



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALLY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

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 13, 2020
Teleconference

This meeting was open to the public and began approximately 9:04am.

Architectural Access Board members in attendance:

Walter White – Chair (WW)
Jane Hardin – Vice Chair (JH) 9:15AM
Jeffrey Dougan (JD)
Dawn Guarriello (DG)
David Johnson (DJ)
Patricia Mendez (PM)
Harold Rhodes (HR)

Division of Professional Licensure Employees in attendance:

William Joyce – AAB Executive Director (WJ)
Bruce Hopper – Legal Counsel (BH)
James Plotkin – Legal Counsel (JP)

WW- The Chair Opened the Meeting for Roll Call:

JD, DG, DJ, PM, & HR Present; JH logged in approximately 9:15am

1. 9:07AM V20-113 – 355 Ferry St., Everett, MA:

WJ presented time request – discussion;

Motion to grant extension to 11/1 by JD

2nd by DG

By acclamation/Carried

2. 9:12AM V20-114 – 6 Digital Way, Maynard, MA:

WJ presented request – discussion:

Motion to Grant by DG

2nd by JD

By acclamation/Abstain declared

By Roll Call: JD/Y; DG/Y; JH/abst; DJ/Y; PM/Y; HR/Y – Motion Carried

3. 9:17AM V20-117 – 92 Old Ferry Rd., Lowell, MA:

WJ presented request – discussion:

Motion to Grant by DG

2nd by JD

By acclamation/Carried





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4. 9:18AM V20-118 – 90 Old Ferry Rd., Lowell, MA:

WJ presented application – discussion:

Motion to approve by DJ

2nd by DG

By acclamation/Carried

5. 9:19AM V20-119 – 14 Green St., Charlestown, MA:

WJ presented application – discussion:

Motion to acquire further information re: 2nd floor usage by JH

2nd by JD

By acclamation/Carried

6. 9:25AM V20-120 – 130 Prospect St., Waltham, MA:

WJ presented application – discussion:

Motion to continue for floor plan detail, a cost estimate, changing the front entrance to a slope, or cost of an interior ramp, and the view of path to reach the accessible entrance at the rear by JD

2nd by JH

By acclamation/Carried

7. 9:31AM V20-123 – 12-14 Commonwealth Ave., Boston, MA:

WJ presented application of 8 requests – discussion:

Motion to Packet by JD

2nd by JH

By acclamation/Carried

8. 9:32AM V20-124 – 348 Center St., Milton, MA:

WW recused / JH to preside on this matter:

WJ presented application – discussion:

Motion to Grant “for this use only” by JD

2nd by DG

By acclamation/Carried

9. 9:44AM V20-125 – 22 Fleet St., Boston, MA:

WW returned to preside:

WJ presented request – discussion:

Motion to Grant Time Relief until 1/1/2024 ‘Conditionally’ – 1. The Board is to be presented with an accommodation policy for review; 2. Curb-side procedures are to be listed on/at building, on marketing





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materials and on website; 3. All communications to include a phone number for assistance; 4.

Intercom/Phone needs to be in an accessible location by JD

2nd by JH

By acclamation/Carried

10. 9:56AM V20-126 – 490 Boston Post Rd., Wayland, MA

WJ presented request – discussion:

Motion to Grant with usual conditions by DG

2nd by JD

By acclamation/Carried

11. 9:58AM 2 Advisory inquiries

WJ presented inquiry 1 – Bathtub control location compliance – discussion:

Motion to find the layout does NOT comply by right, being non-conforming with center wall alignment, and declare a variance should be submitted by HR

2nd by DJ

By acclamation/Carried

WJ presented inquiry 2 – Children's toilet room dimensions – discussion:

Motion to mark as "YES" by DG

2nd by JD

By acclamation/Carried

10:15AM 5 minute break declared

12. 10:22AM Packet V14-256 – 308 Lakeside, 308 East Main St., E. Brookfield, MA:

WJ reviewed 2 part packet – discussion:

Motion to Grant extension to October 1, 2020 by JD

2nd by DJ

By acclamation/Carries

Motion to Deny part 2 by HR – WITHDRAWN

Motion to continue part 2 for alternative design options and costs associated with designs such as with a walkway or a lift by JD

2nd by DJ

By acclamation/Carried





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13. 10:41AM Packet V20-035 – 207 Washington St., Wellesley, MA:

WJ reviewed packet of 11 items – discussion:

Motion to Grant #s 5, 6, & 7 – with signage appropriately located indicating “STEEP SLOPE” by HR
2nd by JD

By acclamation/Carried

Motion to Grant remaining variances 1, 3, 4, 19, 21, 22, 23, 24 by HR
2nd by JH

By acclamation/Carried

10:47AM Break before Hearing
PM requested to be recused

14. 11:00AM Hearing declared by WW with regard to V20-090, North End Music Center’s 8 items,
located at 48-50 Tileston St., Boston, MA.

WW introduced Board and established procedures. Participants – Thomas Peterman; Dianne Royle; Sherri Snow; Jamie Smith; Michael Muehe; Kristen McCosh are sworn in. Exhibit #1 – hearing packet AAB 1 -37 is noted. Thomas Peterman presented request, introduced Exhibit #2 received by the Board on Friday, 7/10/2020, followed by testimonies from additional parties. Michael Muehe presented objection to 25.1. Exhibit #3 introduced and accepted by the Board. – discussion:

Motion to Continue items 1& 2 for more information on ability to provide an accessible lift by HR
2nd by JD

By Roll Call: JD/Y; DG/Y; JH/Y; HR/Y; WW-Motion Carried

Discussion:

Motion to Grant 4, 5, & 6 for this tenant only by DG
2nd by JD

By Roll Call: JD/Y; DG/Y; JH/Y; HR/Y; WW-Motion Carried

Discussion:

Motion to Grant 3 for this tenant only by JH
2nd by JD

By Roll Call: JD/Y; DG/Y; JH/Y; HR/Y; WW-Motion Carried





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Discussion:

Motion to stipulate that the Board does not have objection to an "At-Risk" Permit by DG

2nd by JD

By Roll Call: JD/Y; JH/Y; DG/Y; HR/Y; WW-Motion Carried

12:00PM Lunch Break

15. 13:00PM Hearing declared by WW with regard to V20-096 – 24 Porter St., E. Boston, MA.

