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

1000 Washington Street • Boston • Massachusetts • 02118

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS
REGULATION

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

Board Meeting Minutes – July 12, 2021
Teleconference

This meeting was open to the public and began approximately 9:05 AM.

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)

Patricia Mendez (PG)

Jeffrey Dougan (JD)

David Johnson (DJ)

Elizabeth Myska (EM)

Raymond Glazier (RG)

Mary Mahon McCauley (MM)

Meaghan O'Brien (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)

PG opened the meeting for Roll Call:

DJ, RG, AJ, JD, MM, DJ

1. 9:09 AM V21-113 235 Old Colony Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant for Group 1 units under the usual conditions and that when units become available for rent notice is given to the Massachusetts Rehabilitation Commission as recommended by BCIL by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 2:

Motion to Deny JD

2nd by RG

By Acclamation/Carried

2. 9:12 AM V21-114 264 Boston Turnpike, Shrewsbury

Exhibit – Variance Application and associated documents



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<http://www.mass.gov/dpl/aab>

WJ presented documentation – Discussion of Variance 1:
Motion to Grant temporary relief until August 1, 2021 by DJ
2nd by PM
By Acclamation/Carried

3. 9:15 AM V21-115 105 Washington Street, Brighton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant under the usual conditions by JD
2nd by DJ
By Acclamation/Carried

4. 9:16 AM V21-116 500 Commonwealth Avenue, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1 (25.1):
Motion to Grant on the condition that stairway immediately adjacent complies and that directional signage indicating where accessible entrance is located is provided by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 2 (17.5)
Motion to Grant on the condition that no special programs are held on mezzanine level, at least one table on the accessible level is the last seat filled for accessible seating, and the relief is for this use only by JD
2nd by DJ
By Acclamation/Carried

5. 9:42 AM V21-117 130 Water Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance (28.1):
Motion to Continue to request structural plans by DJ
2nd by JD
By Acclamation

6. 9:50 AM V21-118 179 Commercial Street, Provincetown
9:52 AM EM Arrived
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue for more detailed information by MM
2nd by DJ
By Acclamation/Carried

7. 9:53 AM V21-119 45 Townsend Road, Boston
PM Recused
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:



Motion to Grant on the condition directional signage is provided in detail to tenants and a review of the directional signage posting plan by the Board by DJ

2nd by JD

By Acclamation/Carried

10:03 AM 5 Minute Break

8. 10:10 AM V21-120 1775 Washington Street, Hanover

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by PM

By Acclamation/Carried

9. 10:11 AM V21-121 600 Main Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more detailed information by DJ

2nd by JD

By Acclamation/Carried

10. 10:26 AM V21-122 1277 Main Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for accurate construction schedule by DJ

2nd by MM

By Acclamation/Carried

11. 10:31 AM V21-123 6 Quint Avenue, Brighton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to packet by PM

2nd by DJ

By Acclamation/Carried

12. 10:32 AM V21-124 101 Kingston Collection Way, Kingston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the usual conditions by MM

2nd by PM

By Acclamation/Carried

13. 10:33 AM V21-125 33 Massachusetts Avenue, Cambridge

Exhibit – Variance Application and associated documents



WJ presented documentation – Discussion of Variance 1 (25.1):

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

Discussion of Variance 3 (27.4):

Motion to Continue for a cost estimate and plans that are additive in nature and not subtractive by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2 (27.3):

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

Discussion of Variance 4 (20.1):

Motion to Continue for more details on the how the spaces are utilized in the mezzanine area by DJ
2nd by MM
By Acclamation/Carried

10:58 AM EM Departed

14. 11:01 AM Hearing declared regarding V21-054 – 8 Ashton Street, Boston:

DG opened the meeting, introduced Board and established procedures. Participants Peter Vanko and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-24 is noted. Mr. Vanko presented application. Exhibit #2 – Additional Drawings is noted and accepted. Comments and additional testimony by Mr. Muehe. Discussion and Questions:

