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

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AFFAIRS AND BUSINESS
REGULATION

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

Board Meeting Minutes – August 9, 2021
Teleconference

This meeting was open to the public and began approximately 9:03 AM.

Architectural Access Board member attendance:

Patricia Mendez (PM)
Jeffrey Dougan (JD)
Elizabeth Myska (EM)
Ana Julian (AJ)
David Johnson (DJ)
Raymond Glazier (RG)

Division of Occupational Licensure Employees attendance:

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

PM opened the meeting for Roll Call:

JD, EM, AJ, RG

1. 9:03 AM V21-131 430 Canal Street, Lawrence

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by EM

By Acclamation/Carried

2. 9:09 AM V21-132 Boylston St between Fairfield and Hereford, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by AJ

By Acclamation/Carried

3. 9:12 AM V21-133 1359 Acushnet Avenue, New Bedford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance (25.1):

Motion that no variance is required as there already is one accessible entrance by JD



2nd by RG
By Acclamation/Carried

Discussion of Variance (28):

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

4. 9:26 AM V21-134 1111 Somerset Avenue, Dighton
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant relief to slope up to 9% on the condition that ramp otherwise fully complies with 521
CMR by RG
2nd by JD
By Acclamation/Carried

5. 9:37 AM V12-061 One High Pole Road, Provincetown
Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept status report by RG
2nd by AJ
By Roll Call: EM/Y, RG/Y, AJ/Y, JD/A, PM/Y

6. 9:44 AM V17-322 525 Washington Street, Wellesley
Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept status report by JD
2nd by EM
By Acclamation/Carried

7. 9:46 AM V20-168 10-11 Arlington Street, Boston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

8. 10:04 AM V20-207 170 North Lowell Street, Methuen
Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 2 (28.12.1.d):

Motion to Grant on the condition the loft is restricted in use by the reverend only with no congregation access, a review of the accommodation policy including how basement-level activities can be requested to be relocated to the accessible level, and signs and information posted where appropriate
by JD
2nd by EM
By Acclamation/Carried

Discussion of Variance 3 (32):

Motion to Grant as proposed on the condition that no cooking takes place and kitchen is only used to warm food by JD
2nd by EM
By Acclamation/Carried

Discussion of Variance 6 (26):

Motion to Grant on the condition of a review of the accommodation policy by the Board, language provided on website and signs posted by JD
2nd by RG
By Acclamation/Carried

10:18 AM DJ Arrived

9. 10:19 AM V21-032 12 Bancroft Street, Maynard
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that two Group 1 units (Units 1 and 3) be provided and Unit 2 remains the Group 2A unit by JD
2nd by RG
By Acclamation/Carried

10. 10:22 AM V21-091 282 Rantoul Street, Beverly
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that accessible side entrance is provided, driveway becomes compliant ramp including handrails provided on both sides of the ramp, the use of the driveway by vehicles is limited to after-hours and employee-only use, mechanism used to send clear message to customers that driveway is for business related vehicles only, vehicular use of the ramp during business hours being prohibited, and compliant landing is provided at top of ramp by JD
2nd by DJ
By Acclamation/Carried

11. 11:03 AM Hearing declared regarding V21-088 16 Highgate Street, Boston:
PM opened the hearing, introduced Board and established procedures. Participants Kelly Knopp, Doug Anderson, Clifford Kensington, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-19 is noted. Kelly Knopp presented application. Exhibit #2 – 3D drawings and additional plans is noted and accepted. Comments and additional testimony by Michael Muehe, Doug Anderson, and Clifford Kensington. Discussion and Questions:

Motion to Take under consideration by DJ
2nd by RG
By Acclamation/Carried

12. 11:48 AM V21-117 130 Water Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

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

12:05 PM Break for lunch

13. 1:00 PM Hearing declared regarding V15-025 374 Commonwealth Avenue, Boston:
PM opened the hearing, introduced Board and established procedures. Participants Jason Curtin, Steve Cummings, Doug Dick, Scott Ellis, Donald Contois, Mike Shanahan, Matthew Hegarty, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-67 is noted. Jason Curtin presented application. Exhibit #2 – additional plans and study is noted and accepted. Exhibit #3 – Harvard Club of Boston's Status Reports noted and accepted. Comments and additional testimony by Donald Contois, Doug Dick, Scott Ellis, Mike Shanahan and Steve Cummings. Discussion and Questions:

Motion to Grant a time variance until January 2, 2025 with 6 month status reports due starting the first business day each year and subsequently the first day of business in June and January until 2025 by JD
2nd by DJ

