



**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 – September 28, 2020**  
**Teleconference**

This meeting was open to the public and began approximately 9:11am.

Architectural Access Board member attendance:

Walter White – Chair (WW)  
Jane Hardin – Vice Chair (JH)  
Jeffrey Dougan (JD)  
Mary Mahon McCauley (MM)  
Dawn Guarriello (DG)  
David Johnson (DJ)  
Patricia Mendez (PM)  
Raymond Glazier (RG)

Division of Professional Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)  
James Plotkin – Legal Counsel (JP)

WW opened the meeting for Roll Call:

MM, JD, DG, DJ, PM are Present.

1. 9:11 AM V20-146 371 Union St., Franklin, MA:

WJ presented documentation – Discussion:

Motion to Continue on the condition of receiving 2 (TWO) policies: 1- How to present the overflow seating as non-accessible vs able bodied for functions and 2- How to advertise and inform the non-accessible rental space to invitees by JD.

Motion is Withdrawn after discussion by JD.

Discussion:

Motion to Grant on the conditions that: 1 - No functions are to be held on the lower level, functions are to be held on the 1<sup>st</sup> floor only and 2 - A Policy is presented for review on how the tables on the lower floor are to be designated for dining services only by JD

2nd by DG

By Acclamation / Carried





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2. 9:23 AM V20-157 292 North St., Pittsfield:

WJ presented documentation – Discussion:

Motion to Grant 1<sup>st</sup> request by DJ

2nd by PM

By Acclamation / Carried

Motion to Grant sink height by DG

2<sup>nd</sup> by PM

By Acclamation / Carried

3. 9:28 AM V20-160 36 Winthrop St., Taunton:

WJ presented documentation – Discussion:

Motion to continue for more information such as: 1 - A test drawing of a ramp with clear pictures for what is beyond the doors, and 2 - Submit a site plan that depicts the location of this building on this property by JD

2nd by PM

By Acclamation / Carried

4. 9:34 AM V20-161 6 Town Hall Dr., Princeton:

WJ presented documentation – Discussion:

Motion to Grant on the conditions that: 1 – The Automatic door opener proposed IS installed, 2 – A curb cut must be placed at head of the access aisle of the parking side sidewalk, 3 – To show the inclusion of usual directional accessible signage and 4 – Post the accessible entry language on website by JD

2nd by DG

By Acclamation / Abstention noted

Roll Call – MM/Y; RG/Y; DG/Y; DJ/ABS; PM/N - Carried

Motion to Deny 2<sup>nd</sup> request by MM

2<sup>nd</sup> by DJ

By Acclamation / Carried





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5. 10:00 AM V20-162 163 Main St., Sandwich:

WJ presented documentation – discussion:

Motion to continue for Board Staff to reach out to applicant for more information relating to request, to cite appropriate relief of Regulations, is change in use being triggered for other sections of the building, additional information on work being prepared including photos of the stairs by JD

2nd by RG

By Acclamation / Carried

6. 10:08 AM V20-163 School & Cottage St., Belmont:

WJ presented documentation – discussion:

Motion to Hearing by PM

2nd by JD

By Acclamation / Carried

7. 10:18 AM V20-165 280-290 Harvard St., Brookline:

WJ presented documentation – discussion:

Motion to Packet by PM

2<sup>nd</sup> by JH

By Acclamation / Carried

8. 10:19 AM V20-166 20 Spring St., Saugus:

WJ presented documentation for a 5-year Time Variance – discussion:

Motion to continue for submittal of modified drawing of straight on/off lift approach, with clear appropriate dimensions of the lift by JD

2<sup>nd</sup> by JH

By Acclamation / Carried

9. 10:29 AM V20-167 10 South Central St., Wellesley:

WJ presented documentation – discussion:

Motion to Grant by JH

2<sup>nd</sup> by DJ

By Acclamation / Carried





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10. 10:32 AM V20-168 10-11 Arlington St., Boston:

WJ presented documentation – discussion:

Motion to Grant on the provision that an accommodation plan and further information will be provided that clearly lists back entrance covering/weather protection, adequate lighting placement, how a straight on/straight off lift could be implemented by JH

2<sup>nd</sup> by PM

By Acclamation / Carried

Short Break

11. 10:51 AM V08-066 Lincoln & Main St., Westford:

JD/MM – MOD – recused from this matter.

WJ presented documentation – discussion:

Motion that this lift should remain closed unless an event needing accessibility designates a person to operate the lift by JH

2<sup>nd</sup> by DJ

By Acclamation / Carried

Motion to Accept the policy as amended by JH –

2<sup>nd</sup> by RG

By Acclamation / Carried

12. 11:05 AM V19-331 160 Memorial Dr., Cambridge:

WJ presented documentation – discussion:

Motion to Table for background information by PM

2<sup>nd</sup> by JD

By Acclamation / Carried

13. 11:13 AM V19-344 20H Kennebec Ave., Oak Bluffs:

WJ presented documentation – discussion:

Motion to Approve with the condition of relocating the sign to a clapboard near the buzzer by JD

2<sup>nd</sup> by DG

By Acclamation / Carried





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14. 11:19 AM V20-094 106 Central St., Wellesley:

WJ presented documentation – discussion:

Motion to Grant request #1, oven height, by JD

2nd by JH

By Acclamation / Carried

Motion to Grant request #2, handrails, by RG

2<sup>nd</sup> by JH

By Acclamation / Carried

15. 11:28 AM V20-107 Village Landing, Plymouth:

