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DIANE M. SYMONDS
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

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

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Board Meeting Minutes – September 9, 2019 9:00 a.m. – 5:00 p.m.
One Ashburton Place, 21st Floor, Conference Room 3, Boston

Board Members Present:

- Walter White (WW)
- Jane Hardin (JH)
- Andy Bedar (AB)
- Jeffrey Dougan (JD)
- Dawn Guarriello (DG)
- Jane Hardin (JH)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

- Bruce Hopper, Chief Legal Counsel, DPL (BH)
- William Joyce, Compliance Officer, AAB (WJ)
- Karen Brann, Program Coordinator, AAB (KB)

Board Members not in Attendance:

- David Johnson (DJ)

WW-HR, DG, JH, PM, JD

The Chair opened the meeting.

Incoming Case Review:

1. McGuinn Hall, Boston College, 275 Beacon Street, Chestnut Hill, V19-226

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Petitioner is seeking relief from 24.7 for handrails on both side of stairs in auditorium. Proposes center rail.

JH motioned to grant. DG seconded, passed unanimously.

2. Four Story Structure, 30 Preble Street, South Boston, V19-227

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Three unit building. The petitioner seeks relief to use a vertical lift and relief for an oversized ramp. It is straight on straight off.

JD motioned to grant on the conditions the lift complies with 28.12.2 and 26 door hardware for security measures. DG seconded, passed unanimously.

Slope

JD motioned to continue for either an amendment of the variance application or plan for compliance for the slope shown on first floor plan A1. JH seconded, passed unanimously.

3. Marcorelle's Package Store, 30 Central Street, Ipswich, V19-228

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief from 25.1 for an existing entrance.

It was discussed if the ramp width could be increased.

*HR motioned to continue for staff to ask petitioner to research a wider size ramp.
JD seconded, motion passed.*

JD motioned to continue on the accommodation policy for clear disclosure on who will be helping customers and how they will be trained to use the ramp for people coming in and leaving, and what liquor license law will allow providing to serve on the exterior of the building, and a website presence for the store. HR seconded, passed unanimously.

4. Algonquin Club, 217 Commonwealth Avenue, Boston, V19-229

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Entrance is 5 steps above grade.

JD motioned to grant with signage. JD seconded, passed unanimously.

5. MIT Museum, 314 Main Street, Cambridge, V19-230

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner seeks relief for handrails on social stairs.

JD motioned to grant on the handrails. JH seconded, passed unanimously.

Exchange bleacher

JD motioned to require resubmission of exchange bleacher showings drawings to include shoulder to shoulder seating. HR seconded, passed unanimously.

AB arrived

6. Central Residential Area, Thatcher Way, Amherst, V19-231
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Sidewalk – two staircases.
Two requests

Trash area – six areas. Staff will bring the trash up the stairs.
Petitioner will put a chain across the stairs.

*JH motioned to grant on the condition that no change is installed at the stair to the trash removal area and accessible hand railings for both stairs.
DG seconded, passed unanimously.*

JD motioned to ask staff to reach out to make sure the stairs are in compliance with section 27 and handrails are in compliance. DG seconded, passed unanimously.

7. Five Story Building, 121 Saint Stephen Street, Boston, V19-232
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeing two variances.
Proposing an accessible entrance in the rear. Building has an elevator.

Entrance 25.1

PM motioned to continue for a site plant and route to the basement and accessible handrails to the basement. HR seconded, AB, DG abstained, motion passed.

Ramp – 6 inches off the 48 inches.

HR motioned to grant. JD seconded, AB, DG abstained, motion passed.

8. Driveway Transition Ramps, Point Street between Eliot and Nash Ave., Ashland, V19-233
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
JD recused himself and left the room.
Three sets of driveway transition ramps.

AB motioned to grant. JH seconded, JD recused, motion passed.

9. Food Link Headquarters, 108 Summer Street, Arlington, V19-235
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

JD motioned to packet for the next meeting. PM seconded, motion passed.

10. Building 2, Mass and Main in Central Square, 425 Columbia Street, Cambridge, V19-236
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Sink depths and outlets.

JH motioned to grant with usual conditions and timeframes. RG seconded, passed unanimously.

11. Building 1, Mass and Main in Central Square, 425 Columbia Street, Cambridge, V19-237
Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking relief from the sink depths and outlet requirements.

JH motioned to grant on the condition language is included in the lease specifying that, upon request by a tenant with a disability, a sink with a depth of not more than 6 1/2" shall be installed at no cost to the tenant and that such installation shall be completed in not more than 30 days from receipt of the request. RG seconded, passed unanimously.

