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

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WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHI-
TECTURAL ACCESS BOARD

Board Meeting Minutes – October 17, 2022 Teleconference

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

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Jeffrey Dougan (JD)

Mary Mahon McCauley (MM)

David Johnson (DJ)

Ana Julian (AJ)

Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

Marc Lessor – AAB Compliance Office (ML)

1. Amazon BOS21 Seaport, 43-61 Pier 4 Boulevard, Boston (V22-166)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

MM moved to grant on the condition that no more than 5 lbs of force is required to operate the fold down and that toilet room 16.611 otherwise fully complies with 521 CMR 30, AJ seconded. Adopted by acclamation.

2. HRI Hospital, 227 Babcock Street, Brookline (V22-167)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moved to grant on the condition that an accessible shower seat allowing for front or side transfers is used, DJ seconded. Adopted by acclamation.

JD moved to grant relief for the handheld shower as proposed, DJ seconded. Adopted by acclamation.

3. Harrison Albany Block – Building 2, 99 East Dedham Street, Boston (V22-168)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

*JD moved to grant relief to Group 1 sinks depths on the unusual conditions, AJ seconded.
Adopted by acclamation.*

*JD moved to grant relief on outlet height on the condition vertical power hubs are provided upon request, DJ seconded.
Adopted by acclamation.*

*JD moved to grant on the kitchen outlets, AJ seconded.
Adopted by acclamation.*

Advisory – Porches Hotel

Exhibit – Advisory Opinion Request and associated documents.

*JD moved to find that the proportional distribution requirement for Group 2B units has been met, and the requirements of 8.7 are met at the entrance to the unit on the lower floor, DJ seconded.
Adopted by acclamation.*

4. Condo Entrances, 1617-1619 Massachusetts Avenue, Cambridge (C22-013)

Exhibit – Complaint File and associated documents

ML presented documentation

*DJ moved to continue and request construction photographs and as-built plans be provided for the Board's review, JD seconded.
Adopted by acclamation.*

5. Espaillat Mills, 225 Broadway Street, Suite 221, Methuen (V21-002 & C22-021)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

*JD moved to instruct the staff to send a written response to Petitioner inviting them to amend their application for variance, DJ seconded.
Adopted by acclamation.*

ML left for the day.

6. Bed and Breakfast, 4 West Broadway, Gardner (V22-158)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

*JD moved to schedule a hearing and to request Petitioner provide additional detail including photographs, test drawings, DJ seconded.
Adopted by acclamation.*

7. Harry Lee Cole School, 26 Middleton Road, Boxford (C18-081 & V19-273)

Exhibit – Status Report

WJ presented documentation – Discussion of Variance

*DJ moved to accept the status report, AJ seconded.
Adopted by acclamation.*

8. Edwards Middle School, 28 Walker Street, Boston (V22-053)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moved to grant relief for those doors with a depth of 8" or less, and deny doors >8", DJ seconded.

Adopted by acclamation.

JD moved to deny, DJ seconded.

Adopted by acclamation.

9. 3 Story Mixed Use Building, 89-91 Main Street, Charlestown (V22-145)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

DJ moved to continue for stamped structural drawings, JD seconded.

Adopted by acclamation.

10. Sussman Apartments, 50 Pleasant Street, Brookline (V22-147)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moved to grant as proposed, AJ seconded.

Adopted by acclamation.

11. Dimock Center, 1800 Columbus Avenue, Roxbury (V22-151)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moved to grant as proposed in Petitioner 10/18 submission, DJ seconded.

Adopted by acclamation.

12. Church, 39 Edgell Road, Framingham (V22-152)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

MM moved to schedule a hearing, DJ seconded.

Adopted by acclamation.

13. Hearing Curb Cuts, Various Streets, Boston (V22-125)

DG opened the hearing, introduced Board and established procedures.

Tom Caprarella, Michael Sinclair, Michael Muehe were sworn in.

Exhibit 1 – Hearing Packet AAB 1-35

Mr. Caprarella provided descriptions and answered questions for each request.

#1

MM moved to grant, EM seconded.

Adopted by acclamation.

#2

JD moved to grant, DJ seconded.

Adopted by acclamation.

#3

JD moved to grant, DJ seconded.

Adopted by acclamation.

#4

DJ moved to grant, JD seconded.

Adopted by acclamation.

#5

MM moved to grant, AJ seconded.

Adopted by acclamation.

#8

MM moved to grant, DJ seconded.

Adopted by acclamation.

#10

DJ moved to grant, JD seconded.

Adopted by acclamation.

14. Decisions and Minutes to approve from September 12, 2022
September 26, 2022 Minutes

Taurus Apartments, 120 Humboldt Avenue, Dorchester (C22-008)

Cabot Performing Arts Center, 286 Cabot Street, Beverly (V16-194)

Winning Farm Clubhouse, 1 Derby Drive, Woburn (V22-034)

JD moved to accept the minutes and decisions, DJ seconded.

Adopted by acclamation.

The Board broke for lunch.

15. Hearing Nauticus Marina, 339 West Bay Road, Osterville (V22-115)

DG opened the hearing, introduced Board and established procedures.

Anthony Moroso, David Crosbie, & Paul Logan were sworn in.

Exhibit 1 – Hearing Packet AAB 1-29

Mr. Moroso and Mr. Crosbie discuss their request.

Exhibit 2- Additional Rendering of the Site.

Mr. Logan raised the Barnstable Commission's concerns with this project.

*DJ moved to continue for additional plans and information on the proposed ground level viewing area,
EM seconded.*

Adopted by acclamation.

16. Hearing Community Pool, 18 MacIntyre Drive, North Reading (V22-112)

DG opened the hearing, introduced Board and established procedures.

Joseph Keyes and Carol Covell were sworn in.

Mr. Keyes and Ms. Covell discussed the nature of the easement and access to the pool area.

JD moved to continue for a feasibility study and cost estimate for the installation of an inclined platform lift to be provided not later than 3/1/23, DJ seconded.

Meeting Adjourned.