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CONSUMER AFFAIRS AND
BUSINESS REGULATION

DIANE M. SYMONDS
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

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

1000 Washington Street, Suite 710, Boston, MA 02118
V: 617-727-0660 • www.mass.gov/aab

Board Meeting Minutes – July 15, 2019 9:00 a.m. – 5:00 p.m.
One Ashburton Place, MCCPO Conference Room, 13th Floor, Boston

Board Members Present:

- Walter White (WW)
- Jane Hardin (JH)
- Andy Bedar (AB)
- Jeffrey Dougan (JD)
- Dawn Guarriello (DG)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

- William Joyce, Compliance Officer, (WJ)
- John High, Assistant Legal Counsel and Director of External Affairs, DPL (JH)
- Karen Brann, Program Coordinator (KB)

Board Members not in Attendance:

- Ray Glazier (RG)
- David Johnson (DJ)

The Chair opened the meeting.

JH, PM, AB, JH, HR, DG, JD

Incoming Case Review:

1. Down the Road Brewery, 199 Ashland Street, Everett, V19-155

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Providing 87 spaces, ramp would take out two or three spaces. Town requires him to have 83.

BCIL is opposed. Over 30%. A ramp would put them in breach of other obligations.

DG motioned to continue for clarification on the ramp design. AB seconded, passed unanimously.

JD motioned to continue for clarification of parking and parking restrictions.

AB seconded, passed unanimously.

2. Discovery School at Four Corners, 21 Ferrante Avenue, Greenfield, V19-178

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief to use a portable lift to the stage.

JD motioned to grant on the condition a storage location is identified and reported to the Board, a policy stating there is a portable lift that can be use when needed, and platform complies with 28.12.3. DG seconded, passes unanimously.

27.4

DG motioned to have stairs comply with 27.4. PM seconded, passed unanimously.

WW arrived

3. TGA Farmhouse Dormitory, The Governor's Academy, 1 Elm Street, Byfield, V19-179

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking three variances, entrances and routes. Jurisdiction is not clear.

#1 and #2

JD motioned to continue for clarification for work and jurisdiction.

DG seconded, passed unanimously.

#3 toilet room

JD motioned to continue for clarification of their bathroom variance. JH seconded, passed unanimously.

4. The Meeting House, 29 Center Street, Nantucket, V19-180

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking three variances.

JD motioned to packet. DG second, passed unanimously.

5. Modera Marshfield, 200 Commerce Way, Marshfield, V19-181

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Apartment complex, seeking relief for sink depths.

JD motioned to grant with the usual conditions and timeframes.

DG seconded, passed unanimously.

6. Belmont Middle and High School, 221 Concord Avenue, Belmont, V19-182

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Seeking relief to use a lift to access control booth.

AB motioned to grant. JD seconded, passed unanimously.

7. Sweet Meadow Farm 111 Coolidge Street, Sherborn, V19-183

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Barn used for children's parties. Proposing to open second floor to public. Jurisdiction is change in use. Spending is zero. Seeking relief for no access to the second floor. Services are identical on both floors.

JH motioned to grant on the condition it is advertised and clear on website and marketing materials that the first floor is accessible and the second is not, and on the condition of Board approval of an accommodation policy, for this use only.

AB seconded, passed unanimously.

8. 115 Apartment Building, 18-26 Chauncy Street, Cambridge, V19-184

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking 5 variances.

JD motioned to packet. PM second, passed unanimously.

9. Newcastle/Saranac, 599 Columbus Avenue, Boston, V19-185

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

BCIL is opposed to the variance. The petitioner states they can't comply.

JD motioned to deny. PM seconded, passed unanimously.

10. 21 Apartments, 10 Front Street, Weymouth, V19-186

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief for sink depths in group 1 units

JD motioned to grant with the usual conditions and timeframes. DG second, passed unanimously.

Group 1 shower – not meeting the 36" minimum. 34 x 60 with a 4" with a lip. Can't find group 2a unit on plan.

JH motioned for further information on the Group 2a unit. JD seconded, passed unanimously.

HR motioned to deny on the 4" lip. It needs to be reduced to 2". JH seconded, passed unanimously.

