



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
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 – August 24, 2020
Teleconference

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

Architectural Access Board member attendance:

Walter White – Chair (WW)

Jane Hardin – Vice Chair (JH)

Jeffrey Dougan (JD)

David Johnson (DJ)

Patricia Mendez (PM)

Harold Rhodes (HR)

Raymond Glazier (RG)

Division of Professional Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

Bruce Hopper – Legal Counsel (BH)

James Plotkin – Legal Counsel (JP)

Marc Lesser – Compliance Officer (ML)

WW opened the meeting for Roll Call:

JD, JH, PM, RG & HR are present.

1. 9:07 AM V20-128 152 Hampden St., Boston:

WJ presented documentation – discussion:

Motion to Grant Bathroom access relief for this tenant only by JD

2nd by JH

By Acclamation/Carried

Motion to Grant the 12” clearance for this tenant only by JD

2nd by RG

By Acclamation/Carried

Motion to deny entrance relief by JD

2nd by HR

By Acclamation/Carried





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2. 9:27 AM V20-141 – 14 Roosevelt Towers, Cambridge:

WJ presented documentation – discussion:

Motion to continue handrails request to clarify through WJ which handrails are to be extended and determined to be tolerable and acceptable by JH

2nd by JD for discussion

After discussion motion is withdrawn by JH

Motion to continue request for Board to contact the Cambridge Building Dept., Inspection Services to ascertain if they consider stairs a hazardous egress due to lack of solid stairs and risers by JH

2nd by HR

By Acclamation/Carried

3. 9:44 AM V20-142 – 259 Hartford Ave., Bellingham:

WJ presented documentation – discussion:

Motion to Grant relief on the width of the ramp by HR

2nd by JH

By Acclamation/Carried

Motion to Grant relief of handrails by HR

2nd JH

Objection is noted / discussion:

After discussion HR withdraws motion

Motion to Deny the handrail variance request by HR

2nd by JD

By Acclamation/Carried

4. 9:54 AM V20-144 – 585 Andover St., Lawrence:

WJ presented documentation – discussion:

Motion to Grant by RG

2nd by JD

By Acclamation/Carried

WW short break, JH to preside





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5. 9:57 AM V20-145 – 64 Crescent Ave., Newton:

WJ presented documentation – discussion:

Motion to waive waiting period by PM

2nd by JD

By Acclamation/Carried

Motion to Grant relief for the duration of the Covid-19 emergency, with a 6 month, from date of opening, condition of status report requirement regarding the 2nd floor usage by JD

2nd by HR

By Acclamation/Carried

WW returned to preside

Motion to Grant relief for the duration of the Covid-19 emergency by JD

2nd by JH

By Acclamation/Carried

5 Minute break

6. 10:18 AM - ADVISORY:

1. Multiple Buildings - Adjacent/Adjoining –

WJ presented documentation – discussion:

Motion based on related use, spending is over 30%, mapping is one sole property, and the video of the project supplied by the applicant, noting section 3.3.2a applies to all facilities by JD

2nd by HR

By Acclamation/Carried

2. Garage Elevators – clarification of 28.1.3 –

WJ presented documentation – discussion:

Motion that language of the building being “equipped with an elevator” should be “served by an elevator” by JD

2nd by JH

Motion to withdraw and move this item to Packet by JD

2nd by JH

By Acclamation/Carried





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3. Trash Rooms – do they need a 60” turning space –

WJ presented documentation – discussion:

Motion to advise that turning radius needs to comply with regulations and a variance request to build this as submitted would be required by HR

2nd by JD

By Acclamation/Carried

7. 10:34 AM V19-137 – 50 Kirkbride Dr., Danvers:

JD recused from discussion

WJ presented status report – discussion:

Motion to accept that report in compliance with their schedule by HR

2nd by DJ for discussion

By Acclamation/Carried

8. 10:49 AM V12-089 – 361 Main St., Greenfield:

WJ presented documentation – discussion:

Motion to accept this document and close this variance by JD

2nd by PM

By Acclamation

9. 10:50 AM V19-107 – 15, 16 & 18 Crowninshield St., 50 Warren St., Peabody:

WJ presented documentation – discussion:

Motion to accept variance withdrawal as compliance is achieved by JD

2nd by PM

By Acclamation/Carried

Motion to Grant relief to 25.1 with condition of option A being implemented regarding 25.1 by PM

2nd by JD

By Roll Call: JD/Y; RG/abs; JH/Y; DJ/Y; PM/Y; HR/N – WW Carries

10. 11:02 AM Hearing declared regarding the First Parish Church V20-131 – 225 Cabot St., Beverly

WW introduced Board and established procedures. Participants – Richard Griffin, John Coburn, Brad

Willenbrock, Rev. Kelly W. Asprooth-Jackson are sworn in. Exhibit #1 – hearing packet AAB 1-20 is noted.