No participants from the applicant were present, Michael Muehe in opposition present.

Hearing paused for WJ to contact applicant.

16. 13:05PM V19-001 – Adams House Complex, Multiple Streets, Cambridge, MA:

WJ presented update – discussion:

No action required

17. 13:09PM V19-273 – 26 Middleton Rd., Boxford, MA:

WJ presented status report – discussion:

Motion to Accept the report by JH

2nd by JD

By acclamation/Carried

18. 13:20PM Hearing resumed with regard to V20-096 – 24 Porter St., E. Boston, MA.

WW introduced Board and established procedures. Participants – Roberto Alas, Samr Kassis; Michael Muehe are sworn in. Exhibit #1 – hearing packet AAB 1-49 is noted. Samr Kassis presents request, Exhibit #2 acknowledged and accepted by the Board. Discussion – Michael Muehe remained in opposition after review of Exhibit #2. WW excused for JH to preside. Chris Ho is introduced in favor and sworn in.

Motion to continue for diagram revisions by HR

2nd by DG

WW returned to close

By acclamation/Carried

Samr Kassis asked for clarification on requirements, WW explained and inquired for a motion.

Motion to stipulate that the Board does not have objection to an "At-Risk" permit by JH

2nd by PM

By acclamation/objection noted

By Roll Call: JD/Y; DG/N; JH/Y; DJ/abs; PM/Y; HR/N; WW-Motion Carried





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19. 14:00PM Hearing declared by WW with regard to V20-122 – 100 Summit Ave, Chelsea, MA:
WW introduced Board and established procedures. Participants – Matt Cotton; Phil Schreiber; Andrew Woodward; Kim Cochran; Eric Sheehan; Beth Scheffler; Michael Muehe are sworn in. Exhibit 1 – Board Packet AAB 1-26 noted. Matt Cotton presented case, new PDF document, multiple pages, accepted as Exhibit #2. Eric Sheehan, Beth Scheffler, Andrew Woodward provided detail information during review – discussion:

Motion to Grant with minimum of 3 overhead lifts to be available

2nd NOT NOTED

Further discussion regarding duct work, fire work and sprinkler piping:

Motion to take into consideration by JD

2nd by JH

By Roll Call: JD/N; JH/Y; DJ/Y; PM/Y; HR/Y; WW-Motion Carries

15:14PM 5 minute break

20. 15:24PM Motion to move to Quasi-Judicial session by JD

2nd by JH

In opposition of movement, Michael Muehe expressed concerns of “Open-Meeting Law” requirements.

Directives read by WJ, so noted and acknowledged.

By Roll Call: JD/Y; JH/Y; DJ/Y; HR/Y; WW-Motion Carried

15:40PM Meeting moved to Quasi-Judicial Session

21. 16:00PM V20-122 – 100 Summit Ave, Chelsea, MA:

Discussion:

Motion to Grant “for this use only” going forward with the condition of adequate training of sufficient staff and receiving updates on progress by JH

2nd by JD

By Roll Call: JD/Y; DG/abs; DJ/Y; HR/N; JH/Y; WW-Motion Carried

22. 16:00PM

Motion to Exit Session by JD

2nd JH

By Roll Call: JD/Y; DG/Y; JH/Y; DJ/Y; HR/Y; WW-Motion Carried

16:01 Return to Open Meeting





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23. 16:03PM V20-116 – 450 Massachusetts Ave., Boston, MA:

WJ reviewed Packet information – discussion:

Motion to Continue this matter for Board to review updated exploratory drawings of at least 3 units to have lifts noting all costs, and to ensure all private decks in group 1 or 2 are identified by JD

2nd by JH

By acclamation/Carried

Motion to Grant, sink depth, with usual conditions and time frames by JD

2nd by JH

By acclamation/Carried

24. 16:16PM V20-106 – 600 Massachusetts Ave., Cambridge, MA;

WJ reviewed Packet information – discussion:

Motion to Mark for Hearing by HR

2nd by DJ

By acclamation/Carried

25. 16:31PM V18-211 – 53 Willard St., North Grafton;

WJ reviewed Packet and status information – discussion:

Motion to Accept report by JH

2nd by JD

By acclamation/Carried

26. 16:33PM V19-295 – 1127 Harrison Ave., Boston, MA:

WJ reviewed packet, amendment and extension – discussion:

Motion to Accept by JD

2nd by HR

By acclamation/Carried

27. Decisions:

Move to accept the Board decision regarding V20-047, Bay Farm Montessori School by HR

2nd by JH

By acclamation/Carried

Move to accept the Board decision regarding V20-063, Notre Dame Long Term Care Center by HR

2nd by JH

By acclamation/Carried





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28. Minutes:

Move to accept the meeting minutes from June 29, 2020 by HR

2nd by JH

By acclamation/Carried

End of meeting noted 16:38PM

Respectfully submitted:

John E. Hill, Jr.
Program Coordinator III
Division of Professional Licensure

