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Division of Occupational Licensure
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Architectural Access Board**

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In accordance with the provisions of G.L. c. 30A § 20, the Architectural Access Board convened a regular monthly meeting on:

Microsoft Teams Meeting August 10, 2026

The topics shown below were discussed at the aforementioned meeting: at 9:03 AM., the Vice Chair, P. Mendez, called the open meeting to order.

Informational note: All votes were taken by roll call. Where each member voted in favor, the vote will be reported as unanimous.

Board members present:

- Patricia Mendez, Vice Chairperson (PM)
- Pam Daly (PD)
- Katie Denis (KD)
- Jeffrey Dougan (JD)
- Liz Myska (EM)
- Kay Bell (KB)

PM opened the meeting for Roll Call:
KD, PD, JD, EM, KB

DOL Staff present:

- William Joyce, Executive Director (WJ)
- Molly Griffin, Program Coordinator (MG)
- Jamie Dalton, Board Counsel (JaD)

1. 9:05 AM V26-134 1700A Massachusetts Avenue, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for an accommodation policy on what assistance is proposed to be provided for individuals who cannot get into the entrance, and would include a phone number in the window by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

2. 9:23 AM. V26-135 367 Main Street, Hyannis
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant on the condition that the town council meetings comply with the open meeting law and that the restrooms inside are not to be used and they submit a plan to the Board showing how they will communicate this to the community by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

3. 9:33 AM V26-136 127 Amory Street, Roxbury
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant on the usual conditions by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

4. 9:35 AM V26-138 125 Newbury Street, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant on the condition that there is sufficient staff training, that the table at the entry level is accessible, for this tenant and use only, and that they have directional signage and that the alley to and the rear entrance are both as welcoming as the front by JD
2nd by KD

Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

5. 9:48 AM V26-139 21 Cochituate Road, Wayland
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for an MHC letter by JD
2nd by KB

Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

6. 9:51 AM. V26-140 201 & 203 Jefferson Road, Wilmington
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Group 1 Sinks
Motion to Grant with the usual conditions by JD
2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

Group 2 Sinks

Motion to Deny by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

7. 9:53 AM V26-142 1601 Trapelo Road, Waltham

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant on the condition that signage and website presence alerts people of the slope and the availability of an outside space, and to provide the Board more details regarding the sloped entrance into the building from the outside by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

8. 10:04 AM V26-143 240 Longwood Avenue, Boston

Exhibit- Variance application

WJ presented documentation-Variance application and associated documents

Request 1

Motion to Grant by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

Motion to Continue for clarification to identify the handrail extensions that would not provide a hazard by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

Request 2

Motion to Grant as proposed by KB

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

Request 3

Motion to Grant on the condition of signage, information on advertising materials, and information on the website by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

9. 10:18 AM. V23-158 Various Curb Cuts, Various Streets, Boston

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

KD Recuses

614

Motion to Grant on the condition that they place a detectable warning panel by KB

2nd by JD

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 recusal- Motion Passes

626

Motion to Grant on the condition they regularly clean the debris by KB

2nd by JD

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 recusal- Motion Passes

3:26 PM

638

Motion to Grant on the condition they regularly clean the debris by JD

2nd by KB

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 recusal- Motion Passes

649

Motion to Continue for the clearance of the path of travel around the wooden device by

JD

2nd by KB

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 recusal- Motion Passes

653

Motion to Grant on the condition a detectable warning panel is installed by KB

2nd by JD

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 recusal- Motion Passes

All Remaining Curb Cuts

Motion to Grant as proposed by JD

2nd by PD

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 recusal- Motion Passes

11:00AM Hearing V26-015 69 Grove Street, Worcester

PM opened the hearing, introduced the Board, and established procedures. Participants Scott Richardson (Architect), James Blattenberger (Project Manager), AJ Mercier (Veterans Inc.), and Ray Carville (Veterans Inc.) are sworn in. Exhibit 1, AAB 1-29 is noted. AJ Mercier begins by giving

an overview of Veterans Inc. Scott Richardson gives some background on the physical building. James Blattenberger goes into more detail about the HVAC project and work on the building for the Board members. Discussions and questions of hearing.

