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Division of Occupational Licensure
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Architectural Access Board
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UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Board Meeting Minutes – October 21, 2024
Teams Meeting

This meeting was open to the public and began at approximately 9:03 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)

Elizabeth Myska (EM)

Kathryn Denis (KD)

Pamela Daly (PD) (Joins Late)

Jeff Dougan (JD)

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)

Molly Griffin – Program Coordinator (MG)

DG opened the meeting for Roll Call:

KD, JD, EM, JP, PD (arrives late)



1. 9:05 AM V24-171 78 Gates Street, South Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that the lift has an auto door opener and the entrance with the mail drop also has an auto door opener; petitioner also to verify clear floor space in the shower of the Group 1 unit by JD

2nd by JP

By Acclamation/Carried

2. 9:13 AM V24-172 22 Kane Industrial Drive, Hudson
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Schedule a Hearing by JD

2nd by JP

By Acclamation/Carried

3. 9:22AM V24-173 20 Broad Street, Nantucket
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition the lift has an auto door opener and is limited to this use only by KD

2nd by JD

By Acclamation/Carried

4. 9:27 AM V24-174 435 South Huntington Avenue,
Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by JP

By Acclamation/Carried

Motion to Continue for more information regarding the slope up to the door and the impact of creating a level landing at the door on the slope by JD

2nd by KD

By Acclamation/Carried

5. 9:34 AM V24-175 Beacon Hill, Boston
Exhibit- Variance application and associated documents
WJ presented documentation- Discussion of Variance
KD Recuses

Motion to Packet by JD
2nd by EM
By Acclamation/Carried

6. 9:35 AM V24-176 115 Federal Street, Boston
WJ presented documentation- Variance Application and associated documents

Motion to Grant by JD
2nd by JP
By Acclamation/Carried

7. 9:38 AM V24-177 350 Boylston Street, Boston
WJ presented documentation- Advisory Opinion
KD Recuses

Motion to Find that section 23.3 is not triggered by this specific work by JD
2nd by JP
By Acclamation/Carried

8. 9:41 AM V24-178 1960 Massachusetts Avenue,
Cambridge
WJ presented documentation- Variance Application and associated documents

Motion to Continue for clarification on the exit being used as an accessible entrance,
and a written policy for staff training if it can be used as an accessible entrance by
JD
2nd by KD
By Acclamation/Carried

Motion to Continue for a policy on how employees would assist those at the
accessible egress by JD
2nd by JP
By Acclamation/Carried

9. 9:50AM V24-180 211 Congress Street, Boston
WJ presented documentation- Various Application and associated documents

Motion to Continue for a drawing of a slope landing with an auto door opener by JD
2nd by JP
By Acclamation/Carried

10. 9:51 AM V24-182 600 Grand Army of the Republic Highway, Somerset
WJ presented documentation- Variance Application and associated documents
- Motion to Grant under usual conditions by JD
2nd by JP
By Acclamation/Carried
11. 9:54 AM V23-151 41 Strong Avenue, Northampton
WJ presented documentation- Amended Application
- Staff to get more information
12. 9:59 AM Advisory Opinion Holyoke
WJ presented documentation- withdrawal request
- Motion to Find that section 23.3 is not triggered under this specific work by JD
2nd by JP
By Acclamation/Carried
13. 10:06 AM V24-026 19 Main Street, Taunton
WJ presented documentation- Amended Application
- Motion to Grant until April 2025 noting that Board is not inclined to grant any further extensions by KD
2nd by JD
By Acclamation/Carried
14. 10:08 AM V24-039 795 Massachusetts Avenue, Cambridge
WJ presented documentation- Additional Information
- Motion to Grant by JD
2nd by KD
By Acclamation/Carried
15. 10:20 AM V24-135 423 West Broadway, South Boston
WJ presented documentation- Additional Information
- Motion to Grant on the condition that no unique programming happens in the lounge seating by JD
2nd by KD
By Acclamation/Carried
16. 10:31 AM V24-147 Shores Street, Taunton
WJ presented documentation- Additional Information
- Motion to Grant J, K, and L as modified by JD
2nd by JP
By Acclamation/Carried

17. 10:32 AM V24-158 98 Winthrop Street, Cambridge
WJ presented documentation- Additional Information

