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**Commonwealth of Massachusetts**  
**Division of Occupational Licensure**  
**Office of Public Safety and Inspections**  
**Architectural Access Board**  
1000 Washington Street, Suite 710  
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**LAYLA R. D'EMILIA**  
UNDERSECRETARY, CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

**SARAH R. WILKINSON**  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**Board Meeting Minutes – October 16, 2023**  
**Teams Meeting**

This meeting was open to the public and began approximately 9:00 AM

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)  
Patricia Mendez, Vice-Chairperson (PM)  
Katie Denis (KD)  
Jeffrey Dougan (JD)  
Raymond Glazier (RG)  
David Johnson (DJ)  
Ana Julian (AJ)  
Mary Mahon McCauley  
Elizabeth Myska (EM)  
Joe Prochilo (JP)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)  
Jamie Dalton – Board Counsel (JaD)  
Andrew Chase – Compliance Officer (AC)  
Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, MM, JD, RG, DJ, EM, AJ, JP, KD

1. 9:09 AM V23-171 191 Merrimack Street, Haverhill  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Grant by JD  
2nd by RG  
By Acclamation/Carried



2. 9:12 AM V23-172 604 Central Street, Lowell

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by DJ

2nd by EM

By Acclamation/Carried

3. 9:13 AM V23-173 56 Magazine Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on the condition balcony seating is only used as overflow seating by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant until 1/1/25 with status report due 7/1/24 by JD

2nd by AJ

By Acclamation/Carried

Motion to Find that the basement level bathroom, winder stairs, kitchen, and handrails to the stage do not comply with 521 CMR by JD

2nd by DJ

By Acclamation/Carried

4. 9:28 AM V23-174 1575 Tremont Street, Boston

KD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for floor plans for the exterior and common use spaces with a report of finding due 30 days from receipt of Notice by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by RG

2nd by RG

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant by RG

2nd by PM

By Acclamation/Carried

5. 9:34 AM V23-175 222 Harrington Way, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for feasibility study for automatic door opener by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for construction and phase plan with accurate dates by DJ

2nd by JD

By Acclamation/Carried

6. 9:43 AM V23-176 24 Parish Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Find that 30% not triggered, 3.3.1.b requires one accessible entrance, therefore no variance is required by JD

2nd by AJ

By Acclamation/Carried

7. 9:50 AM V23-177 Water Street, Fitchburg

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Packet by DJ

2nd by JD

By Acclamation/Carried

8. 9:51 AM V23-178 154 Ruskindale Road, Boston

PM Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Schedule hearing by RG

2nd by DJ

By Acclamation/Carried

9. 9:58 AM V23-179 106 Central Street, Wellesley

KD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Packet by DJ

2nd by PM

By Acclamation/Carried

10. 10:04 AM V23-180 71 Atlantic Avenue, Marblehead

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for timetable for bathroom compliance by JD

2nd by DJ

By Acclamation/Carried

11. 10:16 AM V23-037 50 Bartlett Street, Andover

Continued Deliberations from 9/11/23 Hearing

AJ Recused

DJ Recused

MM Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on the condition that the ramp option is utilized with robust wayfinding signage and find that all handrails must fully comply with 521 CMR by PM

2nd by DJ

By Acclamation/Carried

12. 10:34 AM Advisory Opinion Request – Trucker Lounge

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion to Find that due to the restrictive measures put in place to discourage access by the Public, that the trucker lounge in question is not subject to 521 CMR by JD

2nd by DJ

By Acclamation/Carried

13. 11:00 AM Hearing declared regarding V22-179 232 Old Colony Avenue, Roxbury

DG opened the hearing, introduced Board and established procedures. Participants William Joyce and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-52 and Exhibit #2 AAB 1-9 is noted. William Joyce presented withdrawal request. Additional comments by Michael Muehe. Discussion and Questions of Hearing:

Motion to Continue for more information including when proposed work will be completed by and who will be performing the proposed work to be provided to the Board for review within 30 days of receipt of Notice by JD

2nd by DJ

By Acclamation/Carried

14. 11:23 AM V18-107 670 West Boylston Street, Worcester

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant until 11/1/24 with a status report due 6/1/24 by JD

2nd by DJ

By Acclamation/Carried

15. 11:29 AM V9-273 26 Middleton Road, Boxford

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by RG

2nd by DJ

By Acclamation/Carried

16. 11:30 AM V23-054 25 Prospect Street, Northampton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Instruct staff to contact MHC about variance request by JD