Variance 2

Motion to Grant by KB

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

Variance 3

Motion to Grant on the condition that an accommodation policy and signage is provided to the accessible shower at door 123 and that an accommodation policy is established for doors 107 and 318

by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

Variance 4

Motion to Grant as proposed by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

Variance 5

Motion to Grant by JD

2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

Variance 6
Motion to Find no variance is required by KD
2nd by JD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

10. 11:50 AM C24-002 21 Donald Lynch Boulevard, Marlborough
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Packet by KD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

11. 11:51 AM V24-175 Various Streets, Beacon Hill
Exhibit- Additional information
WJ presented documentation- Additional information
KD Recuses

Motion to Packet by JD

2nd by KB

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 recusal- Motion Passes

1:00 PM Hearing V26-020 & V26-021 10 & 12 Corinthian Road, Somerville

PM opened the hearing, introduced the Board, and established procedures. Participants Trevor Rabidou (consultant), Evan Stellman (architect), Michael Muehe (BCIL), and Holly Simone (Somerville Commission) are sworn in. Exhibit 1, AAB 1-130 is noted. Trevor Rabidou presents the project. Michael Muehe presents, arguing that the petitioner has not met their burden. Exhibit #2 Photos and slide deck are noted. Holly Simone testifies agreeing with statements Michael Muehe has made. Exhibit #3 stamped plans from April 28, 2025 and November 5, 2024. Discussion and questions of hearing.

Motion to Take this under advisement by KB

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

2:56 PM

V26-020; 10 Corinthian

Motion to Grant relief to 28.1 on the condition a vertical lift is installed and the building otherwise complies with 521 CMR and that updated plans are provided on the website by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

V26-021; 12 Corinthian

Motion to Grant relief to 28.1 on the condition a vertical lift is installed and the building otherwise complies with 521 CMR and that updated plans are provided on the website by PD

2nd by KB

Roll Call Vote

KD- abstains

PD- yes

JD- abstains

EM- abstains

KB- yes

PM- yes

3 yes, 0 no, 3 abstentions- Motion Passes

2:00 PM Hearing V26-022 1004 Broadway, Somerville

PM opened the hearing, introduced the Board, and established procedures. Participants Trevor Rabidou (consultant), Evan Stellman (architect), Michael Muehe (BCIL), and Holly Simone (Somerville Commission) are sworn in. Exhibit 1, AAB 1-71 is noted. Trevor Rabidou presents. Holly Simone mentions concerns with the developer's website for this unit. Michael Muehe testifies and presents, arguing that the petitioner has not met their burden. Exhibit #2- photos and a presentation is noted. Discussion and questions of hearing.

Motion to Grant relief to 28.1 on the condition a vertical lift is installed and the building otherwise complies with 521 CMR and that updated plans are provided on the website by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

12. 3:47 PM V26-127 Various Locations

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Continue for more information and re-format their requests to mimic the city of Boston's layout by JD

2nd by KB

Roll Call Vote

KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

13. 3:49 PM V26-130 Main Street, Northampton
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
JD Recuses

Motion to Grant as proposed by KD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
JD- recuses
EM- yes
KB- yes
PM- yes
5 yes, 0 no, 1 recusal- Motion Passes

14. 3:58 PM V22-029 & C24-079 256 Andover Street, Danvers
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Continue for surfacing and playground equipment locations, and confirmation if the ramp changes direction, and a compliant detailed drawing of the handrails by JD
2nd by KB
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

15. 4:03 PM V25-036 33 Oxford Street, Cambridge
Exhibit- Additional information
WJ presented documentation-Additional information
Motion to Accept status report by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

16. 4:05 PM V26-030 50 Congress Street, Boston

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Accept withdrawal by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

17. 4:07 PM V26-034 161 Devonshire Street, Boston

Exhibit- Additional information

WJ presented documentation- Additional information

KD Recuses

Motion to Grant as proposed by JD

2nd by PD

Roll Call Street

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 recusal- Motion Passes

18. 4:14 PM V26-084 24 St. Peter Street, Salem
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Packet by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

19. 4:15 PM V26-089 635 Hyde Park Avenue, Roslindale
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for clarification on why the transition at the base of the curb ramp exceeds
5% as required by 521 CMR 21.4 by JD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

20. 4:19 PM V26-093 Boden Lane, Natick
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

21. 4:21 PM V26-141/V26-105 353 West Center Street, West Bridgewater

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Continue for an accommodation policy that includes but is not limited to that there will be no unique services in the inaccessible portion of the building, how visitors would be accommodated, and what would be done for a temporary relocation of a student by KB

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

22. 4:29 PM V26-108 47 Butler Street, Wakefield

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Find no variance is required by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

23. 4:31 PM V22-103 615 Concord Street, Framingham

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition that the contact information for the accommodation is prominently displayed on advertising materials for this tenant and use only by KB

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

24.