Motion to Grant on the condition that the LULA reaches the 2nd floor and that 1st floor units would be Group 2 and 2nd floor units would be Group 1, and if these plans do not work that petitioner will submit new plans to the Board by DJ
2nd by RG
By Roll Call PM/Y, MM/Y, RG/Y, DJ/Y, AJ/Y

15. 11:27 AM Advisory Opinion – Sanctuary by the Sea

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Opinion:

Motion that an accessible route is required by JD
2nd by RG
By Acclamation/Carried

16. 11:33 AM Advisory Opinion – Merrimack Police Department

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Opinion:

Motion that pull side clearance is required to be unobstructed or require automatic door openers by JD
2nd by RG
By Acclamation/Carried

Motion that forward approach is required at sink and is required to adhere to 521 CMR 12 by RG
2nd by JD



By Acclamation/Carried

17. 11:41 AM Wellesley College's Memorandum of Understanding

Exhibit – Wellesley College Memorandum of Understanding and associated documents

WJ presented documentation – Discussion of MOU:

Motion to Accept on the condition that address if changed to 1000 Washington Street location and to clarify the intent of section 2 bullet 5 from the agreement by RG

2nd by DJ

By Acclamation/Carried

11:58 AM Break for lunch

1:00 PM EM and MO Arrived

18. 1:00 PM Hearing declared regarding V21-043 – 163 Cambridge Street, Cambridge:

DG opened the meeting, introduced Board and established procedures. Participants Jim Chen, Sijia Wang, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-22 is noted. Mr. Chen presented application. Comments and additional testimony by Mr. Muehe. Discussion and Questions:

Motion to Grant on the condition of the lengthening of the ramp to take away lower landing up to 6 inches from door, create larger landing at top to allow for turn radius, compliant handrails on both sides if slope is above 5%, and automatic door opener with inside and outside activator by JD

2nd by DJ

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

19. 1:29 PM V21-098 4 Williamsville Road, Stockbridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant as proposed by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 3:

Motion to Continue for doors 18 and 55 for information on clearance width if offset hinges are provided by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant on the condition doors are left open by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 5:

Motion to Grant on the condition that the table and chairs or other similar furniture remains in place and is not open for use by JD



2nd by AJ
By Acclamation/Carried

Discussion of Variance 6 (27.2 and 27.3):

Motion to Continue for more information by JD
2nd by DJ
By Acclamation/Carried

Motion to Reconsider previous Motion by JD
2nd by DJ
By Acclamation/Carried

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

20. 2:00 PM Hearing declared regarding V21-044 – 171 Goddard Avenue, Brookline:

DG opened the meeting, introduced Board and established procedures. Participants Kimberly Boyd, Scott Young, Paul Moan, Bob Allen, Mimi Love, Ingird Bengtson, Michael Muehe, Bob Burrell, Dawn Oates, and Saralynn Allaire are sworn in. Exhibit #1 – the hearing packet AAB 1-20 is noted. Exhibit #2 – Settlement Agreement Letter from Michael Muehe is noted and accepted. Exhibit #3 – Video of Elevator in Use is noted and accepted. Mr. Burrell presented application. Comments and additional testimony by Paul Moan, Bob Allen, Mimi Love, Michael Muehe, Scott Young, Dawn Oates, and Saralynn Allaire. Discussion and Questions:

Motion to Grant time relief until 8/31/2022 on the condition that accessible routes to expanded space are clearly explained to the board, including use of elevator from a point of view aspect, or alternative methods if the elevator is deemed not passenger worthy, information posted on website including communications to parents, students, faculty and staff, and visitors, appropriate descriptions are provided for deaf and hard of hearing, automatic door openers on existing elevator doors, directional signage indicating accessible routes, if service elevator is deemed useable that its prioritized for student use, and accommodation process for someone using the accessible route to alert staff of any issues or questions when using the accessible route by JD