12. Five Story Building, 18 Newbury Street, Boston, V19-238

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JH motioned to packet. JH seconded, motion passed.

13. Dental Office, 106 Broadway, Revere, V19-239

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovations and expansion of a second store.

JD abstained.

The petitioner is seeking relief from 25.1 at proposed new entrance. Ramp will have a slope of 24%. The board received a letter of opposition from BCIL.

JH motioned for the petitioner to provide additional information with drawings, estimates and additional documents. DG seconded, JD abstained, motion passed.

Administrative Discussion

14. Annisquam Village Church, 810 Washington Street, Gloucester, V19-212

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously packeted.

AAB 11 variance #1

JD motioned to grant on the condition used for overflow seating only.

DG seconded, passed unanimously

Variance #2

HR motioned to grant on the condition of automatic door openers. JD seconded, motion passed.

Variance 3 and 4

ILC supporting request

JD motioned to grant as proposed. JH seconded, motion passed.

Variance 5

JD motioned to continue for cost and information on the slope.

RG seconded, passed unanimously,

PG 19 – curved ramp.

JD motioned to continue to request information on the temporary ramps specifications and where it is used as well as dimensions and slopes of curved ramps on sanctuary level plan MAAB 101.

HR seconded, passed unanimously.

15. Grafton Public Library, 35 Grafton Common, Grafton, V19-215

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Seeking multiple variances.

A – Entrance and egress

AAB 7 - 20.11.2b, 25.1, 25.2, 25.3, 26.1.2, 26.4, 26.5, 26.6, 26.6.1, 27.1, 29.2

Item 2, 4, 5, 6, 7, 8, 9, 10,11,12,15

JD motioned to grant on the condition of signage, and automatic door opener at vestibule.

HR seconded, passed unanimously.

Item 1 - 20.11.1a

Is there another egress solution.

JD motioned to continue for verification of 21.11.a, to see if a variance is needed, and including a larger plan. DG seconded, passed unanimously.

Item 3 20

27.4.7 Item C center handrail

JD motioned to grant on compliant center handrail. DG seconded, passed unanimously.

11: 00 a.m. - Orinoco, 56 John F. Kennedy Street, Cambridge (V11-144) - Variance Hearing

Exhibit #1 - Hearing package AAB 1-57

Exhibit #2 – Photos of Winthrop Street and parking

Donald Lang, DLA Architect (DL)

Michael Muehe, BCIL (MM)

Rachel Tanenhaus Cambridge Commission (RT)

Andres Branger, Owner, Orinoco

Daniel Brycki, DLA Architecture DB

The parties were sworn in by the Chair.

HR motioned to continue to allow to see if the petitioner can provide a means for an accessible pathway to the rear, and discussions with the landlord, and report back to staff.

AB seconded, passed unanimously

The Board maintains an audio recording of the Hearing. The Board decision dated September 12, 2019, memorializes the Hearing.

1:00 p.m. - First Congregational Church of Chatham, 650 Main Street, Chatham (V19-172) - Variance Hearing

Exhibit #1 Hearing package AAB 1-

Exhibit #2 - Letters of support

Exhibit #3 - Variance 8 – 12

Pat Guthrie, First Congregational Church of Chatham, Architect (PG)
Cam Kablish, First Congregational Church of Chatham, Project Manager (CK)
Richard Pomroy, First Congregational Church of Chatham, Trustee, (RP)

The parties were sworn in by the Chair.

*PM motioned to grant the two month time variance Nov. 1 – Dec 31, 2019 (60 days).
JH seconded, passed unanimously.*

#2 – AAB 18 sanctuary and balcony

*HR motioned to grant with a protective fixture approved by the board
PM seconded, passed unanimously.*

#3

Temporary change in level

*JD motioned to grant the two month time variance for 60 days, Nov. 1- Dec 21, 2019. RG
seconded, passed unanimously.*

#4 – lift

*HR motioned to grant on the provision a guest sign in podium
is available at the accessible entrance. RG seconded, passed unanimously.*

#5

*DG motioned to grant variance #5 on the condition of a second handrail.
HR seconded, passed unanimously.*

#6

HR motioned to grant. DG seconded, passed unanimously.

#7

*JD motioned to grant on the provision of a sign in podium
available at the accessible entrance HR seconded, passed unanimously.*

#8

*HR motioned to grant on # 8 and 9 with accessible signage in the appropriate location and
information on the website on how people enter. JD seconded, passed unanimously.*

#10

27.2 treads and risers – narthex

HR motioned to grant. JH seconded, passed unanimously.