WJ presented documentation – discussion:

Motion to Grant by JD

2nd by JH

By Acclamation / Carried

16. 11:32 AM Hearing declared in regards to V20-156 – 355 Hanover St., Boston

WW opened the meeting, introduced Board and established procedures. No Petitioners present, Attendant Michael Muehe is sworn in. Exhibit #1 – hearing packet AAB 1-24 is noted. JP advised to attempts to contact petitioner without response. WJ advised in confirmation that proper hearing notices were delivered. Comments by Michael Muehe of BCIL supporting this request with conditions toward the change in use and accessible entry. Advisement from JP having received a responsive email from Ryan Gasder, esquire, requesting continuance of hearing. Discussion:

Motion to Continue by JD

2nd by JH

By Acclamation / Carried

17. 11:43 AM V20-152 617 7<sup>th</sup> St., Boston:

WJ presented documentation – discussion:

Motion to continue by JH

2nd by DJ

By Acclamation / Carried





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18. 11:44 AM V20-155 144 West Britannia St., Taunton:

WJ presented documentation – discussion:

Motion to Grant by JD

2nd by JH

By Acclamation / Carried

19. 11:48 AM V20-158 1 Westminster Ave, Roxbury:

WJ presented documentation – discussion:

Motion to Grant by JH

2nd by JD

By Acclamation / Carried

20. 11:50 AM ADVISORY OPINION – 2 story clubhouse stair use

WJ presented documentation – discussion:

Motion to find that this scenario would determine the type of usage are related as they are part of the same property and common amenities for tenant usage and a variance would be required by JD.

2<sup>nd</sup> by PM

By Acclamation / Carried

12:00 PM – Lunch Break

21. 1:00 PM Hearing declared with regard to the V20-128 – 152 Hamden St., Boston

WW opened the meeting, introduced Board and established procedures. Participants – Doug Anderson, Michael Feldman and Michael Muehe are sworn in. Exhibit #1 – hearing packet AAB 1 - 41 is noted. Mr. Anderson presented documentation and request. Additional items presented - dimension plan and 2 photos accepted as Exhibit #2. Plan presented by Michael Feldman introduced and accepted as Exhibit #3. Questions and comments by Michael Muehe of BCIL noted. Discussion:

Motion to find that no variance is required and accept the withdrawal notation, due to the space being declared as employee use only by JD

2nd by JH

Roll Call – JD/Y; RG/Y; DG/Y; JH/Y; DJ/Y; PM/Y - Carried





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WW stepped away, JH to preside

22. 1:48 PM Complaints

WJ presented the updated documentation regarding the AAB Board complaint log.

Motion to entertain quarterly reporting to the Board by JD

2<sup>nd</sup> by DG

By Acclamation / Carried

Short Break –

23. 2:02 PM Hearing declared with regard to the V20-110 – 577 Bay Rd., Hamilton

WW opened the meeting, introduced the Board and established procedures. Participants – Drayton Fair, Mark Ritz, Tim Olson, Mike Twomey, Scott Clements are sworn in. Exhibit #1 – hearing packet AAB 1-36 is noted. Mr. Fair presents documentation and request. The Hamilton Town Hall site plan is presented and accepted as Exhibit #2. Additional town hall drawing noted for parking spaces introduced and accepted as Exhibit #3. New drawings presented and accepted by the Board as Exhibits #4 and #5. Questions, Comments and Discussion: Angelo Salamone sworn in during hearing for comments.

Motion to continue for additional information to include 1. A statement from Massachusetts Historical Society relating to this project and the impact on the Historic value of the building 2. Definitive plans and further indication to what and how the new rear ramp impacts the parking space and grounds for public access and 3. A presentation of a study to the benefit of sidewalk accessibility by JD

2<sup>nd</sup> by DJ

By Acclamation / Carried

Motion to Grant on the condition that a wall side handrail will also be provided by JD

2<sup>nd</sup> by JH

After discussion, this Motion is Withdrawn by JD

Motion to Grant with condition that signage and wayfinding to the elevator be posted by JD.

2<sup>nd</sup> by JH

By Acclamation / Carried





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24. 3:13 PM V20-147 74 North Main St., Attleboro:

WJ presented Packet documentation – Discussion:

Motion to Var. 1 – Grant as proposed by JD

2<sup>nd</sup> by JH

By Acclamation / Carried

Motion to Var. 2 – Grant as proposed by JD

2<sup>nd</sup> by JH

By Acclamation / Carried

Motion to Var. 3 – Grant as proposed by JD

2<sup>nd</sup> by DJ

By Acclamation / Carried

Motion to Var. 4 – 18 are time Variance requests, to Grant until to 1/1/2023 on the condition of progress reporting starting 1/4/2021 to be done every 6 months by JD

2<sup>nd</sup> by PM

By Acclamation / Carried

25. 3:28 PM Minutes and Decisions

RG sent email to chair, read into the record by WJ regarding the Waverly station of the MBTA.

JP proposed an amended decision in conclusion and order.

Motion to Accept the amended decision by RG

2<sup>nd</sup> by JD

By Acclamation / Carried

Motion to accept the minutes from 8/10/2020 and 8/24/2020 by JH

2<sup>nd</sup> by PM

By Acclamation / Carried

End of meeting noted 3:40 PM

Respectfully submitted:

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

