Sturbridge

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept status report by PM
2nd by JD
By Acclamation/Carried



3. 9:40 AM V18-327 16-19 Forest Street, Cambridge

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to request new plans addressing change in project scope or proof that project has been cancelled by PM

2nd by RG

By Acclamation/Carried

4. 9:45 AM V19-124 35 Lomasney Way, Boston

Exhibit – Amended Application and associated documents

WJ presented documentation – Discussion of Variance 2c and 3c (electrical outlet location on bathroom):

Motion to Deny by PM

2nd by RG

By Acclamation/Carried

Discussion of sink depths:

Motion to Grant under the usual conditions by JD

2nd by AJ

By Acclamation/Carried

Kitchen/washer dryer outlets:

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

5. 9:54 AM V19-284 370-380 Harrison Avenue, Boston

Exhibit – Amended Application and associated documents

WJ presented documentation – Discussion of Variance 1 (Group 1 units):

Motion to Grant for Group 1 Units as proposed by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 1 (Group 2A units):

Motion to Grant on the condition that 1 upright plug is furnished in the unit and one additional upright plug is on standby and provided upon request by JD

2nd by RG

By Acclamation/Carried

6. 9:59 AM V20-010 1 Rugged Road, Nantucket

Exhibit – Amended Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by DJ

2nd by RG

By Acclamation/Carried

7. 10:02 AM V20-147 74 North Main Street, Attleboro

Exhibit – Amended Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant temporary relief until September 1, 2021 by JD



2nd by RG
By Acclamation/Carried

8. 10:04 AM V21-026 374 Commonwealth Avenue, Boston
PM Recused

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Continued variance (time relief for elevator):

Motion to Continue for full set of plans and time frame of project by DJ

2nd by RG

By Acclamation/Carried

Discussion of plans for additional seating:

Motion to Continue for plans for location of outside seats and the accessible route for accessible seats
by JD

2nd by DJ

By Acclamation/Carried

9. 10:16 AM V21-039 25 Thompson Place, Boston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept proposed use of ramp and ramp policy on the condition that planters are provided at
the corners of the ramp to act as a tripping mitigator by DJ

2nd by JD

By Acclamation/Carried

10. 10:26 AM V21-043 763 Cambridge Street, Cambridge
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Table by RG

2nd by DJ

By Acclamation/Carried

11. 10:28 AM Advisory Opinion- Group 1 units in Hospitals
Exhibit – Advisory Opinion and associated documents

WJ presented documentation – Discussion of Opinion request:

Motion to recognize that the percentage of Group 1 units required will be determined by department
and not the total number of rooms in the hospital by RG

2nd by JD

By Acclamation/Carried

10:33 AM 5 Minute Break

12. 10:41 AM V21-082 1200 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



13. 10:41 AM V21-083 180-222 Hartford Turnpike, Shrewsbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to grant on condition that there is a policy to request swap out for Group 1 units by JD

2nd by RG

By Acclamation/Carried

Motion to Deny for Group 2 by JD

2nd by RG

By Acclamation/Carried

14. 10:43 AM V21-084 795 Massachusetts Avenue, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by RG

2nd by PM

By Acclamation/Carried

15. 10:45 AM V21-085 5 Crescent Street, Grafton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for floor plans and cost estimate by RG

2nd by JD

By Acclamation/Carried

16. 10:47 AM V21-086 3 Arnold Road, Sturbridge

JD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for cost of entire project, building permit number, and test drawing showing the west wall moved towards the corridor to meet compliance by PM

2nd by DJ

By Acclamation/Carried

17. 10:54 AM V21-087 98 Town Neck Road, Sandwich

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by RG

2nd by AJ

By Acclamation/Carried

18. 10:56 AM V21-089 937 State Road, Tisbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

19. 11:01 AM Hearing declared regarding V21-028 – 18-26 Chauncy Street, Cambridge:



DG opened the meeting, introduced Board and established procedures. Participants Doug Anderson, Jenna Troio, Tom Daniels, Paul LaVoie, Michael Muehe, and Rachel Tanenhaus are sworn in. Exhibit #1 – the hearing packet AAB 1-26 is noted. Doug Anderson presented application. Comments and additional testimony by Michael Muehe, Rachel Tanenhaus, and Tom Daniels. Exhibit 2 – BCIL Memo is noted and accepted. Exhibit 3 – 2019 BCIL Email Memo is noted and accepted. Discussion and Questions of Variances 1, 4, and 5:

Motion to Continue Variances 4 and 5 for engineer report on technological infeasibility of relocating doors, and Continue Variance 1 for test drawings of proposed ramp that would not block light by DJ
2nd by JD

By Roll Call PM/Y, JD/Y, RG/Y, DJ/Y, MO/Y, AJ/Y

Motion to Reaffirm Variance 3 by RG

2nd by PM

By Roll Call PM/Y, JD/Y, RG/Y, DJ/Y, MO/Y, AJ/Y

Motion to Reaffirm Variance 2 by DJ

2nd by JD

By Roll Call PM/Y, JD/Y, RG/Y, DJ/Y, MO/Y, AJ/Y

12:00 Break for lunch

20. 1:00 PM Hearing declared regarding V21-058 – 181 Hillman Street, New Bedford:

DG opened the meeting, introduced Board and established procedures. Participants George O'Neill, Robert Bichel, and Sonia Arruda-Magrath are sworn in. Exhibit #1 – the hearing packet AAB 1-31 is noted. George O'Neill presented application. Comments and additional testimony by Robert Bichel and Sonia Arruda-Magrath. Exhibit 2 – Presentation with additional pictures and plans is noted and accepted. Discussion and Questions of Variance:

Motion to take under advisement by JD

2nd by RG

By Acclamation/Carried

21. 2:04 PM V21-088 16 Highgate Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by PM

2nd by DJ

By Roll Call PM/Y, RG/A, DJ/Y, MO/Y, AJ/A, JD/A

22. 2:29 PM V21-090 18-22 Haviland 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. 2:41 PM V21-091 282 Rantoul Street, Beverly

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on how customers who cannot physically access the store will be able to purchase goods from the business by JD



2nd by DJ
By Acclamation/Carried

24. 2:49 PM V21-092 368 Congress Street, Boston
PM Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by RG

By Acclamation/Carried

25. 2:52 PM V21-093 703 Washington Street, Holliston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 and 2:

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

26. 2:53 PM V21-094 8 ½ Spring Lane, Plymouth
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that the consultation room services offered on the second floor are confirmed to be mirrored on the first floor, that this relief is for this use only, and no unique services are held on the second floor by JD

2nd by PM

By Acclamation/Carried

27. 3:04 PM V21-095 91-95 Main Street, Malden
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for legible plans and an indication of which tenancy they are requesting a variance for by JD

2nd by AJ

By Acclamation/Carried

28. 3:06 PM V21-096 3 Cambridge Center, Cambridge
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by PM

2nd by JD

By Acclamation/Carried

29. 3:11 PM V21-097 15 Harlow Street, Worcester
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by PM

2nd by JD

By Acclamation/Carried



Discussion of Variance 2:

Motion to Grant on the conditions that handrails are brought up to compliance and no programming is held on that level by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant by PM

2nd by JD

By Acclamation/Carried

3:27 PM 5 Minute Break

30. 3:35 PM V20-100 and V20-101 Various streets, Boston

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant until December 31, 2021 by JD

2nd by DJ

By Acclamation/Carried

31. 3:37 PM Continued deliberation of hearing V21-058 –181 Hillman Street, New Bedford

Exhibit – Hearing packet AAB 1-31

WJ presented documentation – Discussion of Variance:

Motion to Grant temporary relief for entrance 1 for 2 years from date of receipt, permanent relief on entrance 2 on the condition that entrances 3 and 4 are maintained in their current use, ensure the alley is well-lit, and parking is provided at entrances 3 and 4 with proper signage by RG

2nd by JD

By Acclamation/Carried

32. 3:51 PM V21-073 738 Massachusetts Avenue, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 4:

Motion to Continue for plans by JD

2nd by RG

By Acclamation/Carried

Discussion for Variance 2:

Motion to Continue for plans for dimensions and layout of first floor and lower level bathrooms by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 1:

Motion to Continue for test drawing and cost estimate for lower level bar by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 5:

Motion to Continue for pictures of egress doors and locations, and test drawings and cost estimates of remedying these doors by JD



2nd by PM
By Acclamation/Carried

Discussion of Variance 3:

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

33. 4:04 PM Discussion of new regulations for 521 CMR
GC provided updates from DPL
Motion to instruct AAB Staff to reach out to sub-committee members to start the process of reconvening
by JD
2nd by DJ
By Acclamation/Carried

34. 4:16 PM V21-079 21 South Water Street, Nantucket
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1 and 6:
Motion to Grant on the condition that accessibility policy is reviewed by AAB staff and it is in line
with Nantucket CoD proposal by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition that grab bars are provided at rear and side of the toilet, and mirrors
and dispensers are brought into compliance if not already, and directional signage for accessible toilet
so by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 3 and 4:

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

Discussion of Variance 5

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

35. 4:28 PM V14-274 75 Lovell Street, Worcester
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Packet by DJ
2nd by PM
By Acclamation/Carried

36. 4:30 PM V17-202 120 Granite Street, Worcester
Exhibit – Amended Variance Application and associated documents



WJ presented documentation – Discussion of Variance 1:

Motion to Grant on condition that 4 foot wide striped path is marked, connecting the sidewalk to the accessible entrance by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 3:

Motion to Deny by DJ

2nd by JD

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition that no unique programming is held on inaccessible level by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant as proposed including locking hardware by JD

2nd by RG

By Acclamation/Carried

37. 4:57 PM V17-203 170 Belmont Street, Worcester

Exhibit – Request to withdraw application

WJ presented documentation – Request:

Motion to Accept withdraw request by JD

2nd by PM

By Acclamation/Carried

38. 4:58 PM V19-185 599 Columbus Avenue, Boston

Exhibit – Status Report

WJ presented documentation – Status Report:

Motion to Accept by JD

2nd by PM

By Acclamation/Carried

39. 4:59 PM V21-033 45 Dorset Street, Dorchester

Exhibit – Request to withdraw application

WJ presented documentation – Request:

Motion to Accept by PM

2nd by JD

By Acclamation/Carried

40. 5:00 PM V21-065 581 American Legion Highway, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant on the condition that door swing is reversed and provide automatic door opener for the lift at both levels by JD

2nd by PM

By Acclamation/Carried



5:07 PM End of meeting noted

Respectfully submitted,

Bradley Souders
Office Support Specialist II

Postponed Items

- Lincoln Elementary School, 549 Lincoln Street, Worcester (V18-126)
- Thorndyke Elementary School, 30 Thorndyke Road, Worcester (V18-127)
- Langham Hotel, 250 Franklin Street, Boston (V21-012)
- Mahaiwe Performing Arts Center, 14 Castle Street, Great Barrington (V21-060)
- Decisions and Minutes to approve from May 24, 2021
 - May 24, 2021 Minutes
 - Woolman Hill Quaker Conference Center, 107 Keets Road, Deerfield (V21-030)
 - Eighth Street Apartments, 330 East Eighth Street, Boston (V21-001)
 - Wesley Condominium, 80 Prospect Street, Gloucester (V21-045)

Exhibit List

- Saint Xenia Orthodox Church, 170 North Lowell Street, Methuen (V20-207)
 - Exhibit – Amended Application and associated documents
- The Blackington Building, 572 Main Street, Sturbridge (V14-007)
 - Exhibit – Status report and associated documents
- Forest Street Apartments, 16-19 Forest Street, Cambridge (V18-327)
 - Exhibit – Status report and associated documents
- Alcott Apartments (formerly Garden Garage), 35 Lomasney Way, Boston (V19-124)
 - Exhibit – Amended Application and associated documents
- Residential Development, 370-380 Harrison Avenue, Boston (V19-284)
 - Exhibit – Amended Application and associated documents
- Nantucket Lighthouse School Cottage, 1 Rugged Road, Nantucket (V20-010)
 - Exhibit – Amended Application and associated documents
- Attleboro Public Library, 74 North Main Street, Attleboro (V20-147)
 - Exhibit – Amended Application and associated documents
- The Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V21-026)
 - Exhibit – Status report and associated documents
- bartaco, 25 Thompson Place, Boston (V21-039)
 - Exhibit – Variance Application and associated documents
- Panda Bilingual Child Care, 763 Cambridge Street, Cambridge (V21-043)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request- Group 1 units in hospitals
 - Exhibit – Advisory Opinion Request letter
- Longfellow Apartments, 1200 Massachusetts Avenue, Cambridge (V21-082)
 - Exhibit – Variance Application and associated documents
- Edgemere Crossing at Flint Pond, 180-222 Hartford Turnpike, Shrewsbury (V21-083)
 - Exhibit – Variance Application and associated documents
- Cambridge City Hall, 795 Massachusetts Avenue, Cambridge (V21-084)
 - Exhibit – Variance Application and associated documents