JD Motioned to continue for a study of putting backing in the wall for a wall mounted seat at the 36" mark and provide reach range. PM seconded, passed unanimously.

11. Sidewalk, Polk Street, Medford Street, Charlestown, V19-187

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Sidewalk driveway cross slope 2.2%, 2.2% 3.4% and 7.2%.

The petitioner is only asking for relief on the cross slope.

JD motioned to grant. PM seconded, passed unanimously.

12. Sidewalk, 27 Partridge Street, West Roxbury, V19-188

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Reconstruction of sidewalk, 2' is at 9%.

JD motioned to grant. DG seconded, passed unanimously.

13. 4 Story Apartment Building, 22-24 Magazine Street, Cambridge, V19-189

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking three 25.1 no access to the building. 27.2 riser heights and treads, 3.3.2.

DG motioned to packet. PM seconded, passed unanimously.

14. Saunders Crossing, 8 Diamond Street, Lawrence, V19-190

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief for 3 entrances with five steps up. There will be an accessible entrance at the rear.

JD motioned to grant on the condition of lighting and accessible route to entrance and information on website. PM second, passed unanimously.

14. Cape Cod Community College, 2240 Iyannough Road, West Barnstable, V19-191

The petitioner requested to waive the 2 week waiting period.

PM motioned to waive the two week waiting period. DG seconded, passed unanimously.

Stairs

Rebuilding stairs. Seeking to not build a ramp at the location. Will have work done by July 21, 2019.

JD motioned to grant. JH seconded, passed unanimously.

Advisory Opinion

16. Do two story free-standing parking garages require elevators? (521 CMR 23.3.4 & 28.1)

Ana Loc, Desman Design Management

*HR motioned that an elevator is required in parking garages over one level.
JD seconded, passed unanimously.*

17. At what proximity must a handrail be considered as located adjacent to a wall, thus requiring a clearance of 1.5" +/- 1/8" in accordance with 521 CMR 24.5.8
Jason Hopkins Code Red Consultants

*JD motioned that for this scenario, the 2 inches must be maintained or a variance sought.
AB seconded, motion passed.*

18. Advisory opinion - Music studios
Rehearsal studios for rent. Are they considered to be opened to the public?
JD this is open to the public.

*JD motioned that the music studio space is opened to the public.
AB seconded, passed unanimously.*

Executive Session, Discussion of Pending Litigation - Closed Session pursuant to M.G.L. c. 30A, § 21

HR motioned to go into Executive Session. JD seconded, passed unanimously.

Roll call

WW, JH, PM, AB, JH, HR, DG, JD

Roll call to go back into regular session.

WW, JH, PM, AB, JH, HR, DG, JD

JD motioned to exit Executive Session. PM seconded, motion passed.

Administrative Discussion:

19. Upton Housing Authority, 4 Hartford Avenue North, Upton, C18-020
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Received a submission, complete by spring 2021. Proposing fully compliant walkway.
JD recused himself.

*HR motioned to grant on the condition of semiannual reports starting 1/2/2010.
JH seconded, passed unanimously.*

20. Café, 102 Oxford Street, Cambridge, V19-037
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
14.5% slope. Or buzzer and ramp.

*HR motioned to grant on the condition that staff is trained and provide assistance as requested,
and on the condition of an accommodation policy with buzzer outside.
PM seconded, passed unanimously.*

21. NW Corner of Federal and Mathews, Boston, V19-055

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

BCIL supports request with condition.

JD grant on conditions from BCIL. AB seconded, passed unanimously.

11:00 a.m. – The Summit House, Joseph Skinner State Park, Hadley (V11-081) - Fine Hearing

Exhibit #1 AAB 1-29

Exhibit #2 – Master Plan Estimate

Exhibit #3 – Description of options

Exhibit #4 – Building plans prepared by HKY Architects

Exhibit #5 – Additional pictures of the building

Jeffrey Harris, DCR Planner (JH)

Tom McCarthy, DCR Universal Access (TM)

William Joyce, AAB (WJ)

The parties were sworn in by the Chair.