By Acclamation/carried

14. 2:00 PM Hearing declared regarding V20-141 14 Roosevelt Towers, Cambridge:
PM opened the hearing, introduced Board and established procedures. Participants Kerry Dietz, Patricia O'Flaherty, Rachel Tanenhaus, Maura Barry-Garland, Michael Muehe, and Goran Smiljic are sworn in. Exhibit #1 – the hearing packet AAB 1-85 is noted. Kerry Dietz presented application. Comments and additional testimony by Patricia O'Flaherty, Rachel Tanenhaus, Maura Barry-Garland, Michael Muehe, and Goran Smiljic. Discussion and Questions:

Motion to Grant as proposed by JD

2nd by EM

By Roll Call: JD/Y, AJ/Y, DJ/N, RG/A, EM/Y

15. 2:42 PM Continuation of V21-117 130 Water Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that as the games rotate between floors, the basement game rooms that are able to be configured on the accessible level must be brought to the accessible level until they are rotated out so that applicable basement-level games will eventually be available on the accessible level by JD

2nd by DJ

By Acclamation/Carried

16. 2:51 PM V21-128 10 Putnam Street, Roxbury
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance (9):

Motion to Grant as proposed by JD

2nd by AJ

By Acclamation/Carried

17. 2:58 PM Wellesley College Memorandum of Understanding
Exhibit – Wellesley College Memorandum of Understanding and associated documents
WJ presented documentation – Discussion of MOU:

Motion to Approve by JD

2nd by DJ

By Acclamation/Carried

18. 3:00 PM Decisions and Minutes

Exhibit – Minutes and Decisions from July 26, 2021 and associated documents

WJ presented documentation – Discussion of Decisions and Minutes:

Motion to Approve minutes and decisions from July 26, 2021 by JD

2nd by EM

By Acclamation/Carried

19. 3:02 PM Update on New Regulations of 521 CMR

3:08 PM The Board Entered Quasi-Judicial Session Pursuant to G.L. c. 30A, § 18(d)

20. 3:09 PM Deliberations of V21-088, 16 Highgate Street, Boston:

Discussion of Variance:

Motion to Grant as Proposed by AJ

2nd by DJ

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

3:30 PM The Board exited Quasi-Judicial Session Pursuant to G.L. c. 30A, § 18(d)

3:33 PM End of Meeting noted

Respectfully Submitted,

Bradley Souders, Office Support Specialist II

Exhibit List

- Family Services of the Merrimack Valley, 430 Canal Street, Lawrence (V21-131)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Boylston St between Fairfield and Hereford, Boston (V21-132)
 - Exhibit – Variance Application and associated documents
- St Anthony of Padua Church and Rectory, 1359 Acushnet Avenue, New Bedford (V21-133)
 - Exhibit – Variance Application and associated documents
- Old Town Hall, 1111 Somerset Avenue, Dighton (V21-134)
 - Exhibit – Variance Application and associated documents
- Cape Cod Pilgrim Monument, One High Pole Road, Provincetown (V12-061)
 - Exhibit – Status Report and associated documents
- Wellesley Town Hall, 525 Washington Street, Wellesley (V17-322)
 - Exhibit – Status Report and associated documents
- Commercial Building, 10-11 Arlington Street, Boston (V20-168)
 - Exhibit – Variance Application and associated documents
- Saint Xenia Orthodox Church, 170 North Lowell Street, Methuen (V20-207)
 - Exhibit – Amended Variance Application and associated documents
- The Calvin Schoolhouse Lofts, 12 Bancroft Street, Maynard (V21-032)
 - Exhibit – Variance Application and associated documents
- Sully's Brand, 282 Rantoul Street, Beverly (V21-091)
 - Exhibit – Amended Variance Application and associated documents
- 3 Story Residential, 16 Highgate Street, Boston (V21-088)
 - Exhibit #1 – Hearing packet AAB 1-19



- Exhibit #2 – 3D drawings and additional plans
- PaniqRoom, 130 Water Street, Boston (V21-117)
 - Exhibit – Variance Application and associated documents
- Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V15-025)
 - Exhibit #1 – Hearing packet AAB 1-6
 - Exhibit #2 – additional plans and study
 - Exhibit #3 – Harvard Club of Boston’s Status Reports
- Roosevelt Towers Apartments, 14 Roosevelt Towers, Cambridge (V20-141)
 - Exhibit #1 – Hearing packet AAB 1-85
- UU Urban Ministry, 10 Putnam Street, Roxbury (V21-128)
 - Exhibit – Variance Application and associated documents
- Wellesley College MOU
 - Exhibit – Wellesley College Memorandum of Understanding and associated documents
- Decisions and Minutes to approve from July 12, 2021
 - July 26, 2021 Minutes
 - Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160) Decision
 - Commercial Building, 17 Chestnut Street, Arlington (V21-015) Decision
 - The Eliot Condominium, 429 Cherry Street, Newton (V21-057) Decision