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Mr. Richard Griffin presented project information, additional Exhibit introduced, Policy notes approved by church board, accepted by the AAB Board and noted as Exhibit #2, questions and discussion:

Motion to Grant the first two items on the condition that an accommodation policy be added to rental agreements and adequate signage be posted accordingly by PM

2nd by JH

By Acclamation/Carried

Motion to Grant the request regarding 30.1 by PM

2nd by DJ

By Acclamation/Carried

Motion to Grant the request regarding 25.1 by HR

2nd by PM

By Acclamation/Carried

Motion to Grant variance as requested, with signs posting conditions, regarding 26.4 by HR

2nd by DJ

By Acclamation/Carried

11. 11:45 AM V19-331 – 160 Memorial Dr., Cambridge:

WJ presented documentation – discussion:

Motion to table by HR

2nd by PM

By Acclamation/Carried

12. 11:48 AM V20-034 – 136 Lenox St., Boston:

WJ presented documentation – discussion:

Motion to Grant request for distribution of 2a units as requested, with the condition as stated by BCIL by HR

2nd by PM

By Acclamation

13. 11:57 AM V20-084 – 31 N. Main St., Ipswich:

WJ presented documentation – discussion:

Motion to accept the withdrawal of variance request regarding 25.1 by JD

2nd by PM





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By Acclamation/Carried

Motion to Grant the use of LULA pending Board review of the 'cut sheet' by JD
2nd by JH
By Acclamation/Carried

LUNCH

14. 1:05 PM V20-036 – 922 Mass Ave., Cambridge:
WJ presented documentation – discussion:
Motion to deny the request for an inaccessible entrance at the front by HR
2nd by DJ
By Acclamation/Carried

15. 1:28 PM V20-096 – 24 Porter St., East Boston
WJ presented documentation – discussion:
Motion to Grant with the condition that the lift will be installed as proposed by JD
2nd by JH
By Roll Call JD/Y; RG/Y; JH/Y; DJ/Y; PM/Y; HR/Y; WW-Carried

16. 1:38 PM V20-134 – 60 Hodges Ave., Taunton
WJ presented documentation – discussion:
Motion to find Variance 6 & 7 are not required being declared employee use only by JD
2nd by HR
By Acclamation/Carried

Motion to Grant Var 4 with the condition that the policy be implemented by JD
2nd by JH
By Roll Call: JD/Y; RG/Y; JH/Y; DJ/abs; PM/Y; HR/Y-WW Motion Carried

Motion to accept the policy regarding showers by HR
2nd by JH
By Acclamation/Carried





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17. 1:55 PM V20-135 – 209 Harding St., Worcester

WJ presented documentation – discussion:

Motion to deny the Variance by HR

No 2nd, No action taken

Discussion:

Motion to Grant the Variance on the condition that the owner advises the AAB of who the tenant is,
when established by JD

No 2nd, No action taken

Discussion:

Motion to Grant the variance with the condition that the space will only become a food catering or a
take-out food service with an acceptable process to submit orders by HR

2nd by JH

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

18. 2:15 PM ADVISORY:

ML – gives report to the Board regarding complaint filings and status of processes

19. 2:23 PM V20-140 – 8 Park St., Boston

WJ presented documentation – discussion:

Motion to Grant both requests as proposed by JD

2nd by JH

By Acclamation/Carried

20. 2:25 PM – DECISIONS:

1. V18-332 – Barnum Hall, 163 Packard Ave., Medford - V20-096 – Two Story Structure, 24 Porter St., E. Boston

Motion to accept both decisions by JD

2nd by JH

By Acclamation/Carried

2. V20-106 – Commercial Building, 600 Massachusetts Ave., Cambridge

Motion to Accept by JD

2nd by JH

By Acclamation/Carried





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Matters not reasonably anticipated within 48 hour in advance of this meeting:

Nothing presented, no further action to be taken

End of August 24, 2020 meeting noted at 2:31 PM

Respectfully submitted:

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