WW, PM, JD, JH, AB, HR, DG (no RG, DJ)

WJ – On 3/10/14 granted a time variance. Did not received any of the status reports

TM - In terms of missed updates. Changes in staffing, retirement or engineer. Changed phones does not appear on my calendar.

Original commitment 2011 to provide accessibility.

Project included massive retaining wall, parking at base of building. All requirements of original request have been completed.

Limited number of days of public in the summit house. Only hope weekends May 25 to Columbus day. 360 degree view of Connecticut valley.

Three options.

Cost estimates lift first floor to second floor or summit house. 1.305 million – phase 1

Phase 2.....

Will be asking for variance for full relief.....

Will submit a final variance amendment. Limited days people have access to second floor.

Limited benefit to disability community. We have before and after pictures.

WW - can you provide electronic pictures.

TM - Yes

DG - we gave you 5 years to comply and took until this year. Looks like nothing was worked on before the month it was due.

TM - we were talking on how we were going to approach this.

JH - We identified plan to bring on an architect in FY 19. Last fall we were able to go through the process. An architect was selected. They have proceeded with design.

WJ – AAB 27 is when AAB wanted completed work.

DG - the cost estimates look in line. You are saying cost is extensive.

TM - if the park was open every day but it is not open at all in the winter.

DG - are you willing to close the second floor

TM - if we had to we would.

We are looking for a tenant and if it happens we would provide access with an elevator.

DG - it took you five years to do a design.

HR - I don't see any reason that there is a reason to make a fine. We would make a fine and hold it in abeyance. If you make schedule fine is dismissed. I don't see the reason to make this action.

If it happen again I am more inclined.

AB - looks like you are on your way to do what you have to do.

JH - are the rooms booked overnight?

TM - No

JH - can you get data on how many visitors each year. Disappointed it took so long.

TM - yes

JH - if I make it to the first floor and can't go up to second level, what is available.

TM - there is a binder and video. Provided when requested.

JH - do I have to search to find this information. Is it clearly visible?

JH - I will check. When open there is staff there.

PM - from the three options, which one do you want to do?

TM - now that we see what it will do to the building, we feel like we will ask for full relief to the second floor. There is accessibility to the first floor.

PM - did you have any input from local disability group

Tm - STAVROS - likes to access deck and panoramic views, no big concern on not seeing the second floor.

PM - you mentioned when lease to a tenant, would you be amenable to design a space for future elevator installation.

JH - we will make plans available to potential tenants.

JD - on second floor is hall used?

TW - it is just open space

JD - the cost is high.

JH - part of it is difficulty of access to the site. Top of Mt Holyoke. Will need to secure the structure below the building.

DG - every location breaks a major structural element column.

JH - they were able to address structural issues without major cost. Minimize historic fabric of the building.

WJ- this is a troubling pattern of state agencies when granted timed relief. The board should be stringent on granting time to state agencies.

WW - I agree but not sure what that action should be.

TM - DCR has handled applications and performance of meeting requirements, this is the first time we have been to the board. My apologies for missing deadlines. Our track record with the board has been good.

WW - we didn't get any updates. Lack of communication, this is another state agency telling us they don't care.

WJ - the board is going to have to not grant long time variances to the state.

WJ - the progress reports never came because nothing was done.

JH - looking at request March for additional 9 months. 9 months from today or when the request came in in March.

They need to amend variance for additional time or full relief.

TM - by the end of summer

HR motioned no fine to be assessed and the petitioner needs to update the variance request no later than 9/6/2019.

JD seconded. Passed unanimously.

22. Cranwell Mansion, 55 Lee Road, Lenox – V19-070

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Received a request looking for clarification of the board's decision. There was a plaza at the back of the building. Wanted them to provide a route to it. The building inspector interpreted it as we wanted the route to the grass level.

~~*JD motioned to clarify access was intended to go to rose garden terrace not actual grounds.*~~
JD withdrew his motioned

Consult with fire officials to see if they consider it a place of rescue assistance.

JD – we originally voted access was to the terrace not to grass. It is not up to us to determine it goes further down. Leave it up to building inspector.

Terrace

JD motioned to uphold the original decision. Defer to Building Inspector and fire official to say if it is a safe area of refuge. HR seconded, passed unanimously.

