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**Commonwealth of Massachusetts
Division of Occupational Licensure
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Architectural Access Board**

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ERIC PALEY
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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 24, 2026

The topics shown below were discussed at the aforementioned meeting: at 9:05 AM., the Chair, D, Guariello, 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:

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

DG opened the meeting for Roll Call:

PM, KD, PD, DJ, JD, EM, KB

DOL Staff present:

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

1. 9:06 AM V26-144 128 Cedar Street, Milford

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Continue for a test drawing showing the layout of the parking including the dimensions, reach, ranges, and cross slope by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

2. 9:15 AM. V26-145 11-13 Auburn Avenue, Somerville

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Request 1

Motion to Deny by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

Motion to Continue for proof of compliance with Group 1 requirements in the ground floor dwelling units by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

3. 9:27 AM V26-146 Dorchester Avenue and Dewar Street, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

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

4. 9:30 AM V26-147 50 Columbia Street, Watertown
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Packet by DJ
2nd by PM
Roll Call Vote
PM- yes
KD- recuses
PD- yes
DJ- yes
JD- abstains
EM- yes
KB- yes
DG- yes
5 yes, 0 no, 1 recusal, 1 abstention- Motion Passes

5. 9:31 AM V26-148 62-64 Prospect Street, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Request 1

Motion to Grant as requested by KB

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- abstains

EM- abstains

KB- yes

DG- yes

6 yes, 0 no, 2 abstentions- Motion Passes

Request 2

Motion to Grant on the condition a lift is installed at the time of initial construction by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

6. 10:09 AM. V26-149 174 Union Avenue, Framingham

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant with the usual conditions by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

7. 10:09 AM V26-150 27 Fairgrounds Road, Nantucket

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant on the condition that no unique programming or reservations happen on the mezzanine, the handrail is replaced with a compliant handrail, and a compliant accessible parking sign is provided in the parking lot by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

PM leaves ; returns at 10:20AM

8. 10:14 AM V26-151 33 Thingvalla Avenue, Cambridge

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Request 1

Motion to Grant with the usual conditions by KB

2nd by PD

Roll Call Vote

PM- abstains

KD- yes

PD- yes

DJ- abstains

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 2 abstentions- Motion Passes

Request 2

Motion to Grant under the usual conditions by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusals- Motion Passes

9. 10:24 AM. V26-157 1 Joslin Place, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
PM Recuses

Request 1
Motion to Grant as long as it meets the slope of the roadway by JD
2nd by KB
Roll Call Vote
PM- recuses
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal- Motion Passes

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

Request 3
Motion to Grant on the condition the stairs meet 521 CMR 27 by KD
2nd by JD
Roll Call Vote

PM- recuses
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal- Motion Passes

10. 10:46 AM Advisory Opinion Reconstruction
Exhibit- Advisory opinion
WJ presented documentation- Advisory opinion request

Number 1

Motion to Find that when a building is demolished to its foundation and new construction built on top it is considered new construction by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

Number 2 – Tabled at 11:00 AM (not completed)

2nd by

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

11:00AM Hearing V25-089 1 Sewall Street, Salem

DG opened the hearing, introduced the Board, and established procedures. Participants Trevor Rabidou (code consultant) and Robert Freni (lead architect) are sworn in. Exhibit 1, AAB 1-117 is noted. Robert Freni shares items that were previously submitted to the Board, while Trevor Rabidou gives an overview of the project. Robert Freni goes over the project floor by floor. Discussions and questions of hearing.

Lower Level Doors

Motion to Grant the doors on the basement level on the condition that DLL03 is held open during hours of operation, all doors are maintained to have maneuvering clearances with no furniture obstructing them and DLL10 is held open during hours of operation by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- abstains

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

DLL07 & DLL08

Motion to Continue to review if doors DLL07 & DLL08 can be opened to 180 degrees and if they can be modified when the bathrooms are modified by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

Rest of the doors

Motion to Take this under advisement by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

3:20 PM

Motion to Deny doors D1-37, D1-38, and D1-39 by PM

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

Motion to Grant Doors D2-203, D2-204, D2-201, and D2-202 by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

Motion to Deny door D1-26 by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

Motion to Find that hardware that does not require pinching or twisting is required at all public doors by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

DG leaves at 3:37 PM

1:00 PM Hearing V26-063- & C25-005 911 Main Street, Ashby

DG opened the hearing, introduced the Board, and established procedures. Participants Mary Daughraty (Town Administrator), Patrick McPhee (complainant), and WJ are sworn in. Exhibit 1, AAB 1-213 is noted. WJ gives an overview of what has happened regarding this case to date. Mary Daughraty gives an overview from the Town's side. Patrick McPhee presents slides, taken as Exhibit #2. Discussion and questions of hearing.

