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LIEUTENANT GOVERNOR

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

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UNDERSECRETARY OF
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BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

**Architectural Access Board
Meeting Minutes –October 20, 2025,
Microsoft Teams Remote Meeting**

This meeting was open to the public and began at approximately 9:02 AM
Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)
Patricia Mendez, Vice Chair (PM)
Elizabeth Myska (EM)
Jeff Dougan (JD)
David Johnson (DJ)
Kay Bell (KB)
Pamela Daly (PD)
Elizabeth Myska (EM)
Katie Denis (KD)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
Jamie Dalton – Board Counsel (JaD)
Molly Griffin – Program Coordinator (MG)
Richard Holtz- Deputy General Counsel (RH)

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

1. 9:03 AM V25-181 252 Huntington Avenue, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant as proposed by KD

2nd by JD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

2. 9:05 AM V25-182 129 Portland Street, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
PM Recuses

Motion to Grant by JD

2nd by PM

Roll Call Vote

PM-recuses

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 recusal- Motion Passes

3. 9:10 AM V25-183 95 Olmsted Drive, Belmont
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant with the usual conditions by KD

2nd by JD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

4. 9:11 AM V25-184 58 Conomo Avenue, Lynn
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

26.6.2
Motion to Continue for test drawings and cost estimations to move the doors to be flush with the outer hallway by KB
2nd by JD
Roll Call Vote
PM- absent (technical difficulties prevented voting)
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 1 temporarily absent- Motion Passes

27.3
Motion to Continue for test drawings and cost estimates for covering the stairs or the use of fillers on these stairs by JD
2nd by PD
Roll Call Vote
PM-abstain
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 1 abstention- Motion Passes

30.6.1 & 30.7.2
Motion to Continue for dimensions of the ADA bathroom on the first floor, the lift dimensions and where it goes, and clear dimensions and a test drawing of compliant stalls with the doors swinging out in the boys bathroom by JD
2nd by KD
Roll Call Vote
PM-yes
KD- yes
PD- yes

JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

30.1b

Motion to Continue for more information about the accommodation policy for students using these bathrooms and for a feasibility study and cost estimates for restructuring the closets in the classrooms to make the bathrooms as compliant as possible by JD

2nd by PD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

5. 9:44 AM V25-185 28 Stoney Hill Lane, West Tisbury
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Deny by KD

2nd by PD

Roll Call Vote

PM-absent (technical difficulties prevented voting)

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 temporarily absent- Motion Passes

6. 9:52 AM V25-186 10 Brantwood Road, Winchester
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Variance 1

Motion to Grant by PM

2nd by JD

Roll Call Vote

PM-yes

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 recusal- Motion Passes

Variance 2

Motion to Grant on the condition that they are meeting ADA 6.2.4 by JD

2nd by KB

Roll Call Vote

PM-absent (technical difficulties prevented voting)

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 1 recusal, 1 temporarily absent- Motion Passes

Variance 3

Motion to Deny by JD

2nd by KB

Roll Call Vote

PM- yes

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 recusal,- Motion Passes

Motion to Find that their interpretation does not meet the intention of 30.18 by JD

2nd by KB

Roll Call Vote

PM- yes

KD- recuses

PD- yes

JD- yes

EM- yes
KB- yes
DG- yes
6 yes, 0 no, 1 recusal,- Motion Passes

7. 10:08 AM V25-187 Bedford Street, Lexington
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for how they will present the sink options to the buyer by JD
2nd by KB
Roll Call Vote
PM-yes
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

8. 10:12 AM V25-188 685 Tremont Street, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses
JD Recuses

Motion to Grant on the condition they permanently place an appropriate amount of the
vertical outlets in one area per floor by PD
2nd by KB
Roll Call Vote
PM-yes
KD- recuses
PD- yes
JD- recuses
EM- yes
KB- yes
DG- yes
5 yes, 0 no, 2 recusals- Motion Passes

9. 10:33 AM V25-189 1486 Main Street, Waltham
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant with usual conditions by JD

2nd by PD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant by KD

2nd by JD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

10. 10:36 AM V25-190 (V23-158) Various Streets, Boston

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

KD Recuses

Motion to Packet by JD

2nd by PD

Roll Call Vote

PM-yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal - Motion Passes

11. 10:36 AM V25- 176 Various Streets, Dorchester

Exhibit- Variance application (packeted)