Board broke for lunch.

Board came back from lunch.

1:00 p.m. - Howard Thurman Center, 808 Commonwealth Avenue, Brookline (V19-129) -
Variance Hearing

Exhibit #1 Hearing Package AAB 1-25

Exhibit #2 clarification of plans

Paul Rinaldi, Boston Variety (PR)

Caitlin Gamache Code Red Consultant (CG)

Jim Guiry, Walsh Brothers Builders, (JG)

Beth Wilson-Shunta, NBBJ Architects (BS)

Sara Lyn Allier, Cambridge Commission (SA)

WW, JD, PM, JH, AB, RH, DG

The parties were sworn in by the Chair.

PR – constructed in 1928 as an auto show room. Renovations. Full mixed academic use, parking, basement storage, art studios, offices. First time making major substantial improvements.

Hand rails and tread issues.

BS - AAB 16 entry to the building. 36 inch door not accessible. new entry will be fully accessible. No steps, fully accessible vestibule. West side of building. New Booth plaza.

Currently a single door entry does not meet elevation there is a step. Will be providing a canopy. Third item accessible passenger elevator. Currently in stair 2, opens up tono accessible. Will be providing a new elevator every level of the level.

We are decommissioning the freight and putting in a new one.
Howard Thurman center is on two floors.

Exhibit 2 – plan clarifications

CG – AAB 17 variance request. Variance 1 occurs in three of the stairs. Abrupt nosings and worn tread. Only on the three stairs AAB 11. Dimension ¼” change across. AAB 17 second variance request on all four stairs. To provide new accessible wall rail and maintain the inner rail. AAB 12 photos.

Request three was approved.

CG – request 2, we will provide outside compliant handrail.

JG - the stairwells are difficult to repair. An alternative would be to add a cover or plate. It would reduce the rise. Could cause an issue as you get off the s.....

The other alternative is to rebuild the stairs, demolish from third floor down. Will have to increase stairwell, rise and run. The other problem is the unknown when taking it apart.

PR - below is a metal structure.

JG – general cast iron.

Cost estimates in initial submission.

JG - cost estimates based on taking off the tread and risers.

PR - AAB 23 is the summary 24 shows the break out. This does not express the unforeseen problems.

HR - AAB 23 compliant marble treads and risers...

HR – What might it cost if had to do major fix?

HR - cost of renovations as proposed

13mill according to the application.

HR - cost in the worst case would not be excessive. If stairs were removed what would it cost.

JG – several million dollars. Would have to demolish and put in new stairwells.

BS - also impedes on egress and circulation of the building.

HR – without the cost of the work it is hard to determine the cost benefit. I didn't understand cost of handrails what is your plan?

CG – will provide wall side handrails and seek to maintain...

AB – as far as the smile ... how wide?

CM- wider than a traditional stair. Would be within 30 inches of the required width. The nosings are abrupt, 90 degrees. Seeking relief for the smiles, inconsistency and handrails. Passenger elevator will serve all floors and had a generator in case of emergency.

JG - folks use the smaller elevator vs the stairs.

JH - Would like to hear from the Commission regarding the letter.

SA - concern with the nosings, in case of fire the elevator not usable.

CG - there will be extra power will operate, advised not to use it in fire.

SA – my concern is getting out of the building in a fire. Abrupt nosings, and newel posts walkway stairwell. Difficult to get around newel posts.

JG - the basement has a means of egress.

SA - it is a long walk in an emergency

CG - stair 1 has newel posts.

SA - can the abrupt nosings be fixed.

JG - it is marble would need to remove and install new tread.

SA - could you put in a material

BS – could put in additive, but adding to each stair there an inconsistency of height.

Difference in elevation.

DG - abrupt nosings are a tripping hazard.

WW – could you infill the smile and put rubber on top

PM- stairs are problematic. Did you price a simpler option without marble?

Would the school consider a different material? It would be beneficial.

WW - elevator , are the floors occupied currently?

PR – the entire building is occupied. We looked at where to put a new elevator as part of the project. Struggling in the planning stage on how to provide accessible and at the same time not to upgrade entire building. We are just not there yet. It is why we are here. This is a small portion of the building being renovating.