JD Recuses

Motion to Take this under advisement by KB

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- recused

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 recusal- Motion Passes

3:37 PM

Motion to Order the petitioner to provide the Board with amended application for 24.1 and 23.1 within 30 days of the receipt of this decision by DJ

2nd by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- recused

EM- yes

KB- yes

6 yes, 0 no, 1 recusal- Motion Passes

Motion to Order petitioner to take reasonable steps including signage and or temporary fencing to deter trespassers by KD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- recused

EM- yes

KB- yes

6 yes, 0 no, 1 recusal- Motion Passes

Motion to Uphold previous decision regarding the pump track for photos to be received within 30 days
by KD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- recused

EM- yes

KB- yes

6 yes, 0 no, 1 recusal- Motion Passes

2:00 PM Hearing V26-071 550 Tremont Street, Boston

DG opened the hearing, introduced the Board, and established procedures. Participants Joseph Hanley (attorney), Carl Goldberg (owner), David Snell (architect), and Michael Muehe (BCIL), are sworn in. Exhibit 1, AAB 1-60 is noted. Exhibit #2 a slide deck is noted. Joe Hanley begins the presentation. David Snell continues the presentation detailing the project. Michael Muehe testifies on behalf of the BCIL and states that he feels the petitioner has not met their burden; and notes that BCIL would support timed relief. Discussion and questions of hearing.

Motion to Take this under advisement by DJ

2nd by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

3:50 PM

Motion to Grant on the condition of the accommodation policy, signage, and for this tenant and use only, and that they include info about the spiral staircase on the website by DJ

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

11. 3:12 PM C23-078 19 Monsignor Reynolds Way, Boston

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

KD and PM Recuse

No motion needed.

12. 4:06 PM V26-165 50 Balch Street, Beverly

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Request 1

Motion to Grant on the condition it is adequately advertised, and replacement matching flooring is available by request by PD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- abstains

KB- yes

6 yes, 0 no, 1 abstention - Motion Passes

Request 2

Motion to Grant on the condition it is adequately advertised, and an adequate accommodation policy is implemented by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

Request 3

Motion to Find no variance is required but it would be helpful to include in the advertising by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

13. 4:43 PM V26-096 20 Endicott Road, Boxford

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Continue for info Board had requested by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

14. 4:44 PM C24-063 7 Main Street, Brockton

Exhibit- Additional information

WJ presented documentation-Additional information

Motion to Order petitioner cure its non-compliance within 14 days or the fine will be imposed by

JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

15. 4:47 PM V26-107 3 Elm Street, Northampton

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition that both accessible entrances are well-lit and inviting by JD
2nd by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

16. 4:53 PM V26-134 1700A Massachusetts Avenue, Cambridge

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the conditions proposed by BCIL and that contact information be provided on the accommodation policy including a phone number and email, and that a menu board is provided by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

17. 4:58 PM V24-121 9 Boyd Street, Watertown

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant until 10/1/2026 by KD

2nd by JD

Roll Call Vote

PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
7 yes, 0 no, 0 recusals- Motion Passes

18. 5:00 PM Minutes & Decisions
Motion to Accept the minutes and decisions with edits by JD
2nd by KD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- abstains
JD- yes
EM- yes
KB- yes
6 yes, 0 no, 1 abstention- Motion Passes

Items relied upon during the open meeting

- Agenda
- Draft minutes August 10, 2026
- Draft Decisions August 10, 2026
- Exhibits
 - Wendy's, 128 Cedar Street, Milford (V26-144)
 - Exhibit- Variance application and associated documents
 - Residential Building, 11-13 Auburn Avenue, Somerville (V26-145)
 - Exhibit- Variance application and associated documents
 - Curb Ramps, Dorchester Avenue and Dewar Street, Boston (V26-146)
 - Exhibit- Variance application and associated documents
 - Residential Building, 62-64 Prospect Street, Cambridge (V26-148)
 - Exhibit- Variance application and associated documents
 - 173 Union Ave, 173 Union Avenue, Framingham (V26-149)
 - Exhibit- Variance application and associated documents
 - Restaurant, 27 Fairgrounds Road, Nantucket (V26-150)
 - Exhibit- Variance application and associated documents
 - Residential Building, 33 Thingvalla Avenue, Cambridge (V26-151)
 - Exhibit- Variance application and associated documents
 - Lavine Bekenstein Cancer Hospital, 1 Joslin Place, Boston (V26-157)
 - Exhibit- Variance application and associated documents
 - Beverly Landing, 50 Balch Street, Beverly (V26-165)
 - Exhibit- Variance application and associated documents

- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
 - Exhibit- Status report
- Times Building, 7 Main Street, Brockton (C24-063)
 - Exhibit- Additional information
- The University Prints Building, 9 Boyd Street, Watertown (V24-121)
 - Exhibit- Amended application
- Bunker Stadium Press Box, 20 Endicott Road, Boxford (V26-096)
 - Exhibit- Additional information
- Sojourn Boutique Hotel, 3 Elm Street, Northampton (V26-107)
 - Exhibit- Additional information
- Commercial Building, 1700A Massachusetts Avenue, Cambridge (V26-134)
 - Exhibit- Additional information
- Salem YMCA, 1 Sewall Street, Salem (V25-089)
 - Exhibit #1- AAB 1 – 117
- Ashby Elementary School, 911 Main Street, Ashby (V26-063 & C25-005)
 - Exhibit #1- AAB 1 – 213
 - Exhibit #2- Photos and presentation
- Restaurant, 550 Tremont Street, Boston (V26-071)
 - Exhibit #1- AAB 1- 60
 - Exhibit #2- slide deck
- Minutes and decisions from the August 10, 2026, meeting
 - Exhibit- Draft minutes and decisions