#11

Narthex sanctuary stairs

*JD motioned to grant on condition of wall side compliant handrails.
DG seconded, passed unanimously.*

#12

*JD motioned to accept withdrawal on variance 12 handrails to raised balcony.
No variance required. JH seconded, passed unanimously.*

The Board maintains an audio recording of the Hearing. The Board decision dated September 20, 2019 memorializes the Hearing.

PM left for the day

2:00 p.m. - Former Worcester Boys Club, 16 Salisbury Street, Worcester (V19-168) –
Variance Hearing

Exhibit – Hearing package AAB 1-29

John Raposa, Cutler Associates (JR)

The party was sworn in by the Chair.

#1 –

HR motioned to grant on the condition the front entrance have compliant handrails installed on both sides and signage to the accessible entrance. DG seconded, passed unanimously.

#2

JD motioned to continue for further information on a design, 27.3, for adapting nosings. RG seconded, passed unanimously.

#3 - 6 handrail height requirement.

JD motioned to grant 3,4,5,6 on condition on compliant wall side handrails are provided. RG seconded, passed unanimously.

#7

Track on the third floor.

25.2

HR motioned to grant. AB seconded, passed unanimously.

The Board maintains an audio recording of the Hearing. The Board decision dated September 16, 2019 memorializes the Hearing.

16. Nineteen Stories, 212-222 Stuart Street, Boston, V19-218

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

#1 Stoop of stairs to units

JD motioned to grant as proposed. JH seconded, AB oppose, motion passed.

#2 route for duplexes

JD motioned to grant on the condition that 1 additional 2A group be provided (7 in total) JH seconded, motion passed.

Refrigerators

#3 JD motioned to grant on the condition that language is included in the lease specifying that upon request by tenant, a compliant refrigerator is installed at no cost to the tenant, within 30 days. RG seconded, passed unanimously.

#4 JD motioned to grant on the condition that language is included in the lease specifying that upon request a compliant washer/dryer is installed at no cost to tenant within 30 days. RG seconded, passed unanimously.

#5 – sinks

JD motioned to grant on the condition language is included in the lease specifying that upon request a compliant kitchen sink shall be installed at no cost to the tenant within 30 days.

JH seconded, passed unanimously.

6 - outlets

JD motion to grant as proposed. JH seconded, passed unanimously.

7 - garbage disposal

JD motioned to grant on the condition language is included in the lease specifying that upon request a compliant garbage disposal switch will be relocated at no cost to the tenant within 30 days. JH seconded, passed unanimously.

17. Student Center, Milton Academy, 170 Center Street, Milton, V19-224

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

WW recused himself.

JH Chaired.

Entrances and stairs

AAB 10 Wigglesworth and Warren halls

#1

HR motioned to continue on Wigglesworth Hall for additional information including cost to build the ramp. JD seconded, passed unanimously.

#2 HR motioned to deny on Warren.

HR withdrew motion

JD motioned to grant on Warren Hall. AB seconded. HR opposed. Motion passed

#3 AAB 12

Spiral staircase, treads

RG concerned a new spiral staircase is being installed.

JD motioned grant on the condition of directional signage to the elevator, handrails fully compliant, stairs comply with 27 except (27.2 granted), nosings, AB seconded, passed unanimously.

18. Three Story Brick Mill Building, 6 Brussels Street, Worcester, V16-363
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking a time extension.
It was it given to commission to comment, ILC comment.

JD motioned to table the case to confirm the other parties receive the information and can comment. HR seconded, DG abstained, motion passed.

19. Johnathan Maynard Building, 14 Vernon Street, Framingham, V18-239
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The Board previously granted on the existing entrance with conditions. Received new submission from petitioner switch back ramp is difficult to fit. Slope 1 in 20 will be on a sidewalk.

JH motioned to grant. JD seconded, passed unanimously

Under 48 Hours
20. Chatham Health and Swim
JD recused and left the room
Received correspondence from petitioner. Requesting 90 day extension.

*JH motioned to grant 90 days to provide a detailed plan of full compliance.
HR seconded, JD recused, motion passed*

Under 48 hours
21. Wilder Memorial Hall, 666 Main Street, Hingham, V98-060

JH motioned to cancel the fine hearing. HR seconded, JD abstained, Motion passed

22. 808-812 Memorial Drive, 808-812 Memorial Drive, Cambridge, V19-039
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Previously denied request. Received a letter from the petitioner. Permission to provide continuous handrail on outer side.

JD motioned to reconsider. DG second, passed unanimously.

