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

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UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

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

**Board Meeting Minutes – July 26, 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 (PM)  
David Johnson (DJ)  
Jeffrey Dougan (JD)  
Elizabeth Myska (EM)  
Ana Julian (AJ)  
Meaghan O'Brien (MO)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)  
James Plotkin – Legal Counsel (JP)  
Marc Lesser – AAB Compliance Officer (ML)  
Bradley Souders – Office Support Specialist (BS)

PM opened the meeting for Roll Call:

AJ, EM, DJ, JD

1. 9:05 AM      V21-071      34 North Street, Somerville  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue to request final set of plans by DJ  
2nd by JD  
By Acclamation/Carried

2. 9:12 AM      V21-085      5 Crescent Street, Grafton  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

3. 9:18 AM      V21-091      282 Rantoul Street, Beverly



Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for compliant drawings for 36-inch ramp measured between handrails and an automatic door opener by JD

2nd by DJ

By Acclamation/Carried

4. 9:27 AM V21-103 35 Everett Street, Springfield

9:32 AM DG Arrived

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for cost estimate and test drawings of a vertical wheelchair lift or LULA by JD

2nd by EM

By Acclamation/Carried

5. 9:38 AM V21-104 566-572 Main Street, Shrewsbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by DJ

2nd by JD

By Acclamation/Carried

9:49 AM DG assumes chair

6. 9:50 AM V21-126 200 High Street, Hingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (Ramps 1-3):

Motion to Deny Ramp 2 and Grant Ramp 1 and Classroom Hallway Ramp by PM

2nd by AJ

By Acclamation/Carried

Discussion of Variance 2 (Classroom bathrooms)

Motion to provide test drawings showing compliant bathrooms and cost estimates by DJ

2nd by JD

By Acclamation/Carried

7. 10:06 AM V21-127 8 First Street, Palmer

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion that no variance is required if this is an employee-only space by JD

2nd by AJ

By Acclamation/Carried

8. 10:09 AM V21-128 10 Putnam Street, Roxbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for clarification of what Boston Landmarks involvement is in this case and time frame for making entrance accessible by JD

2nd by DJ

By Acclamation/Carried

9. 10:21 AM V21-129 15 Everett Street, Hyde Park

PM Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

10. 10:25 AM V21-130 120 Commerce Way, Woburn

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant under the usual conditions by JD

2nd by AJ

By Acclamation/Carried

10:28 AM 5 Minute Break

10:38 AM Advisory Opinion Request – GrassMats

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion to Accept use of GrassMats with the following conditions: if used as part of accessible route, then the path would need to fully comply with 521 CMR and path would need to be clearly delineated; if the entire surface area is this system then signage at all entry points notifying this grass system is in place is required; accessible widths of paths are fully compliant including passing points; if the entire surface area is this system then all slopes and cross slopes would need to fully comply with 521 CMR; entrance and exist points are fully compliant with 521 CMR; the surface would need to be maintained as needed; this system is not to be used anywhere except as described in section 19 without approval from AAB; and in towns where this is used that notice is provided by the city on their website by JD

2nd by PM

By Acclamation/Carried

11. 10:53 AM Advisory Opinion Request – Group 2 Bathtub lengths

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion that if permanent tub seat is part of the tub that a variance would be needed, if the seat is portable or foldable seat then no variance needed by JD

2nd by DJ

By Acclamation/Carried

12. 11:05 AM Hearing declared regarding V20-160 36 Winthrop Street, Taunton:

DG opened the hearing, introduced Board and established procedures. Participants Michael Thurman, Michael Novick, and Donna DiCorpo are sworn in. Exhibit #1 – the hearing packet AAB 1-17 is noted. Michael



Thurman presented application. Comments and additional testimony by Michael Novick and Donna DiCorpo.  
Discussion and Questions:

Motion for 3 year time variance to allow time for fundraising to make entrance accessible with yearly updates to the Board by DJ

2nd by JD

By Roll Call: PM/Y, JD/Y, DJ/Y, EM/Y, AJ/Y

13. 11:26 AM Advisory Opinion Request – GrassPave2

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion to Accept this surface as an acceptable surface for trailheads only on the condition that slopes and cross slopes are level and are compliant; clear signage posted and information provided on website indicating this system is in use and that this is an accessible trailhead entrance by JD