WJ presented documentation- Variance application and associated documents

Motion to Schedule a Hearing to clarify the requests for Arcadia, Geneva (except for 460-462), Josephine, and Leroy, and to also clarify the Group 2a distribution by KD (Schedule this for 2 hours)

2nd by JD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstentions - Motion Passes

Motion to Find that no variances are required for Park, Dorchester, Greenwich, and 460-462 Geneva, as those buildings have fewer than 12 units by KD

2nd by PD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstentions - Motion Passes

11:00 AM Hearing

V24-057

1-31 Main Street, Taunton

DG opened the hearing, introduced the Board, and established procedures. Participants Jason Creutz (Project Manager), Barry Ganek (architect), Annika Lambert, (project manager) and Philip Giffie (ownership) Donna DiCorpo and Nanci Lemaire (both Taunton Commission for Persons with Disabilities) (are sworn in. Exhibit 1, AAB 1-108 is noted. Mr. Ganek shares a PowerPoint presentation, which is marked as Exhibit 2, and gives an overview of the storefront element of this project. Ms. Lambert discusses the ownership details of this property. Discussion and questions of hearing. Ms. DiCorpo, shares comments on behalf of the Commission, emphasizing that if auto-door openers are not provided, Main Street in Taunton will not be accessible; Ms. Nancy Lemaire concurs.

Motion to Continue for a cost estimate of installing battery operated door openers by PD

2nd by JD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

1:00 PM Hearing

V25-095

166 Main Street, Concord

DG opened the hearing, introduced the Board, and established procedures. Participants Michael McSorley and Michael Muehe are sworn in. Exhibit 1, AAB 1-31 is noted. Michael McSorley gives an overview of the variance request on behalf of Concord Academy. Discussion and questions of hearing. Mr. Muehe testifies on behalf of BCIL and notes that BCIL would support the petitioner's request for timed relief if they choose to apply. and shares public information regarding Petitioner's the financial resources.

Motion to Grant time relief until 6/1/2026 with the master plan to be completed by May 2026 on the condition that there is a robust accommodation policy for the departments, or meetings with visitors, to be relocated upon request by JD

2nd by KD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

12. 1:53 PM

V20-160

36 Winthrop Street, Taunton

Exhibit- Additional Information

WJ presented documentation- Additional Information

Motion to Accept Status Report and find that an additional status report is required in January of 2026 by JD

2nd by PM

Roll Call Vote

PM-yes

KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

13. 1:55 PM V25-165 303-305 Bennington Street, East Boston
Exhibit- Additional Information
WJ presented documentation- Additional Information

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

2:00 PM Hearing C24-079 256 Andover Street, Danvers

DG opened the hearing, introduced the Board, and established procedures. Participants Timothy Hudon, David DiBenedetto, Pastor Matthew Nadworny, and William Joyce are sworn in. Exhibit 1, AAB 1-39 is noted. Timothy Hudon, as the Complainant and Building Commissioner, gives an overview of the complaint. WJ notes a hearing is occurring because a stipulated order was given in this case and the deadline has passed without proof of compliance. David DiBenedetto responds that they did respond to the Board's orders, but due to the turnover of AAB staff, it appears communications fell through. Matthew Nadworny says they completed the project within the deadline, and he says after the completion, the Town of Danvers stepped in. Discussion and questions of hearing.

Motion to Continue for the civil engineer's study results, the plan for compliance following the results, and how they will make this playground compliant by 1/2/2026 by JD
2nd by KD
Roll Call Vote
PM-yes
KD- yes
PD- yes
JD- yes

EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

14. 2:56 PM V22-106 One Charles Street South, Boston
Exhibit- Variance application and associated documents
WJ presented documentation- Additional information

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

- | | | |
|--|---------|-------------------------|
| 15. 3:00 PM | V23-158 | Various Streets, Boston |
| Exhibit- Variance application and associated documents | | |
| WJ presented documentation- Additional information | | |
| KD Recuses | | |

Motion to Packet by JD
2nd by PM
Roll Call Vote
PM-yes
KD- recuses
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no,1 refusal- Motion Passes

16. 3:05 PM V25-102 2 Grove Street, Worcester
Exhibit- Variance application and associated documents
WJ presented documentation- Additional Information

Motion to Continue for Staff to speak with the applicant to reconcile this with the previous application by JD

2nd by KD
Roll Call Vote
PM-yes
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

17. 3:17 PM V25-115 97 Bradford Street, Provincetown
Exhibit- Status report
WJ presented documentation-Additional Information

Motion to Deny by JD
2nd by PD
Roll Call Vote
PM-yes
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

