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

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COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

WILLIAM JOYCE
EXECUTIVE DIRECTOR,
ARCHITECTURAL ACCESS
BOARD

Board Meeting Minutes – September 27, 2021
Teleconference

This meeting was open to the public and began approximately 9:06AM.

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)

Patricia Mendez (PM)

Jeffrey Dougan (JD)

David Johnson (DJ)

Mary Mahon McCauley (MM)

Elizabeth Myska (EM)

Meaghan Obrien (MO)

Ana Julian (AJ)

Division of Occupational 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, DJ, EM, MO, AJ

1. 9:07 AM V21-151 497 and 503 Columbus Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by PM

2nd by DJ

By Acclamation/Carried

2. 9:08 AM V21-152 907 Main Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by DJ

2nd by AJ

By Acclamation/Carried

3. 9:12 AM V21-153 311 Arsenal Street, Watertown

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that LULA meets 28.12.3 and cut sheet of proposed means of vertical access provided to Board by PM

2nd by JD

By Acclamation/Carried

4. 9:23 AM V21-154 201 Mohawk Forest Boulevard, North Adams

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule a hearing and require report on asbestos contamination in units by DJ

2nd by JD

By Acclamation/Carried

5. 9:33 AM V21-155 50 Richards Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by PM

By Acclamation/Carried

6. 9:35 AM V08-068 30 Caldwell Street, Charlestown

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept status report by JD

2nd by MO

By Acclamation/Carried

7. 9:36 AM V12-270 351 Boylston Street, Boston

PM Recused

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by EM

By Acclamation/Carried

8. 9:45 AM V21-125 33 Massachusetts Avenue, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance (Nosings):

Motion to Deny by PM

2nd by DJ

By Acclamation/Carried

Discussion of Variance: (20.1):

Motion to Grant 3 year time variance on the condition that bi-annual status reports are submitted starting July 1, 2022 with updates on secondary project, and review of accommodation policy for students and teachers by JD

2nd by PM

By Acclamation/Carried

10:00 AM 5 Minute Break

9. 10:08 AM V21-135 NE Corner Franklin and Arch Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for plans showing exact location of vaults by DJ

2nd by JD

By Acclamation/Carried

10. 10:19 AM V21-137 Various Streets, Edgartown
Exhibit – Accommodation policy and associated documents
WJ presented documentation – Discussion of Accommodation policy:
Motion to Accept by JD
2nd by DJ
By Acclamation/Carried

11. 10:20 AM V21-030 107 Keets Road, Deerfield
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Grant on the condition that kitchen scheme A on plan AAB.2 is constructed by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 2:
Motion to Deny by DJ
2nd by JD
By Acclamation/Carried

Discussion of Variance 3:
Motion to Grant on the condition signage is provided for low headroom and notice of winders by JD
2nd by DJ
By Acclamation/Carried

12. 10:54 AM Minutes and Decisions
Exhibit – Minutes and Decisions and associated documents
WJ presented documentation – Discussion of Minutes and Decisions:
Motion to Accept minutes and decisions by JD
2nd by DJ
By Acclamation/Carried

13. 10:55 AM 521 CMR new edition update

14. 11:00 AM Hearing declared regarding V21-082 1200 Massachusetts Avenue, Cambridge:
DG opened the hearing, introduced Board and established procedures. Participants Samara Tilkin, Steve Weinig, Michael Muehe, and Harold Cutler are sworn in. Exhibit #1 – the hearing packet AAB 1-81 is noted. Samara Tilkin presented application. Comments and additional testimony by Steve Weinig, Michael Muehe, and Harold Cutler. Discussion and Questions for Variance 1:
Motion to Continue for pictures of hallway and route for entry point for ramp, information for existing and proposed handrails, and information on keeping doors unlocked by JD
2nd by DJ
By Roll Call: PM/Y, JD/Y, DJ/Y, EM/Y, MO/Y, AJ/Y

Discussion of Variance 2:
Motion to take under advisement by JD
2nd by DJ
By Acclamation/Carried

12:00 PM Lunch

15. 1:00 PM Hearing declared regarding V21-104 566-572 Main Street, Shrewsbury:
DG opened the hearing, introduced Board and established procedures. Participants Derek Bloom, Femion Mezini, and Patty Sheehan, and John Altomare are sworn in. Exhibit #1 – the hearing packet AAB 1-22 is noted. Derek Bloom presented application. Exhibit #2 – Pictures of restaurant is noted and accepted.

Comments and additional testimony by Femion Mezini and Patty Sheehan. Discussion and Questions for Variance 1:

Motion to take under advisement by JD

2nd by DJ

By Acclamation/Carried

16. 1:40 PM V21-123 6 Quint Avenue, Brighton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion that no variance is required for 10.1 by PM

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition the access aisle option is used by JD

2nd by PM

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

17. 2:17 PM V21-145 4 Hartford Avenue North, Upton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by PM

2nd by DJ

By Acclamation/Carried

18. 2:25 PM Continued deliberation of V21-082 1200 Massachusetts Avenue, Cambridge

Motion to Grant on the condition a lift is provided as outline in option 2 and 3 and east side door is eliminated by PM

2nd by DJ

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

19. 3:00 PM Continued deliberation of V21-104 566-572 Main Street, Shrewsbury:

Motion to Deny by DJ

2nd by JD

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

20. 3:14 PM End of Meeting

Motion to Adjourn by JD

2nd by DJ

By Acclamation/Carried

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibits

- Haley House Inc., 497 and 503 Columbus Avenue, Boston (V21-151)
 - Exhibit – Variance Application and associated documents
- Praline Bakery, 907 Main Street, Cambridge (V21-152)
 - Exhibit – Variance Application and associated documents
- Arsenal on the Charles Bldg 311, 311 Arsenal Street, Watertown (V21-153)
 - Exhibit – Variance Application and associated documents
- Mohawk Forest, 201 Mohawk Forest Boulevard, North Adams (V21-154)
 - Exhibit – Variance Application and associated documents

- Learning First Charter Public School, 50 Richland Street, Worcester (V21-155)
 - Exhibit – Variance Application and associated documents
- 30 Caldwell Street, 30 Caldwell Street, Charlestown (V08-068)
 - Exhibit – Status report and associated documents
- Arlington Street Church, 351 Boylston Street, Boston (V12-270)
 - Exhibit – Amended Variance Application and associated documents
- Maclaurin Building, 33 Massachusetts Avenue, Cambridge (V21-125)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, NE Corner Franklin and Arch Street, Boston (V21-135)
 - Exhibit – Variance Application and associated documents
- Kelley House Hotel, Various Streets, Edgartown (V21-137)
 - Exhibit – Accommodation policy and associated documents
- Woolman Hill Quaker Conference Center, 107 Keets Road, Deerfield (V21-030)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes
 - Exhibit – September 13, 2021 Minutes
 - Exhibit – Alcott Apartments, 35 Lomasney Way, Boston (V19-124) Decision
 - Exhibit – ReachArts, 89 Burrill Street, Swampscott (V18-249) Decision
- Longfellow Apartments, 1200 Massachusetts Avenue, Cambridge (V21-082)
 - Exhibit #1 – Hearing packet AAB 1-81
- Mixed Use Building, 566-572 Main Street, Shrewsbury (V21-104)
 - Exhibit #1 – Hearing packet AAB 1-22
 - Exhibit #2 – Pictures of restaurant
- 2 Story Residential, 6 Quint Avenue, Brighton (V21-123)
 - Exhibit – Variance Application and associated documents
- Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145)
 - Exhibit – Variance Application and associated documents