2nd by PM

By Acclamation/Carried

14. 11:39 AM Advisory Opinion Request – Distribution of Units

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion that variance would be required to vary from proportional distribution by JD

2nd by PM

By Acclamation/Carried

15. 11:43 AM V16-194 286 Cabot Street, Beverly

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept report by PM

2nd by DJ

By Acclamation/Carried

16. 11:46 AM V18-259 355 Commercial Street, Provincetown

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by DJ

By Acclamation/Carried

17. 11:49 AM V18-298 139 Pleasant Street, Marblehead

Exhibit – Staff Guidance on Complaint and associated documents

WJ presented documentation – Discussion of Complaint:

Motion to instruct staff to generate complaint against this property by DJ

2nd by PM

By Acclamation/Carried

12:00 PM Break for Lunch

18. 1:00 PM Hearing declared regarding V21-015

17 Chestnut Street, Arlington:

1:15 PM MO Arrived



DG opened the hearing, introduced Board and established procedures. Participants Brigitte Steines and David Fischer are sworn in. Exhibit #1 – the hearing packet AAB 1-66 is noted. Brigitte Steines presented application. Comments and additional testimony by David Fischer. Discussion and Questions:

Motion to Grant on the condition that this relief is for this-tenant only; explore the possibility of allowing for basement level space to be televised on accessible level, accommodation policy displayed on website that would accommodate parents or students; and a thorough review of the building plans by the Arlington Building Department by JD

2nd by DJ

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

19. 2:02 PM Hearing declared regarding V21-057 429 Cherry Street, Newton:

DG opened the hearing, introduced Board and established procedures. Participants David Barsky, Adam Barnosky, Peter Lee, and Joe Porter are sworn in. Exhibit #1 – the hearing packet AAB 1-37 is noted. David Barsky presented application. Comments and additional testimony by Adam Barnosky, Joe Porter, and Peter Lee. Discussion and Questions:

Motion to Continue to request any communications between petitioner and Eversource and compliance information involving the transformer pad with current safety regulations by DJ

2nd by JD

PM/Y, JD/Y, DJ/Y, EM/Y, MO/Y, AJ/Y

2:42 PM 5 Minute Break

20. 2:49 PM V21-123 6 Quint Avenue Brighton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance: (1st floor front entry):

Motion to Grant as Proposed by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance: (1st floor rear entry):

Motion to Deny by DJ

2nd by EM

By Acclamation/Carried

Discussion of Variance 2 (rear yard entry):

Motion to Continue to indicate what part of the route have non-compliant slopes and request permit documentation for legal status of the driveway by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3 (second and third floor bathroom):

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 4 (10.3, parking spaces):

Motion to Table by DJ

2nd by JD

By Acclamation/Carried



Discussion of Variance 5 (handrails):

Motion to Grant as proposed by DJ

2nd by JD

By Acclamation/Carried

21. 3:35 PM V18-327 16-19 Forest Street, Cambridge

Exhibit – Variance Withdrawal request and associated documents

WJ presented documentation – Discussion of Request:

Motion to Accept withdrawal by JD

2nd by DJ

By Acclamation/Carried

22. 3:37 PM V19-295 1127 Harrison Avenue, Boston

Exhibit –Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant extension to November 1, 2022 by JD

2nd by EM

By Acclamation/Carried

23. 3:39 PM V20-123 12-14 Commonwealth Avenue, Boston

Exhibit –Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed on the condition there is no cost to the tenant and include language in the lease that this is an option available by JD

2nd by DJ

By Acclamation/Carried

24. 3:45 PM V21-114 264 Boston Turnpike, Shrewsbury

Exhibit –Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant extension until January 30, 2022 by DJ

2nd by EM

By Acclamation/Carried

25. 3:47 PM V21-121 600 Main Street, Cambridge

Exhibit –Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by DJ

2nd by JD

By Acclamation/Carried

26. 3:57 PM Minutes and Decisions

Exhibit –Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept Minutes and Decisions by JD

2nd by DJ

By Acclamation/Carried

27. 3:58 PM Compliance Report



Exhibit – Compliance Report and associated documents

ML presented documentation – Compliance Report:

28. 4:10 PM      Update on new edition of 521/Update on sub-committee for rule changes

29. 4:12 PM      Letter of Recognition for volunteer drawers for new edition of 521 CMR