Building permits pulled

Chapter 34done?

CG - yes. We met with town months ago the plans have not changed since we met with them.

HR - could you do relief around the newel?

PG - we would have to look at that.

PM – maybe on newel post there is a compromise.

JH motioned to continue for additional inform on newly post and rubberizing the steps and thoroughly investigate options. HR seconded, passed unanimously.

AB left for the day

2:00 p.m. - Roosevelt Towers Apartments, 14 Roosevelt Towers, Cambridge (V19-110) -
Variance Hearing

Exhibit #1 Hearing Package AAB 1-56

Exhibit #2 – Large plans

Diana Prideaux Brune, Cambridge Housing Authority (DB)

Robyn Chrabasz, Dietz and Co Architects, (RC)

Josh Safdie, KMA (JS)

The Chair swore the parties in.

WW, DG, HR, JH, PM, JD

DP – Cambridge housing authority is in process of modernizing property. Spend 350 mill dollars last 10 years.

Roosevelt Towers, problems with roof , electrical, plumbing etc. asking for variance on railing issues and interior egress stairs and making the courtyards accessible.

JS - one issue at a time

Stair handrail, request is typical that are brought to the board. Narrow stairwells, the request came without outside handrail due to narrowness of stairwells. Changing them would need structural changes. They get minimal use. Already approved not to provide group 2A units.

Have additional handouts.

Not in package.

Shows stairwells. Some serve 4, some serve 2 a few serve 6. More or less built as is. Some of these are in the original submission but in larger size.

Exhibit 2

RC - page 4 handrails will be made compliant. Second photo is at land bottom stair.
JS - this project has gone through extensive cost estimating. If required to add it is unclear if stairs need to be rebuilt.
30 – 32 inches.
DG worries me there is nothing on the wall side.

*JH motioned to grant on the handrails variance as proposed. HR seconded, passed.
WW opposed*

JS – the existing courtyard request to not make accessible. AAB 17 overall plan. Larger version passed out. Four courtyard buildings, significant amount of green on the site. No play structures.....

View from courtyard to street to understand existing conditions. Interior courtyard has play structures. Three are at different level, then a gate before the walkway. Intended to be used only by residence. Request came as excessive cost without benefit.

Need to overcome stairs. If exiting unit to courtyard traverse down. Series of interior stairwells. RC- right now the gate is locked with a chain. Will be putting a panic bar. Increasing lighting in the trash area.

RC – each courtyard is different 3 to 7 stairs.

JH any courtyards accessible?

No

JD - where the 2a are provided are there similar or better amenities?

DB – where 2a are located they have access of interior amenities and full access of open space. There are no child play area they are only accessible from courtyard, restricted to residences of the buildings.

RC - have been looking at the site. Limited open space, moratorium on cutting down any trees.

DG - are stairs that lead to courtyard compliant

Yes, all of the green and white stairs are compliant. Few minor gaps will be corrected. Correct tread extension on stair in the trash room.

*DG motioned to grant on the condition stairs that lead to court yards comply with 521 CMR 27.
HR seconded, passed unanimously.*

How many children. About 20 can get exact number.

23. Wayside Youth and Family Support Network, 3 Lockland Avenue, Framingham, V18-340
Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously continued. Originally asking for no access to the second floor now they are putting in an elevator.

*JD motioned to continue for staff to discuss policy tied to the elevator.
JH seconded, passed unanimously.*

24. Residential Building, 9 Dana Street, Cambridge, V19-118

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Received a submission area is used for building maintenance only.

Relief from 10.1 for no access to lower level.

JD motioned to grant. JH seconded, passed unanimously.

25. The Taylor School, 8 Hill Road, Boxborough, V19-122

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously supported a permit at risk.

Sent in variance seeking four variances.

32.1 for two kitchens. Employee only per licensing.

JD motioned to grant for this use only. DG seconded, passed unanimously.

28.1 no access to the second floor. Programs the same on both floors.

DG motioned to grant with accommodation policy approved by the board. JD s

25.1 one entrance 6 steps above grade.