2nd by DJ

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

3:26 PM 5 Minute Break

21. 3:31 PM Continuation of V21-098 4 Williamsville Road, Stockbridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 6 (27.2):

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

Discussion of Variance 6 (27.3):

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

Discussion of Variance 7:



Motion to Continue for more information on what compliance can and cannot be met for wall-side handrails by JD

2nd by PM

By Acclamation/Carried

22. 3:48 PM V21-105 Various Streets, Lawrence

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variances:

Motion to Grant as proposed by JD

2nd by PM

By Acclamation/Carried

23. 3:52 PM V14-274 75 Lovell Street, Worcester

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variances:

Motion to Grant on the condition that there is no school-related event where the bleachers are used, and if used for other reasons, the floor seating plan is used by JD

2nd by AJ

By Acclamation/Carried

24. 3:55 PM V18-249 89 Burrill Street, Swampscott

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variances:

Motion to Schedule hearing by PM

2nd by EM

By Acclamation/Carried

25. 3:57 PM V19-178 21 Ferrante Avenue, Greenfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variances:

Motion to Accept by JD

2nd by PM

By Acclamation/Carried

26. 4:00 PM V20-113 355 Ferry Street, Everett

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variances:

Motion to Deny by MM

2nd by PM

By Acclamation/Carried

27. 4:11 PM V20-121 18 Macintyre Drive, North Reading

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variances:

Motion to Grant timed relief until October 31, 2021 by PM

2nd by DJ

By Acclamation/Carried



28. 4:13 PM V20-172 621 Huntington Avenue, Boston
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variances:
 Motion to Grant on the condition that all other features of ramp comply by JD
 2nd by RG
 By Acclamation/Carried

29. 4:15 PM V21-005 37 Union Street, Attleboro
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1 (27.3):
 Motion to Grant as proposed by JD
 2nd by PM
 By Acclamation/Carried

Discussion of Variance 2 (27.4.6):
 Motion to Grant on the condition that wall-side handrails are provided by DJ
 2nd by JD
 By Acclamation/Carried

30. 4:25 PM V21-042 90 Old Main Street, Dennis
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 4:
 Motion to Request more information to remedy non-compliance nosing with wedge filler by PM
 2nd by JD
 By Acclamation/Carried

31. 4:29 PM V21-056 Tremont Street, Boston
PM Recused
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Continue for plan showing both sides of the street what the impact would be of removing
 the curb cut would have on the project and routes planned by JD
 2nd by RG
 By Acclamation/Carried

32. 4:44 PM V21-001 330 Eighth Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Grant by PM
 2nd by DJ
 By Acclamation/Carried

33. 5:00 V21-073 738 Massachusetts Avenue
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Schedule hearing by RG
 2nd by EM



By Acclamation/Carried

5:02 End of Meeting Noted

Respectfully submitted,

Bradley Souders

Items Postponed until July 26, 2021

- Curb Cuts, 34 North Street, Somerville (V21-071)
- Crescent Manor Assisted Care, 5 Crescent Street, Grafton (V21-085)
- Sully's Brand, 282 Rantoul Street, Beverly (V21-091)
- Sacred Heart Roman Catholic Parish Social Center, 35 Everett Street, Springfield (V21-103)
- Mixed Use Building, 566-572 Main Street, Shrewsbury (V21-104)
- Minutes and Decisions
 - June 22, 2021 Minutes