25. 4:40 PM V25-093 311 Main Street, Athol

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant for this tenant and use only and that accommodation language is provided on promotional materials and by the front door by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

26. 4:45 PM V26-107 3 Elm Street, Northampton

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant as proposed by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

27. 4:50 PM Williams College MOU

Exhibit- Additional information

WJ presented documentation- Additional information

KD Recuses

Motion to Schedule a hearing by PD

2nd by KB

Roll Call Vote

KD- recuses

PD- yes
JD- abstains
EM- yes
KB- yes
PM- yes
4 yes, 0 no, 1 recusal, 1 abstention- Motion Passes

28. 5:00 PM Minutes & Decisions
Motion to Accept the minutes and decisions with edits by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

29. 5:04 PM V26-133 5 Wilton Street, Somerville
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant with the usual conditions by JD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 recusal- Motion Passes

Items relied upon during the open meeting

- Agenda
- Draft minutes July 27, 2026
- Draft Decisions July 27, 2026
- Exhibits
 - Commercial Building, 1700A Massachusetts Avenue, Cambridge (V26-134)
 - Exhibit- Variance application and associated documents
 - Barnstable Town Hall, 367 Main Street, Hyannis (V26-135)
 - Exhibit- Variance application and associated documents

- 127 Armory Street, 127 Armory Street, Roxbury (V26-136)
 - Exhibit- Variance application and associated documents
- Joe and the Juice, 125 Newbury Street, Boston (V26-138)
 - Exhibit- Variance application and associated documents
- Town House Café and Bistro, 21 Cochituate Road, Wayland (V26-139)
 - Exhibit- Variance application and associated documents
- Princeton Wilmington Apartment Homes, 201 & 203 Jefferson Road, Wilmington (V26-140)
 - Exhibit- Variance application and associated documents
- Mixed Use Building, 353 West Center Street, West Bridgewater (V26-141)
 - Exhibit- Variance application and associated documents
- Reservoir Place (North Section), 1601 Trapelo Road, Waltham (V26-142)
 - Exhibit- Variance application and associated documents
- West Quad Building, Harvard Medical School, 240 Longwood Avenue, Boston (V26-143)
 - Exhibit- Variance application and associated documents
- Great Rock Church, 256 Andover Street, Danvers (V22-029 & C24-079)
 - Exhibit- Additional information
- Dental Office, 615 Concord Street, Framingham (V22-103)
 - Exhibit- Additional information
- Various Curb Cuts, Various Streets, Boston (V23-158)
 - Exhibit- Additional information
- Curb Cuts, Various Streets, Beacon Hill (V24-175)
 - Exhibit- Variance application and associated documents
- Maxwell Dworkin, 33 Oxford Street, Cambridge (V25-036)
 - Exhibit- Additional information
- 311 Kitchen and Main, 311 Main Street, Athol (V25-093)
 - Exhibit- Additional information
- Residential Building, 50 Congress Street, Boston (V26-030)
 - Exhibit- Additional information
- Club Quarters Hotel, 161 Devonshire Street, Boston (V26-034)
 - Exhibit- Additional information
- St. Peter's Church, 24 St. Peter Street, Salem (V26-084)
 - Exhibit- Additional information
- Mixed Use Building, 635 Hyde Park Avenue, Roslindale (V26-089)
 - Exhibit- Additional information
- Roadway, Boden Lane, Natick (V26-093)
 - Exhibit- Additional information
- Lazarus Center for Healing Shrine, 47 Butler Street, Wakefield (V26-108)
 - Exhibit- Additional information
- Various Curb Ramps and Sidewalks, Various Locations (V26-127)
 - Exhibit- Variance application and associated documents
- Downtown Main Street (Route 9), Main Street, Northampton (V26-130)
 - Exhibit- Variance application and associated documents
- Residential Building, 5 Wilton Street, Somerville (V26-133)

- Exhibit- Additional information
- Williams College Memorandum of Understanding (MOU)
 - Exhibit- MOU
- Cash Energy Memorandum and Order
 - Exhibit-Memorandum and order
- Veterans Inc., 69 Grove Street, Worcester (V26-015)
 - Exhibit#1- AAB 1- 29
- Residential Buildings, 10 & 12 Corinthian Road, Somerville (V26-020 & V26-021)
 - Exhibit #1- AAB 1 – 130
 - Exhibit #2- Photos
 - Exhibit #3- Stamped plans from the developer's website
- Residential Building, 1004 Broadway, Somerville (V26-022)
 - Exhibit #1- AAB 1 – 71
 - Exhibit #2- Photos and presentation
- Minutes and decisions from the July 27, 2026, meeting
 - Exhibit- Draft minutes and decisions