DG motioned to grant with accommodation policy with language from their letter. JD seconded.

JD 23.1 no variance required parking. Seconded motion passed.

26. Nantucket Community Television, 9A Bayberry CT. Nantucket, V19-126

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously granted relief to lower level on conditions.

Received an amendment to toilet room requirements. Is there sufficient turning space.

30.9.1 turning space in front of sink.

DG motioned to grant HR seconded.

27. Handle Bar cycling, Boston

Previously requested an accommodation policy.

JD added language to the accommodation policy. Policy should match

JD motioned to accept with changes of removing word hc from policy. PM seconded.

28. Six Family Structure, 28 Porter Street, East Boston, V19-159

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously voted to packet.

JD pg 2

1 JD motioned to grant JH, PM abstained

2 - no route roof deck

JD motioned to grant as proposed. JH seconded. Passed PM abstained

JD motioned to ensure parking complies with 10.3. JH seconded, passed, PM abstained

3:00 p.m. - 7 Ink by Ollie, 217 Albany Street, Boston (V19-130) - Variance Hearing

Exhibit #1 AAB 1-45

Exhibit #2 – From Caitlyn with additional information

Exhibit 3# letter from Boston Mayor's Commission

Caitlin Gamache, Code Red (CG)

Samatha Randel (National Development, Owner, (SR)

Janaya Hart, Elkus Manfredi, (JH)

Scott Engstrom, Elkus Manfredi (SE)

The Chair wore the parties in.

WW, JD, JH, DG, HR

PM recused herself

SR - 180 unit, co-living, started project a few years in response to mayors goal to create housing units. Units are smaller, including furniture in units. Goal is people come in and don't have to buy furniture. Efficient living spaces. Have approvals. Would like to provide fully furnished units. Co-living is smaller living spaces with furniture include and amenities through the building. Have own kitchen and bathroom.

JH - co living goes along with coworking.

CG - #1 turning circles at bed

Pg 2 of exhibit 2. Purpose was to clarify, we don't want traditional furniture moved in. We have dimensions in almost every room. Providing all queen beds.

Pg 3 – our initial request 22 units. We have revisited and had some changes. 3 units instead of 6 8 instead of 22. Seeking variance for 8 units.

Unit on pg 17 asking for variance.

JD if twin beds in the 8 units will there be turning radius.

CG - Yes

JD – since only 8 units if someone requested a two how hard is it to replace?

SR - twin bed would be a sofa pulling it down and putting it up.

SR - we would be open to putting in a twin bed if requested.

JD motioned to grant on the condition that if requested for the 8 units, a twin bed will be provided within a time frame of 30 days and language written into the lease with the lease language approved by the Board. HR seconded, passed unanimously.

CG variance 2

PG 2 when beds are down there isn't space. Initial request was 140 units, now 46 units 25.6%. clear floor space to get out to get to the restrooms. Pg 6

Page 5 show changes.

JD route to wardrobe and media stand.

CG - clear space to enter bedroom and get around bed.

If we studied and put in twin beds we could significantly reduce the 25%.

JH - with a twin bed it could be done, worth a study.

Heat pumps take up floor space.

CG – pg 23 the bed is a unit that will be mounted to the wall.

JD motioned to grant on condition of accommodation policy to put twin beds if needed and put in lease language of these 46 units. DG seconded.

#3 for bed controls

Motorized beds will be in all group 2A. in group 1 will not have remote but can be put in when requested. Pg 23 4,000 per bed.

JH motioned to grant. JD seconded, motion passed.

29. Existing Interior Space, 38-54 Exchange Street, Lynn, V19-164

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously packeted.

Three variances at 8 stairs.

AAB 8

JD stair 1 main entry historic 27.2

JD motioned to grant as proposed JH seconded, passed

Item 2 - 27.4

JD motioned to grant on the condition the center handrail meets requirements of 27.4. and appropriate signage. JH seconded, passed unanimously

Existing stair 2 27.4, 27.4

JD motioned to grant as proposed. HR seconded, passed unanimously.

Stair 1 main front stair 27.2 and 27.3

JD motioned to grant as proposed due to cost. HR seconded, passed unanimously.

