



**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 – July 10, 2023**  
**Teams Meeting**

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

Architectural Access Board member attendance

David Johnson (DJ), Acting Chair

Jeffrey Dougan (JD)

Raymond Glazier (RG)

Ana Julian (AJ)

Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

Jamie Dalton – Board Counsel (JaD)

Bradley Souders – Office Support Specialist (BS)

DJ opened the meeting for Roll Call:

JD, RG, EM, AJ

1. 9:07 AM                    V23-120            17 Ocean Avenue, Nantucket

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by RG

2nd by JD

By Acclamation/Carried

2. 9:10 AM                    V23-121            21 Longwood Avenue, Brookline

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition of automatic door openers as described by Brookline

Commission on Disability by JD



2nd by AJ  
By Acclamation/Carried

3. 9:15 AM V23-122 491 Broadway, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on where the public is allowed to go and identify specific areas that are open to the public but may not be accessible by JD

2nd by RG

By Acclamation/Carried

4. 9:19 AM V23-123 37 Chalmers Street, Leominster

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by JD

2nd by AJ

By Acclamation/Carried

5. 9:21 AM V23-124 44 JFK Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by EM

By Acclamation/Carried

6. 9:23 AM V21-026 374 Commonwealth Avenue, Boston

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by JD

2nd by EM

By Acclamation/Carried

7. 9:24 AM V22-108 114 Professor's Row, Somerville

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance (28.1):

Motion to Grant on the condition an internal accessible route is provided between the first floor and basement that does not require exiting the building by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance (30.1/31)

Motion to Grant on the condition that one alternate accessible stall is provided on floors 2 and 3 with a compliant sink and amenities by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance (Ramp landing)

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

Discussion of Variance (Handrails)

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

Discussion of Variance 9 (Ramp run)

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

8. 9:58 AM V23-022 Ice Pond Drive and Rocky Hill Road, Northampton  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

9. 10:00 AM V23-087 519 E River Street, Orange  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue to request Petitioner provide Board with plans for compliant upper and lower handrails by JD  
2nd by EM  
By Acclamation/Carried

10. 10:08 AM Quasi-Judicial Session  
Motion to enter quasi-judicial session by JD  
2nd by RG  
JD/Y, RG/Y, EM/Y, AJ/Y, DJ/Y

10:08 AM The Board entered closed quasi-judicial session, members of the public were removed from the meeting and the recording ended.

10:23 AM The Board exited quasi-judicial session. The public portion of the meeting resumed; recording resumed.

11. 10:30 AM V23-030 497 Main Street, Melrose  
Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant temporary relief until 5/1/25 on the condition status reports are delivered to the Board for review every 6 months with the first due 1/1/24 by JD

2nd by EM  
By Acclamation/Carried

Discussion of Variance 2:

Motion to grant relief with the exception of the wide side clearance and grab bar length, and automatic door opener installed, for this use only JD

2nd by RG  
By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant as proposed for this use only and must remain open unless there is a fire alarm by JD

2nd by AJ  
By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant as proposed for this use only and must remain open unless there is a fire alarm by JD

2nd by AJ  
By Acclamation/Carried

Discussion of Variance 5-9:

Motion to Accept variance withdrawal by JD

2nd by AJ  
By Acclamation/Carried

Discussion of Variance 10:

Motion to Find that no variance is required and clearly indicated in the stamped permit set that the stage area is not open to the public by JD

2nd by AJ  
By Acclamation/Carried

Motion to Order that rear entry must fully comply with 521 CMR by JD

2nd by RG  
By Acclamation/Carried

12. 10:52 AM V23-128 103 Mercer Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for evidence of constraints met to use apex curb cut by JD

2nd by EM  
By Acclamation/Carried

13. 10:54 AM V23-129 300 Linden Ponds Way, Hingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Table until 7/24/23 by JD  
2nd by EM  
By Acclamation/Carried

14. 10:55 AM V23-130 93 Bennington Street, Revere  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Grant under the usual conditions by RG  
2nd by JD  
By Acclamation/Carried