Exhibit – Letter of Recognition and associated documents

WJ presented documentation – Compliance Report:

Motion to finalize and formalize letter of recognition by JD

2nd by DJ

By Acclamation/Carried

30. 4:20 PM      Changes to MAAB Forms and Notices

Exhibit – MAAB Forms, Notices, and associated documents

WJ presented documentation – Compliance Report:

31. 4:45 PM      Letter of Recognition for AAB Board members

4:49 PM End of Meeting noted

Respectfully submitted,

Bradley Souders, Office Support Specialist

#### Exhibits

- Curb Cuts, 34 North Street, Somerville (V21-071)
  - Exhibit – Variance Application and associated documents
- Crescent Manor Assisted Care, 5 Crescent Street, Grafton (V21-085)
  - Exhibit – Variance Application and associated documents
- Sully's Brand, 282 Rantoul Street, Beverly (V21-091)
  - Exhibit – Amended Variance Application and associated documents
- Sacred Heart Roman Catholic Parish Social Center, 35 Everett Street, Springfield (V21-103)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 566-572 Main Street, Shrewsbury (V21-104)
  - Exhibit – Variance Application and associated documents
- Plymouth River Elementary School, 200 High Street, Hingham (V21-126)
  - Exhibit – Variance Application and associated documents
- ADAPTAS Warehouse, 8 First Street, Palmer (V21-127)
  - Exhibit – Variance Application and associated documents
- UU Urban Ministry, 10 Putnam Street, Roxbury (V21-128)
  - Exhibit – Variance Application and associated documents
- Hyde Park Senior Housing, 15 Everett Street, Hyde Park (V21-129)
  - Exhibit – Variance Application and associated documents
- Emblem 120, 120 Commerce Way, Woburn (V21-130)
  - Exhibit – Variance Application and associated documents
- Advisory Opinion Request – GrassMats
  - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request – Group 2 Bathtub Length
  - Exhibit – Advisory Opinion Request and associated documents



- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160)
  - Exhibit #1 – Hearing Packet AAB 1-17
- Advisory Opinion Request – GrassPave2
  - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request – Distribution of Units
  - Exhibit – Advisory Opinion Request and associated documents
- Cabot Performing Arts Center, 286 Cabot Street, Beverly (V16-194)
  - Exhibit – Status report and associated documents
- The Squealing Pig, 335 Commercial Street, Provincetown (V18-259)
  - Exhibit – Variance Application and associated documents
- Commercial and Residential, 139 Pleasant Street, Marblehead (V18-298)
  - Exhibit – Staff Guidance on Complaint and associated documents
- Commercial Building, 17 Chestnut Street, Arlington (V21-015)
  - Exhibit #1 – Hearing Packet AAB 1-66
- The Eliot Condominium, 429 Cherry Street, Newton (V21-057)
  - Exhibit #1 – Hearing Packet AAB 1-37
- 2 Story Residential, 6 Quint Avenue, Brighton (V21-123)
  - Exhibit – Variance Application and associated documents
- Forest Street Apartments, 16-19 Forest Street, Cambridge (V18-327)
  - Exhibit – Variance Withdrawal request and associated documents
- 2 Story Building, 1127 Harrison Avenue, Boston (V19-295)
  - Exhibit – Amended Variance Application and associated documents
- Residential Building, 12-14 Commonwealth Avenue, Boston (V20-123)
  - Exhibit – Amended Variance Application and associated documents
- Big Bois Meat Market, 264 Boston Turnpike, Shrewsbury (V21-114)
  - Exhibit – Amended Variance Application and associated documents
- Ragon Institute, 600 Main Street, Cambridge (V21-121)
  - Exhibit – Variance Application and associated documents
- Minutes and Decisions
  - June 21, 2021 Minutes
  - July 12, 2021 Minutes
  - 6 Unit Residential, 8 Ashton Street, Boston (V21-054) Decision
  - Panda Bilingual Child Care, 163 Cambridge Street, Cambridge (V21-043) Decision
  - Park School, 171 Goddard Avenue, Brookline (V21-044) Decision
- Compliance Report
  - Exhibit – Compliance Report and associated documents
- Letter of Recognition
  - Exhibit – Letter of Recognition and associated documents
- Changes to MAAB Forms and Notices
  - Exhibit – MAAB Forms, Notices, and associated documents