Exhibits

- Washington Village, 235 Old Colony Avenue, Boston (V21-113)
 - Exhibit –Variance Application and associated documents
- Big Bois Meat Market, 264 Boston Turnpike, Shrewsbury (V21-114)
 - Exhibit –Variance Application and associated documents
- 7 Story Residential, 105 Washington Street, Brighton (V21-115)
 - Exhibit –Variance Application and associated documents
- Blue Ribbon Sushi, 500 Commonwealth Avenue, Boston (V21-116)
 - Exhibit –Variance Application and associated documents
- PaniqRoom, 130 Water Street, Boston (V21-117)
 - Exhibit –Variance Application and associated documents
- Jimmy's Hideaway Restaurant, 179 Commercial Street, Provincetown (V21-118)
 - Exhibit –Variance Application and associated documents
- Apartment Complex, 45 Townsend Street, Boston (V21-119)
 - Exhibit –Variance Application and associated documents
- Market Basket, 1775 Washington Street, Hanover (V21-120)
 - Exhibit –Variance Application and associated documents
- Ragon Institute, 600 Main Street, Cambridge (V21-121)
 - Exhibit –Variance Application and associated documents
- MassMutual Center, 1277 Main Street, Springfield (V21-122)
 - Exhibit –Variance Application and associated documents
- 2 Story Residential, 6 Quint Avenue, Brighton (V21-123)
 - Exhibit –Variance Application and associated documents
- TCR Kingston, 101 Kingston Collection Way, Kingston (V21-124)
 - Exhibit –Variance Application and associated documents
- Maclaurin Building, 33 Massachusetts Avenue, Cambridge (V21-125)
 - Exhibit –Variance Application and associated documents
- 6 Unit Residential, 8 Ashton Street, Boston (V21-054)
 - Exhibit #1 – Hearing packet AAB 1-24
 - Exhibit #2 – Additional Drawings



- Advisory Opinion Request – Merrimac Police Department
 - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request – Sanctuary-by-the-Sea Accessible Route
 - Exhibit – Advisory Opinion Request and associated documents
- Wellesley College - Memorandum of Understanding
 - Exhibit – Wellesley College Memorandum of Understanding and associated documents
- Panda Bilingual Child Care, 163 Cambridge Street, Cambridge (V21-043)
 - Exhibit #1 – Hearing packet AAB 1-22
- Chesterwood Main House, 4 Williamsville Road, Stockbridge (V21-098)
 - Exhibit – Variance Application and associated documents
- Park School, 171 Goddard Avenue, Brookline (V21-044)
 - Exhibit #1 – Hearing packet AAB 1-20
 - Exhibit #2 – Settlement Agreement Letter from Michael Muehe
 - Exhibit #3 – Video of Elevator in Use
- Curb Cuts, Various Streets, Lawrence (V21-105)
 - Exhibit – Variance Application and associated documents
- Columbus Park Preparatory Academy, 75 Lovell Street, Worcester (V14-274)
 - Exhibit – Amended Variance Application and associated documents
- ReachArts, 89 Burrill Street, Swampscott (V18-249)
 - Exhibit – Amended Variance Application and associated documents
- Discovery School Four Corners, 21 Ferrante Avenue, Greenfield (V19-178)
 - Exhibit – Variance Application and associated documents
- Houkah & Cigar Bar, 355 Ferry Street, Everett (V20-113)
 - Exhibit – Amended Variance Application and associated documents
- MacIntyre Crossing Pool, 18 Macintyre Drive, North Reading (V20-121)
 - Exhibit – Amended Variance Application and associated documents
- Mass College of Arts, 621 Huntington Avenue, Boston (V20-172)
 - Exhibit – Amended Variance Application and associated documents
- 37 Union Street Apartments, 37 Union Street, Attleboro (V21-005)
 - Exhibit – Amended Variance Application and associated documents
- Jericho Historical Building, 90 Old Main Street, Dennis (V21-042)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Tremont Street, Boston (V21-056)
 - Exhibit – Variance Application and associated documents
- 330 Eighth Street Apartments, 330 East Eighth Street, Boston (V21-001)
 - Exhibit – Variance Application and associated documents
- Cantab Lounge, 738 Massachusetts Avenue, Cambridge (V21-073)
 - Exhibit – Variance Application and associated documents