2nd by PM

By Acclamation/Carried

Motion to Grant on the condition that two accessible parking spaces are provided at the lower lot located by the proposed accessible entrance by JD

2nd by RG

By Acclamation/Carried

17. 11:34 AM V23-087 519 East River Street, Orange

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Deny by MM

2nd by DJ

By Acclamation/Carried

18. 11:43 AM V23-101 400 Heath Street, Brookline

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for more information for cost of bedrock removal and installation of LULA by JD

2nd by PM

By Acclamation/Carried

19. 1:00 PM Hearing declared regarding V23-088 747 Cambridge Street, Cambridge

MM Departed

EM Departed

DG opened the hearing, introduced Board and established procedures. Participants Greg McCarthy, Bryan Mulligan, Michael Muehe, Rachel Tanenhaus, Kate Thurman, and Jacob Lazzara are sworn in. Exhibit #1 – the hearing packet AAB 1-40 is noted. Greg McCarthy presented application. Additional comments by Bryan Mulligan, Jacob Lazzara, Rachel Tanenhaus, Michael Muehe, William Joyce, and Kate Thurman. Exhibit #2 – previous application and rejection email is noted and accepted. Discussion and Questions of Hearing:

Motion to Deny by RG

2nd by DJ

By Roll Call PM/Y, JD/Y, RG/Y, DJ/Y, AJ/Y, JP/Y, KD/Y

20. 2:00 PM Hearing declared regarding V23-115 15-17 Revere Street, Winthrop

DG Departed

PM opened the hearing, introduced Board and established procedures. Participants Jose Perez, Michael Muehe, and Arick Dyrdal are sworn in. Exhibit #1 – the hearing packet AAB 1-45 is noted. Jose Perez presented application.

Additional comments by Michael Muehe and Arick Dyrdal. Discussion and Questions of Hearing:

Motion to Grant on the condition any sufficient weather protection is provided for lift by 11/1/2025 and provide updated plans including the bathroom to the Board for review by JD

2nd by DJ

By Acclamation/Carried

Motion to Expedite decision by JD

2nd by RG

By Acclamation/Carried

21. 2:44 PM V23-158 Various Street, Boston

MM Returned

KD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Discussion of Variance 6, 119, 130:

Motion to Grant with a note to ensure no pooling of water at base of curb cut by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 10:

Motion to Grant on the condition a 36 inch clear path of travel is provided by JP

2nd by JD

By Acclamation/Carried

Discussion of Variance 15:

Motion to Grant on the condition a 36 inch clear path of travel is provided by JD

2nd by JP

By Acclamation/Carried

Discussion of Variance 17:

Motion to Grant on the condition a 36 inch clear path of travel is provided by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 22:

Motion to Grant on the condition a 36 inch clear path of travel is provided by JD

2nd by JP

By Acclamation/Carried

Discussion of Variance 23:

Motion to Grant on the condition a 36 inch clear path of travel is provided by JD

2nd by JP

By Acclamation/Carried

Discussion of Variance 29:

Motion to Continue for more information on time frame of utility pole moved to facilitate 36 inch wide path of travel by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 60:

Motion to Grant on the condition a 36 inch clear path of travel is provided and no pooling of water by JD

2nd by JP

By Acclamation/Carried

Discussion of Variance 84:

Motion to Grant on the condition the crosswalk is relocated to match curb cut by JD

2nd by JP

By Acclamation/Carried

Discussion of Variance 95:

Motion to Continue for cost estimate of relocating manhole cover to allow for better slope by JD

2nd by JP

By Acclamation/Carried

Discussion of Variance 101:

Motion to Continue for more information about timeline of relocating telephone pole by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 102:

Motion to Continue for a detailed drawing with dimensions by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 143:

Motion to Grant on the condition a compliant ramp handrails installed on city owned portion of ramp by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variances 63, 64, 74, 91, 96:

Motion to Grant requests on the condition a 36-inch clear path of travel is provided by JD

2nd by RG

By Acclamation/Carried

Discussion of Variances 1-144, not including the previously adjudicated variances:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

Motion to Find that the city is required to keep curb cuts free of debris, detritus, and other objects that might impede that path of travel by RG

2nd by JD

By Acclamation/Carried

22. 4:20 PM                      V23-112                      25 River Street, Winchester

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Accept withdrawal by JD

2nd by DJ

By Acclamation/Carried

23. 4:21 PM                      V23-128                      103 Mercer Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by JD