Handrails 27.4 JD motioned to grant on the condition there are wall side compliant handrails. HR seconded, passed unanimously.

Stair 2 will be compliant not variance is needed.

Stair 3 27.2 and 27.3 grant JH second

27.4 grant on condition wall side handrails are provided. DG seconded, passed unanimously.

Stair 4 JD motioned to deny. HR seconded, passed unanimously.

Stair 5 27.2 and 27.3 motioned to grant. HR seconded

JD motioned to reconsider stair 5 first 2 bullets. PM seconded, passed unanimously.

27.2 JD motion to grant for riser heights. PM seconded, passed unanimously.

27.3 JD motion to deny. PM seconded, passed unanimously.

27.4 JD motioned to deny. JH seconded, passed unanimously.

Stair 6

Nosings and handrails

JD motioned to deny. PM seconded

Stair 7 Complies.

30. Mabel Burrell Elementary School, 60 South Street, Foxborough, V19-166

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application, accommodation policy and associated documents.
The petitioner sent the Board the requested accommodation policy.

JD motion to accept the accommodation policy. HR seconded, passed unanimously.

31. Former Worcester Boys Club, 16 Salisbury Street, Worcester, V19-168

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Seeking seven variances

AAB 9^{2nd} floor main entrance

JD motioned to schedule a hearing. PM seconded, passed unanimously.

32. Josiah Smith Tavern, 358 Boston Post Road, Weston, V19-171

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Seeking 12 variances.

JD motioned to table to next meeting. PM seconded, motion passed.

DG left for the day

33. Three Story Residential, 69 Preble Street, South Boston, V19-173

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JD motioned to accept. PM seconded, passed.

34. Three Unit Residential, 269 Gold Street, South Boston, V19-174

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.
Proposing 90% turn lift.

HR motioned to continue for staff to discuss other lift options. JD seconded, passed unanimously.

35. First Congregational Church of Chatham, 650 Main Street, Chatham, V19-172

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JD motioned to schedule a hearing. PM seconded, passed unanimously.

36. Wilder Memorial Hall, 666 Main Street, Hingham, V98-060

Exhibit – Variance Application, correspondence and associated documents

Ms. Brann presented the Variance Application, correspondence and associated documents.

This case was first in front of the Board in 1998. The board voted to grant relief from 25.1 and denied 14.6 for the stage. 25.1 was granted on the condition the main entrance was relocated to side accessible entrance. Received letter from Building Inspector saying the work was not done. The Board scheduled a Fine Hearing. The Board received correspondence from Burke, Whittum & Leahy asking to cancel the hearing because the work was never done. A hearing will give the petitioners the chance to state under oath that the work was never done.

HR - Ask if the building inspector would be able to attend the hearing.

PM motioned to go forward with the Fine Hearing as scheduled.

HR seconded, JD abstained, motion passed.

Minutes – June 17, 2019

JD motioned to accept the minutes from the June 17, 2019 meeting.

PM seconded, passed unanimously.

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

Exhibits

Down the Road Brewery, 199 Ashland Street, Everett, V19-155

Exhibit – Variance Application and associated documents

Discovery School at Four Corners, 21 Ferrante Avenue, Greenfield, V19-178

Exhibit – Variance Application and associated documents

TGA Farmhouse Dormitory, The Governor's Academy, 1 Elm Street, Byfield, V19-179

Exhibit – Variance Application and associated documents

The Meeting House, 29 Center Street, Nantucket, V19-180

Exhibit – Variance Application and associated documents

Modera Marshfield, 200 Commerce Way, Marshfield, V19-181

Exhibit – Variance Application and associated documents

Belmont Middle and High School, 221 Concord Avenue, Belmont, V19-182
Exhibit – Variance Application and associated documents

Sweet Meadow Farm 111 Coolidge Street, Sherborn, V19-183
Exhibit – Variance Application and associated documents

115 Apartment Building, 18-26 Chauncy Street, Cambridge, V19-184
Exhibit – Variance Application and associated documents

Newcastle/Saranac, 599 Columbus Avenue, Boston, V19-185
Exhibit – Variance Application and associated documents