*JD motioned to grant on the condition the outer handrails are compliant with section 27.
DG seconded, passed unanimously.*

23. St. John's Episcopal Church, 48 Elm Street Northampton, V19-105
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Ramp to sanctuary level. Seeks 6 month time

DG motioned to grant. JH seconded, passed unanimously.

24. 21 Apartments, 10 Front Street, Weymouth, V19-186
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

*JD motioned to continue for the petitioner to send the correct documentation that was requested.
JH seconded, passed unanimously.*

25. Main Street Stone Horse, 872 Route 28, Harwich Port, V19-194
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
JD recused himself and left the room.
The petitioners request was previously denied. The petitioner sent in a letter and support letter from the commission. Still seeking no access to the upper floors.

DG motioned to uphold the previous decision. RG seconded, AB abstained, motion passed.

26. Ramps, Grafton Street, Worcester, V19-136
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

HR motioned to grant on all variances. JH seconded, JD recused, motion passed.

27. Various Curb Ramps, Multiple Streets, Multiple Municipalities, Chester, Dalton, Hindsdale, Lee, Lenox, Pittsfield, Stockbridge, V19-211
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

HR motioned to grant on all variances. JH seconded, JD recused, motion passed.

Quasi-Judicial Session, Pursuant to G.L. c. 30A, § 18

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

Exhibits

McGuinn Hall, Boston College, 275 Beacon Street, Chestnut Hill, V19-226

Exhibit – Variance Application and associated documents

Four Story Structure, 30 Preble Street, South Boston, V19-227

Exhibit – Variance Application and associated documents

Marcorelle's Package Store, 30 Central Street, Ipswich, V19-228

Exhibit – Variance Application and associated documents

Algonquin Club, 217 Commonwealth Avenue, Boston, V19-229

Exhibit – Variance Application and associated documents

MIT Museum, 314 Main Street, Cambridge, V19-230

Exhibit – Variance Application and associated documents

Central Residential Area, Thatcher Way, Amherst, V19-231

Exhibit – Variance Application and associated documents

Five Story Building, 121 Saint Stephen Street, Boston, V19-232

Exhibit – Variance Application and associated documents

Driveway Transition Ramps, Point Street between Eliot and Nash Ave., Ashland, V19-233

Exhibit – Variance Application and associated documents

Food Link Headquarters, 108 Summer Street, Arlington, V19-235

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Building 2, Mass and Main in Central Square, 425 Columbia Street, Cambridge, V19-236

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Five Story Building, 18 Newbury Street, Boston, V19-238

Exhibit – Variance Application and associated documents

Dental Office, 106 Broadway, Revere, V19-239

Exhibit – Variance Application and associated documents

Three Story Brick Mill Building, 6 Brussels Street, Worcester, V16-363

Exhibit – Variance Application and associated documents

Johnathan Maynard Building, 14 Vernon Street, Framingham, V18-239

Exhibit – Variance Application and associated documents

808-812 Memorial Drive, 808-812 Memorial Drive, Cambridge, V19-039

Exhibit – Variance Application and associated documents

St. John’s Episcopal Church, 48 Elm Street Northampton, V19-105

Exhibit – Variance Application and associated documents

Ramps, Grafton Street, Worcester, V19-136

Exhibit – Variance Application and associated documents

21 Apartments, 10 Front Street, Weymouth, V19-186

Exhibit – Variance Application and associated documents

Main Street Stone Horse, 872 Route 28, Harwich Port, V19-194

Exhibit – Variance Application and associated documents

Various Curb Ramps, Multiple Streets, Multiple Municipalities, Chester, Dalton, Hindsdale, Lee, Lenox, Pittsfield, Stockbridge, V19-211

Exhibit – Variance Application and associated documents

Annisquam Village Church, 810 Washington Street, Gloucester, V19-212

Exhibit – Variance Application and associated documents

Grafton Public Library, 35 Grafton Common, Grafton, V19-215

Exhibit – Variance Application and associated documents

Nineteen Stories, 212-222 Stuart Street, Boston, V19-218

Exhibit – Variance Application and associated documents

Student Center, Milton Academy, 170 Center Street, Milton, V19-224

Exhibit – Variance Application and associated documents

Orinoco, 56 John F. Kennedy Street, Cambridge, V11-144

Exhibit #1 - Hearing package AAB 1-57

Exhibit #2 – Photos of Winthrop Street and parking

First Congregational Church of Chatham, 650 Main Street, Chatham, V19-172)

Exhibit #1 Hearing package AAB 1-25

Exhibit #2 - Letters of support

Exhibit #3 - Variance 8 – 12

Former Worcester Boys Club, 16 Salisbury Street, Worcester, V19-168

Exhibit package AAB 1-29