15. 11:00 AM Hearing declared regarding V23-020 535 East Broadway, Boston:  
DJ opened the hearing, introduced Board and established procedures. Participants Elizabeth Lewis, Liz Karl, Steven Habeeb, David Cole, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-32 is noted. David Cole presented application. Additional comments and testimony provided by Elizabeth Lewis, Liz Karl, Steve Habeeb, and Michael Muehe. Discussion and Questions of Hearing:  
Motion to Grant relief for two years on the condition of status reports due 1/1/24 and every 6 months afterwards by JD  
2nd by AJ  
By Acclamation/Carried

16. 11:38 AM V23-104 17 Ocean Avenue, Nantucket  
Exhibit – Amended Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1:  
Motion to Grant until May 31, 2024 on the condition a compliant handrail is supplied on the center side and a status report due January 2024 JD  
2nd by EM  
By Acclamation/Carried

17. 11:54 AM V23-131 684 Purchase Street, New Bedford  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Packet by JD  
2nd by EM  
By Acclamation/Carried

18. 11:55 AM V23-133 101 Wilbraham Road, Monson  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Packet by JD  
2nd by EM  
By Acclamation/Carried

19. 11:57 AM V23-108 440-450 Tremont Street, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Continue for language in the accommodation policy specifically for the trash room variance by JD  
2nd by EM  
By Acclamation/Carried

20. 1:18 PM Hearing declared regarding V22-175 106 Central Street, Wellesley:  
DJ opened the hearing, introduced Board and established procedures. Participants Michelle Maheu, Josh Safdie, J George, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-75 is noted. Michelle Maheu presented application. Additional comments and testimony provided by Josh Safdie, and J George. Discussion and Questions of Hearing:

Motion to Continue for test drawings and cost estimates for one accessible entrance at southern side of building including automatic door openers for clearances by JD  
2nd by AJ  
By Acclamation/Carried

Motion to table requests 14-16 until continued information is provided by JD  
2nd by AJ  
By Acclamation/Carried

21. 2:32 PM V23-126 275 Pleasant Street, Worcester  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1:

Motion to Continue for review of accommodation plan by RG  
2nd by JD  
By Acclamation/Carried

Discussion of Variance 3:

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

Discussion of Variance 2:

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

22. 2:44 PM V23-127 24 Main Street, West Newbury  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

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

23. 2:45 PM V23-128 1079-1089 Commonwealth Avenue, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

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

24. 2:49 PM                      V21-137                      Various Streets, Edgartown  
Exhibit – Status report and associated documents  
WJ presented documentation – Discussion of Status report:  
    Motion to Accept status report by JD  
    2nd by EM  
    By Acclamation/Carried

25. 2:50 PM                      Continued deliberations for V21-054 from 6/28/23  
Exhibit – Hearing packet and associated documents  
WJ presented documentation – Discussion of request:  
    Motion to Grant on the condition that a LULA is used to provide access to basement lobby and  
    1st floor by JD  
    2nd by EM  
    JD/Y, EM/Y, RG/Y, DJ/Y, AJ/A

26. 2:53 PM                      V23-079                      90 Fenway, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1-2:  
    Motion to Grant as proposed by JD  
    2nd by AJ  
    By Acclamation/carried

Discussion of Variance 3 (entrance):  
    Motion to Deny by JD  
    2nd by RG  
    By Acclamation/Carried

27. 3:06 PM                      V23-090                      2-8 Fidelis Way, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1  
    Motion to Grant on the condition it meets BCIL's conditions by JD  
    2nd by EM  
    By Acclamation/Carried

Discussion of Variances 2-4  
    Motion to Grant on the condition that compliant outer handrails are provided by 7/1/2025 by  
    JD  
    2nd by AJ  
    By Acclamation/Carried

Discussion of Variances 5-6  
    Motion to Grant until 7/1/2025 with 6 month status reports due starting 1/1/2024 by JD

2nd by AJ  
By Acclamation/Carried

Motion to Continue for proportional distribution chart for compliance with 9.4.2 by JD  
2nd by EM  
By Acclamation/Carried

28. 3:18 PM                      V23-105                      57 Elmwood Street, Millbury

Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1-2

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

Motion to Continue for proof of compliance with signage regulations by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 3:

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

Discussion of Variance 4:

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

Discussion of Variance 5:

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

29. 3:40 PM      Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents  
WJ presented documentation – Discussion of Minutes and Decisions

Motion to Accept Minutes and Decisions by JD  
2nd by EM  
By Roll Call DJ/A, JD/Y, RG/A, EM/Y, AJ/A

30. 3:44 Motion to Adjourn by JD

2nd by EM  
By Acclamation/Carried

Respectfully submitted,  
Bradley Souders, Office Support Specialist

### Exhibit List

- Longmeadow Country Club, 400 Shaker Road, Longmeadow (V23-120)
  - Exhibit – Variance Application and associated documents
- Brookline Dental Specialists, 21 Longwood Avenue, Brookline (V23-121)
  - Exhibit – Variance Application and associated documents
- Cambridge Fire HQ, 491 Broadway, Cambridge (V23-122)
  - Exhibit – Variance Application and associated documents
- Town and Country Apartments, 37 Chalmers Street, Leominster (V23-123)
  - Exhibit – Variance Application and associated documents
- Fox Club, 44 JFK Street, Cambridge (V23-124)
  - Exhibit – Variance Application and associated documents
- Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V21-026)
  - Exhibit – Status report and associated documents
- Dormitory, Tufts University, 114 Professor's Row, Somerville (V22-108)
  - Exhibit – Amended Variance Application and associated documents
- Intersection, Ice Pond Drive and Rocky Hill Road, Northampton (V23-022)
  - Exhibit – Variance Application and associated documents
- Community Office Trailer, 519 E River Street, Orange (V23-087)
  - Exhibit – Variance Application and associated documents
- Melrose Family YMCA, 497 Main Street, Melrose (V23-030)
  - Exhibit – Amended Variance Application and associated documents
- Walkways, 103 Mercer Street, Boston (V23-128)
  - Exhibit – Variance Application and associated documents
- Assisted Living Facility, 300 Linden Ponds Way, Hingham (V23-129)
  - Exhibit – Variance Application and associated documents
- South Boston Municipal Courthouse, 535 East Broadway, Boston (V23-020)
- The Summer House Nantucket, 17 Ocean Avenue, Nantucket (V23-104)
  - Exhibit – Amended Variance Application and associated documents
- Zeiterion Performing Arts Center, 684 Purchase Street, New Bedford (V23-131)
  - Exhibit – Variance Application and associated documents
- Winery, 101 Wilbraham Road, Monson (V23-133)
  - Exhibit – Variance Application and associated documents
- Eva White Apartments, 440-450 Tremont Street, Boston (V23-108)
  - Exhibit – Variance Application and associated documents
- Tower Court, Wellesley College, 106 Central Street, Wellesley (V22-175)
- Public Housing Facility, 275 Pleasant Street, Worcester (V23-126)
  - Exhibit – Variance Application and associated documents
- Pentucket School, 24 Main Street, West Newbury (V23-127)
  - Exhibit – Variance Application and associated documents

- The Atrium, 1079-1089 Commonwealth Avenue, Boston (V23-132)
  - Exhibit – Variance Application and associated documents
- Kelley House Hotel, Various Streets, Edgartown (V21-137)
  - Exhibit – Status Report and associated documents
- 6 Unit Residential, 8 Ashton Street, Boston (V21-054)
  - Exhibit – Variance Application and associated documents
- Melvin Hall, 90 Fenway, Boston (V23-079)
  - Exhibit – Variance Application and associated documents
- Apartment Complex, 2-8 Fidelis Way, Boston (V23-090)
  - Exhibit – Variance Application and associated documents
- Shaw Elementary School, 57 Elmwood Street, Millbury (V23-105)
  - Exhibit – Variance Application and associated documents
- Minutes and Decisions from June 5 and June 26, 2023
  - June 5, 2023 Minutes
  - June 26, 2023 Minutes
  - Worthington Golf Course, 113 Ridge Road, Worthington (A23-001)
  - The Abby, 290 Hancock Street, Quincy (V23-023)
  - 177 West Eighth Street Condos, 177 West Eighth Street, Boston (V22-198)