- Crescent Manor Assisted Care, 5 Crescent Street, Grafton (V21-085)
 - Exhibit – Variance Application and associated documents
- Rapsallion Tap Room, 3 Arnold Road, Sturbridge (V21-086)
 - Exhibit – Variance Application and associated documents
- Tree House Tap Room, 98 Town Neck Road, Sandwich (V21-087)
 - Exhibit – Variance Application and associated documents
- Kuehns Way, 937 State Road, Tisbury (V21-089)
 - Exhibit – Variance Application and associated documents
- 4 Story Apartment Building, 18-26 Chauncy Street, Cambridge (V21-028)
 - Exhibit #1 – Hearing packet AAB 1-26
 - Exhibit #2 – BCIL email and memo
 - Exhibit #3 – 2019 BCIL email and memo
- Hillman Street Complex, Building 9, 181 Hillman Street, New Bedford (V21-058)
 - Exhibit #1 – Hearing packet AAB 1-31
 - Exhibit #2 – Presentation with additional pictures and plans
- 3 Story Residential, 16 Highgate Street, Boston (V21-088)
 - Exhibit – Variance Application and associated documents
- 6 Story Residential, 18-22 Haviland Street, Boston (V21-090)
 - Exhibit – Variance Application and associated documents
- Sully's Brand, 282 Rantoul Street, Beverly (V21-091)
 - Exhibit – Variance Application and associated documents
- 6 Story Hotel, 368 Congress Street, Boston (V21-092)
 - Exhibit – Variance Application and associated documents
- Holliston Town Hall, 703 Washington Street, Holliston (V21-093)
 - Exhibit – Variance Application and associated documents
- New England Smile, 8 1-2 Spring Lane, Plymouth (V21-094)
 - Exhibit – Variance Application and associated documents
- 2 Story Mixed Use, 91-95 Main Street, Malden (V21-095)
 - Exhibit – Variance Application and associated documents
- 3 Cambridge Center, 325 Main Street, Cambridge (V21-096)
 - Exhibit – Variance Application and associated documents
- Challenge and Reach Academy, 15 Harlow Street, Worcester (V21-097)
 - Exhibit – Variance Application and associated documents
- City of Boston Temp Ramp Program, May 2021 update (V20-100)
 - Exhibit – Amended Application and associated documents
- City of Boston Park Surface Program, May 2021 update (V20-101)
 - Exhibit – Amended Application and associated documents
- Cantab Lounge, 738 Massachusetts Avenue, Cambridge (V21-073)
 - Exhibit – Variance Application and associated documents
- Nantucket Surf Shop, 21 South Water Street, Nantucket (V21-079)
 - Exhibit – Variance Application and associated documents
- Columbus Park Preparatory Academy, 75 Lovell Street, Worcester (V14-274)
 - Exhibit – Amended Application and associated documents
- Gerald Creamer School, 120 Granite Street, Worcester (V17-202)
 - Exhibit – Amended Application and associated documents
- Belmont Street Community School, 170 Belmont Street, Worcester (V17-203)
 - Exhibit – Variance Withdrawal Request and associated documents
- The Newcastle Saranac, 599 Columbus Avenue, Boston (V19-185)



- Exhibit – Status report and associated documents
- 45 Dorset Street Apartments, 45 Dorset Street, Dorchester (V21-033)
 - Exhibit – Variance Withdrawal Request and associated documents
- 3 Story Building, 581 American Legion Highway, Boston (V21-065)
 - Exhibit – Variance Application and associated documents