21 Apartments, 10 Front Street, Weymouth, V19-186
Exhibit – Variance Application and associated documents

Sidewalk, Polk Street, Medford Street, Charlestown, V19-187
Exhibit – Variance Application and associated documents

Sidewalk, 27 Partridge Street, West Roxbury, V19-188
Exhibit – Variance Application and associated documents

4 Story Apartment Building, 22-24 Magazine Street, Cambridge, V19-189
Exhibit – Variance Application and associated documents

Saunders Crossing, 8 Diamond Street, Lawrence, V19-190
Exhibit – Variance Application and associated documents

Upton Housing Authority, 4 Hartford Avenue North, Upton, C18-020
Exhibit – Variance Application and associated documents

Wilder Memorial Hall, 666 Main Street, Hingham, V98-060
Exhibit – Variance Application and associated documents

Wayside Youth and Family Support Newtwork, 3 Lockland Avenue, Framingham, V18-340
Exhibit – Variance Application and associated documents

Café, 102 Oxford Street, Cambridge, V19-037
Exhibit – Variance Application and associated documents

NW Corner of Federal and Mathews, Boston, V19-055
Exhibit – Variance Application and associated documents

Cranwell Mansion, 55 Lee Road, Lenox – V19-070
Exhibit – Variance Application and associated documents

Residential Building, 9 Dana Street, Cambridge, V19-118
Exhibit – Variance Application and associated documents

The Taylor School, 8 Hill Road, Boxborough, V19-122

Exhibit – Variance Application and associated documents

Nantucket Community Television, 9A Bayberry CT. Nantucket, V19-126

Exhibit – Variance Application and associated documents

Six Family Structure, 28 Porter Street, East Boston, V19-159

Exhibit – Variance Application and associated documents

Handle Bar Indoor Cycling Studio, 101 Canal Street, Boston, V19-162

Exhibit – Variance Application and associated documents

Existing Interior Space, 38-54 Exchange Street, Lynn, V19-164

Exhibit – Variance Application and associated documents

Mabel Burrell Elementary School, 60 South Street, Foxborough, V19-166

Exhibit – Variance Application and associated documents

Former Worcester Boys Club, 16 Salisbury Street, Worcester, V19-168

Exhibit – Variance Application and associated documents

Josiah Smith Tavern, 358 Boston Post Road, Weston, V19-171

Exhibit – Variance Application and associated documents

First Congregational Church of Chatham, 650 Main Street, Chatham, V19-172

Exhibit – Variance Application and associated documents

Three Story Residential, 69 Preble Street, South Boston, V19-173

Exhibit – Variance Application and associated documents

Three Unit Residential, 269 Gold Street, South Boston, V19-174

Exhibit – Variance Application and associated documents

Do two story free-standing parking garages require elevators? (521 CMR 23.3.4 & 28.1)

Ana Loc, Desman Design Management

Exhibit – Advisory opinion

At what proximity must a handrail be considered as located adjacent to a wall, thus requiring a clearance of 1.5” +/- 1/8” in accordance with 521 CMR 24.5.8 Jason Hopkins Code Red

Exhibit - Advisory opinion

Music studios and the definition of public use.

Advisory opinion

The Summit House, Joseph Skinner State Park, Hadley (V11-081) - Fine Hearing

Exhibit #1 AAB 1-29

Exhibit #2 – Master Plan Estimate

Exhibit #3 – Description of options

Exhibit #4 – Building plans prepared by HKY Architects

Exhibit #5 – Additional pictures of the building

Howard Thurman Center, 808 Commonwealth Avenue, Brookline, V19-129
Exhibit #1 Hearing Package AAB 1-25
Exhibit #2 clarification of plans

Roosevelt Towers Apartments, 14 Roosevelt Towers, Cambridge, V19-110
Exhibit #1 Hearing Package AAB 1-56
Exhibit #2 – Large plans

7 Ink by Ollie, 217 Albany Street, Boston (V19-130) - Variance Hearing
Exhibit #1 AAB 1-45
Exhibit #2 – From Caitlyn with additional information
Exhibit 3# letter from Boston Mayor's Commission