18. 3:22 PM V25-116 83 Central Street, Hudson
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Uphold the hearing as scheduled by JD
2nd by KD
Roll Call Vote
PM-yes
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

19. 3:25 PM V25-161 79-85 Freeport Street, Dorchester

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Continue for the floor plan of the proposed alternate location and a feasibility study on providing an external shaft, not just the cost, but also the test drawing by JD

2nd by KD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

20. 3:34 PM V25-172 1112 Boylston Street, Boston

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant by JD

2nd by KB

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

21. 3:58 PM V25-179 2262 Dorchester Avenue, Boston

Exhibit- packeted case

WJ presented documentation- packeted case

KD Recuses

Variance 1

Motion to Grant by JD

2nd by PD

Roll Call Vote

PM-yes

KD- recuses

PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 1 recusal- Motion Passes

Variance 2,3, 4 and 6
Motion to Grant as proposed by JD
2nd by KB
Roll Call Vote
PM-yes
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 1 recusal- Motion Passes

Variance 5
Motion to Grant on the condition the wall oven is a side hinge singular door and the door swing facilitates access to the adjoining countertop by JD
2nd by KB
Roll Call Vote
PM-yes
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 1 recusal- Motion Passes

22. 3:53 PM Minutes
Exhibit- minutes
WJ presented documentation- minutes from 10/6/2025 meeting

Motion to Accept minutes and decisions by JD
2nd by KB
PM-yes
KD- yes
PD- yes
JD- yes
EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Exhibit List

- The Lyra, 252 Huntington Avenue, Boston (V25-181)
 - Exhibit – Variance Application and associated documents
- Portland Street Residences, 129 Portland Street, Boston (V25-182)
 - Exhibit- Variance Application and associated documents
- Residential Building, 95 Olmsted Drive, Belmont (V25-183)
 - Exhibit- Variance Application and associated documents
- Sisson Elementary School, 58 Conomo Avenue, Lynn (V25-184)
 - Exhibit- Variance Application and associated documents
- Soney Hill Farms Homeowners Trust, 28 Stoney Hill Lane, West Tisbury (V25-185)
 - Exhibit- Variance Application and associated documents
- Lynch Elementary School, 10 Brantwood Road, Winchester (V25-186)
 - Exhibit- Variance Application and associated documents
- The Lex, 93 Bedford Street, Lexington (V25-187)
 - Exhibit- Variance Application and associated documents
- BPL South End Branch, 685 Tremont Street, Boston (V25-188)
 - Exhibit-Variance Application and associated documents
- Alta Kendal Green, 1486 Main Street, Waltham (V25-189)
 - Exhibit- Variance Application and associated documents
- Various Curb Cuts, Various Addresses, Boston (V25-190)
 - Exhibit- Variance Application and associated documents
- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160)
 - Exhibit- Additional Information
- One Charles Condominium, One Charles Street South, Boston (V22-106)
 - Exhibit- Additional Information
- Various Curb Cuts, Various Locations, Boston (V23-158)
 - Exhibit-Additional Information
- Worcester Boys Club, 2 Grove Street, Worcester (V25-092)
 - Exhibit- Additional Information
- The Gaslamp Bed and Breakfast, 97 Bradford Street, Provincetown (V25-115)
 - Exhibit-Additional Information
- Mixed Use Building, 83 Central Street, Hudson (V25-116)
 - Exhibit- Additional Information
- Boston Pole Fitness, 79-85 Freeport Street, Dorchester (V25-161)
 - Exhibit- Additional Information
- Mixed Use Building, 303-305 Bennington Street, East Boston (V25-165)
 - Exhibit- Additional Information
- Bhout Boxing, 1112 Boylston Street, Boston (V25-172)

- Exhibit- Additional Information
- Fields Corner CDC Housing Project, Various Addresses, Dorchester (V25-176)
 - Exhibit- Packeted Case
- Lower Mills Apartments, 2262 Dorchester Avenue, Dorchester (V25-179)
 - Exhibit- Packeted Case
- Union Block Condominiums, 1-31 Main Street, Taunton (V24-057)
 - Exhibit#1- AAB 1- 108
 - Exhibit#2- PowerPoint deck
- The Aloian House, 166 Main Street, Concord (V25-095)
 - Exhibit#1- AAB 1-31
- Great Rock Church, 256 Andover Street, Danvers (C24-079)
 - Exhibit#1- AAB 1-39
- Minutes October 6, 2025, meeting
 - Exhibit- draft minutes