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**MIKE KENNEALY**  
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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  
OCCUPATIONAL LICENSURE

**WILLIAM JOYCE**  
EXECUTIVE DIRECTOR,  
ARCHITECTURAL ACCESS  
BOARD

**Board Meeting Minutes – September 13, 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)  
Jeffrey Dougan (JD)  
Raymond Glazier (RG)  
David Johnson (DJ)  
Mary Mahon McCauley (MM)  
Elizabeth Myska (EM)  
Meaghan Obrien (MO)  
Ana Julian (AJ)

Division of Professional Licensure Employees attendance:

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

DG opened the meeting for Roll Call:

PM, JD, RG, DJ, EM

1. 9:05 AM V21-140 Baldwin Francis Gilbert Streets, North Andover

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information related to elevation information for 21-23A Baldwin Street building and clear cost estimate breakdown by JD  
2nd by DJ  
By Acclamation/Carried

2. 9:22 AM V21-141 70 St. Botolph Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that unit floor plans and information about the proposed LULA is provided to and approved by the Board by JD  
2nd by RG  
By Acclamation/Carried

9:29 AM MM Arrived

3. 9:30 AM V21-142 1990 Columbus Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition of board approval of floor plans for 2A units by JD

2nd by RG

By Acclamation/Carried

4. 9:34 AM V21-143 40 Channel Center Street, Boston

PM Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on the condition that directional signage at stairs is posted indicating route to elevator by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by RG

2nd by JD

By Acclamation/Carried

5. 9:44 AM V21-144 7 Wordsworth Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that the ramp complies with 521 CMR by JD

2nd by RG

By Acclamation/Carried

9:45 AM MO Arrived

6. 9:52 AM V21-145 4 Hartford Avenue North, Upton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue by DJ

2nd EM

By Acclamation/Carried

7. 9:58 AM V21-146 957 Commonwealth Avenue, Boston

PM Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant relief to 24.3 and 20.2 on the condition that the least slope possible is provided and automatic door openers provided for entry door and lift doors and counters are provided at accessible height by JD

2nd by RG

By Acclamation/Carried

8. 10:18 AM V21-147 58 Day Street, Somerville

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

9. 10:25 AM V21-148 462 Main Street, Amherst  
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. 10:27 AM V21-149 919 Blue Hill Avenue, Milton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed for sink height and for this use only by JD  
2nd by RG  
By Acclamation/Carried

Discussion of Variance 2:

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

11. 10:30 AM V21-150 33 Avenue Louis Pasteur, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed including the installation of automatic door openers, for this tenant only by JD  
2nd by PM  
By Acclamation/Carried

12. 10:43 AM V21-137 Various Streets, Edgartown  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition of Board's review of guest distribution policy and no unique common spaces within the common house are located on 2nd or 3rd floors by JD  
2nd by PM  
By Acclamation/Carried

11:00 AM AJ Arrived

13. 11:01 AM Hearing declared regarding V19-124 35 Lomasney Way, Boston:  
DG opened the hearing, introduced Board and established procedures. Participants Dan Abboud, Lisa Pilorz, Kevin Lennon, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-35 is noted. Kevin Lennon presented application. Exhibit #2 – additional drawings and information is noted and accepted. Comments and additional testimony by Dan Abboud, Lisa Pilorz, and Michael Muehe. Discussion and Questions:

Motion to Deny by DJ  
2nd by RG  
By Roll Call: PM/Y, MM/Y, RG/Y, DJ/Y, EM/Y, MO/Y, AJ/Y

14. 11:54 AM V21-030 107 Keets Road, Deerfield  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Packet by PM  
2nd by DJ  
By Acclamation/Carried

15. 11:55 AM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions:

Motion to Accept all minutes and decisions except C18-020 by JD

2nd by EM

By Roll Call PM/Y, JD/Y, RG/A, DJ/Y, EM/Y MO/Y, AJ/Y, DG/A

16. 11:57 AM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions:

Motion to Accept C18-020 Decision by PM

2nd by AJ

By Roll Call PM/Y, JD/A, RG/A, DJ/Y, EM/Y, MO/Y, AJ/Y, DG/A

17. 1:02 PM Hearing declared regarding V18-249 89 Burrill Street, Swampscott:

DG opened the hearing, introduced Board and established procedures. Participants David Shear, Heidi Shear, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-19 is noted. David Shear presented application. Exhibit #2 – Memo of Support is noted and accepted. Comments and additional testimony by Heidi Shear and Michael Muehe. Discussion and Questions:

Motion to Grant until 10/1/24, status reports due the first business day in January and July updating fundraising, planning, and construction, review of accommodation policy and petitioner inquire with town about existing self-evaluation and transition plan and if that plan identifies the current discrepancies and if the town had a plan to remedy those deficiencies by JD

2nd by DJ

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

18. 1:48 PM V20-066 3046 Main Street, Barnstable

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by JD

2nd by DJ

By Acclamation/Carried

19. 1:51 PM V21-103 35 Everett Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for letter from structural engineer by DJ

2nd by JD

By Acclamation/Carried

20. 2:08 PM Hearing declared regarding V21-073 738 Massachusetts Avenue, Cambridge:

DG opened the hearing, introduced Board and established procedures. Participants Michael Muehe, Carol Steinberg, and William Joyce are sworn in. Exhibit #1 – the hearing packet AAB 1-48 is noted. Exhibit #2 – Email from Petitioner is noted and accepted. William Joyce gave an overview of the case as it stands.