2nd by DJ  
By Acclamation/Carried

24. 4:36 PM                      V23-167                      1880 Main Street, Tewksbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (30):

Motion to Grant on the condition the changing station is relocated to the wall perpendicular to the doorway by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant for this use only by JD

2nd by DJ

By Acclamation/Carried

25. 4:48 PM                      2024 AAB Schedule

Exhibit – 2024 AAB schedule and associated documents

WJ presented documentation – Discussion of Schedule:

Motion to Accept 2024 AAB Schedule by DJ

2nd by MM

By Acclamation/Carried

26. 4:51 PM                      Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions:

Motion to Accept 9/25/23 minutes and V21-118, V23-114, V23-111 decisions by JD

2nd by DJ

Minutes: By Roll Call JD/Y, RG/A, DJ/Y, AJ/Y, JP/Y, KD/A

Decisions: By Acclamation/Carried

5:00 PM End of Meeting noted

Respectfully submitted,  
Bradley Souders, Office Support Specialist

#### Exhibit List

- Haverhill National Bank, 191 Merrimack Street, Haverhill (V23-171)
  - Exhibit – Variance Application and associated documents
- Maximus Sign, 604 Central Street, Lowell (V23-172)
  - Exhibit – Variance Application and associated documents
- Pentecostal Tabernacle, 56 Magazine Street, Cambridge (V23-173)
  - Exhibit – Variance Application and associated documents
- Childcare Center, 1575 Tremont Street, Boston (V23-174)
  - Exhibit – Variance Application and associated documents
- Ecotarium, 222 Harrington Way, Worcester (V23-175)
  - Exhibit – Variance Application and associated documents



- Mather School, 24 Parish Street, Boston (V23-176)
  - Exhibit – Variance Application and associated documents
- Water Street Bridge, Water Street, Fitchburg (V23-177)
  - Exhibit – Variance Application and associated documents
- Chittick School, 154 Ruskindale Road, Boston (V23-178)
  - Exhibit – Variance Application and associated documents
- Claflin Hall, 106 Central Street, Wellesley (V23-179)
  - Exhibit – Variance Application and associated documents
- Hilltop Learning, 71 Atlantic Avenue, Marblehead (V23-180)
  - Exhibit – Variance Application and associated documents
- Doherty Middle School, 50 Bartlett Street, Andover (V23-037)
  - Exhibit – Variance Application and associated documents
- Advisory Opinion Request – Trucker Lounge (A23-010)
  - Exhibit – Advisory Opinion Request and associated documents
- Fresh SB LLC, 232 Old Colony Avenue, Roxbury (V22-179)
  - Exhibit #1 – Hearing Packet AAB 1-52
  - Exhibit #2 – Hearing Packet AAB 1-9
- Surprenant Building, 670 West Boylston Street, Worcester (V18-107)
  - Exhibit – Amended Variance Application and associated documents
- Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)
  - Exhibit – Status report and associated documents
- Talbot House, 25 Prospect Street, Northampton (V23-054)
  - Exhibit – Variance Application and associated documents
- Community Office Trailer, 519 E River Street, Orange (V23-087)
  - Exhibit – Amended Variance Application and associated documents
- Ashby Hall, 400 Heath Street, Brookline (V23-101)
  - Exhibit – Variance Application and associated documents
- Cambridge at Marion Residences, 747 Cambridge Street, Cambridge (V23-088)
  - Exhibit #1 – Hearing packet AAB 1-40
  - Exhibit #2 – previous email exchange with applicant
- Salon, 15-17 Revere Street, Winthrop (V23-115)
  - Exhibit #1 – Hearing packet AAB 1-45
- Curb Cuts, Various Streets, Boston (V23-158)
  - Exhibit – Variance Application and associated documents
- Apartment Building, 25 River Street, Winchester (V23-112)
  - Exhibit – Amended Variance Application and associated documents
- Walkways, 103 Mercer Street, Boston (V23-128)
  - Exhibit – Variance Application and associated documents
- Brewery, 1880 Main Street, Tewksbury (V23-167)
  - Exhibit – Variance Application and associated documents
- AAB 2024 Schedule
  - Exhibit – 2024 AAB schedule and associated documents
- Minutes and Decisions
  - September 25, 2023 meeting minutes
  - Jimmy's Hideaway Restaurant, 179 Commercial Street, Provincetown (V21-118)

- New Orchard Estates, 129 New Orchard Hill Drive, Oxford (V23-114)
- Dormitory, 123 Packard Avenue, Somerville (V23-111)