Additional comments and testimony by Michael Muehe and Carol Steinberg. Discussion and Questions:

Motion to Accept withdrawal and instruct AAB staff to notify Cambridge ISD that this is a project of interest by MM

2nd by PM

By Acclamation/Carried

21. 2:36 PM V14-007 572 Main Street, Sturbridge

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variances:

Motion to Schedule a hearing by JD

2nd by RG

By Acclamation/Carried

22. 2:45 PM V19-284 370-380 Harrison Avenue, Boston

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variances:

Motion to Grant on the condition that accommodation policy for light switch is provided to Board for review and language is included in the lease to request a reasonable accommodation if changes to light switch location is needed by JD

2nd by DJ

By Acclamation/Carried

23. 3:00 PM V21-123 6 Quint Avenue, Brighton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by DJ

By Acclamation/Carried

24. 3:05 PM Advisory Opinion Sink Depths

Exhibit – Advisory Opinions Request and associated documents

WJ presented documentation – Opinion:

Motion that for under mounted sinks in 2A units, the Board interprets the regulations from measuring the bowl top to the bottom of the bowl while maintaining knee clearance and counter height clearances by JD

2nd by DJ

By Acclamation/Carried

25. 3:27 PM Advisory Opinion Shattuck Hospital

Exhibit – Advisory Opinions Request and associated documents

WJ presented documentation – Opinion:

Motion that toilet rooms would fall under common space and a variance would be required to not make them accessible by JD

2nd by DJ

By Acclamation/Carried

26. 3:47 PM Subcommittee Update

27. 3:50 PM Letters of Recognition Update

28. 4:14 PM End of Meeting

Motion to Adjourn by DJ

2nd by JD

By Acclamation/Carried

4:14 PM End of Meeting Noted

Respectfully submitted,

Bradley Souders, Office Support Specialist II

Exhibit List

- Veterans Family Housing, Baldwin Francis Gilbert Streets, North Andover (V21-140)
  - Exhibit – Variance Application and associated documents
- St. Botolph Apartments, 70 St. Botolph Street, Boston (V21-141)
  - Exhibit – Variance Application and associated documents
- Doris Bunte Apartments, 1990 Columbus Avenue, Boston (V21-142)
  - Exhibit – Variance Application and associated documents
- 5 Story Mixed Use, 40 Channel Center Street, Boston (V21-143)
  - Exhibit – Variance Application and associated documents
- 3 Story Residential, 7 Wordsworth Street, Boston (V21-144)
  - Exhibit – Variance Application and associated documents
- Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145)
  - Exhibit – Variance Application and associated documents
- El Jefe's Taqueria, 957 Commonwealth Avenue, Boston (V21-146)
  - Exhibit – Variance Application and associated documents
- Mixed Use Office Building, 58 Day Street, Somerville (V21-147)
  - Exhibit – Variance Application and associated documents
- Center East Commons, 462 Main Street, Amherst (V21-148)
  - Exhibit – Variance Application and associated documents
- Little Sprouts, 919 Blue Hill Avenue, Milton (V21-149)
  - Exhibit – Variance Application and associated documents
- Merck Research Laboratories, 33 Avenue Louis Pasteur, Boston (V21-150)
  - Exhibit – Variance Application and associated documents
- Kelley House Hotel, Various Streets, Edgartown (V21-137)
  - Exhibit – Variance Application and associated documents
- Alcott Apartments, 35 Lomasney Way, Boston (V19-124)
  - Exhibit #1 – Hearing packet AAB 1-35
  - Exhibit #2 – additional drawings and information
- Woolman Hill Quaker Conference Center, 107 Keets Road, Deerfield (V21-030)
  - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from August 9, 2021
  - Exhibit – August 9, 2021 Minutes
  - Exhibit – 3 Story Residential, 16 Highgate Street, Boston Decision (V21-088)
  - Exhibit – Harvard Club of Boston, 374 Commonwealth Avenue, Boston Decision (V15-025)
  - Exhibit – Roosevelt Towers Apartments, 14 Roosevelt Towers, Cambridge Decision (V20-141)
  - Exhibit – August 23, 2021 Minutes
  - Exhibit – Glen Magna Farms Mansion, 29 Ingersoll Street, Danvers Decision (V21-075)
  - Exhibit – Two Story Mixed Use, 91-95 Main Street, Malden Decision (V21-095)
  - Exhibit – Upton Housing Authority, 4 Hartford Avenue North, Upton Decision (C18-020)
- ReachArts, 89 Burrill Street, Swampscott (V18-249)
  - Exhibit #1 – Hearing packet AAB 1-19
  - Exhibit #2 – Memo of Support
- Olde Colonial Courthouse, 3046 Main Street, Barnstable (V20-066)
  - Exhibit – Status report
- Sacred Heart Roman Catholic Parish Social Center, 35 Everett Street, Springfield (V21-103)
  - Exhibit – Variance Application and associated documents
- Cantab Lounge, 738 Massachusetts Avenue, Cambridge (V21-073)
  - Exhibit #1 – Hearing packet AAB 1-48
  - Exhibit #2 – Email from Petitioner
- The Blackington Building, 572 Main Street, Sturbridge (V14-007)
  - Exhibit – Amended Variance Application and associated documents
- Residential Development, 370-380 Harrison Avenue, Boston (V19-284)
  - Exhibit – Amended Variance Application and associated documents

- 2 Story Residential, 6 Quint Avenue, Brighton (V21-123)
  - Exhibit – Variance Application and associated documents
- Advisory Opinion Request – Group 2 Sink Depth Measurement
  - Exhibit – Advisory Opinion Request
- Advisory Opinion Request – Shattuck Hospital
  - Exhibit – Advisory Opinion Request