Motion to Grant for this tenant/use only on the condition that no unique program happens on the second floor by JD
2nd by JP
By Acclamation/Carried

18. 10:36 AM V24-164 52 Ash Street, New Bedford
WJ presented documentation- Additional Information

Motion to Schedule a Hearing by JD
2nd by KD
By Acclamation/Carried

19. 10:41 AM V24-168 19 Railroad Avenue, Haverhill
WJ presented documentation- Additional Information

Motion to Grant on the condition that in the lease language it states that someone could request a portable GFCI portable power station by JD
2nd by JP
By Acclamation/Carried

20. 10:50 AM V24-170 & C24-039 857 Beacon
Street, Boston
WJ presented documentation- Additional Information

Motion to Schedule a Hearing by JD
2nd by JP
By Acclamation/Carried

11:00 AM Hearing V24-139 47-49 Winter Street, Boston
DG opened the hearing, introduced the Board, and established procedures. Participants Trevor Rabidou of SLS Consultants, Robert Del Savio from Embarc Architects, Morgan Blum from PM Development, Jillian Tomaselli from Embarc, and Michael Muehe are sworn in. Exhibit #1 AAB 1-58 is noted. Jillian Tomaselli gives an overview of the project architecturally. Trevor Rabidou goes into more details of the project. Michael Muehe testifies on behalf of the BCIL and notes that they would like the petitioner to provide an accessible entrance. He notes that the petitioner has not proven that not having an accessible entrance does not prove that it would not have substantial benefit to peoples with disabilities. Team members respond to Board member questions. Discussions and questions of Hearing:

Motion to Deny by PM

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

5 yes, 0 no, 0 abstention- Motion Passes

21. 11:49 AM V24-177 350 Boylston Street, Boston

WJ Presents documentation- Variance Application

KD Recuses

Motion to Grant by PD

2nd by JP

By Acclamation/Carried

Motion to Grant by JD

2nd by PD

By Acclamation/Carried

1:00 PM Hearing V20-160 36 Winthrop Street, Taunton

DG opened the hearing, introduced the Board, and established procedures. Participants Joe Lynett, Mike Thurman and Mike Novick, who both assist with facilities for the synagogue are sworn in. Exhibit #1 AAB 1-35 is noted. Mike Thurman begins by discussing the need for another variance and gives some history on the building. Mike Novick goes into more details regarding their fundraising efforts. Exhibit #2 a statement from the Taunton Commission on Disability, stating they no longer support the variance, is noted. WJ clarifies Board's jurisdiction. Discussions and questions of Hearing:

Motion to Grant a 90-day (from date of receipt) extension for petitioner to go back to the Board of Directors for a longtime fundraising strategy by JD

2nd by JP

By Acclamation/Carried

22. 1:49 PM Minutes and Decisions & 2025 Dates

Motion to Accept minutes and decisions with corrections by JD

2nd by JP

By Acclamation/Carried

Motion to Accept 2025 Dates by JD

2nd by JP

By Acclamation/Carried

2:00 PM Hearing
Street, Methuen

C23-013 & V24-023

Hampstead

DG opened the hearing, introduced the Board, and established procedures. Participants Sid Harris, the complainant, Felix Garcia from the City of Methuen, and Sandy Almonte from the City of Methuen are sworn in. Exhibit #1 AAB 1- 62 is noted. Sid Harris gives background and history regarding the complaint. Felix Garcia offers a response and update on the project from the City of Methuen. Discussions and questions of Hearing:

Motion to Find the complaint valid by JD

2nd by JP

By Acclamation/Carried

Motion to Continue for 30 days for petitioner to provide a timeframe by JD

2nd by KD

By Acclamation/Carried

23. 2:31 PM

V23-158

Various Locations, Boston

WJ Presented documentation- Variance Application

KD Recuses

Motion to Grant (all other ramps) as proposed by JD

2nd by JP

By Acclamation/Carried

369

Motion to Continue to see if a bollard or other solution preventing individuals from crossing into the 19% on the slope by JD

2nd by JP

By Acclamation/Carried

24. 2:53 PM

V24-179

320 Memorial Drive, Cambridge

WJ Presented documentation- Variance Application

KD Recuses

Motion to Grant as proposed by JD

2nd by JP

By Acclamation/Carried

Motion to Continue to research different fillers to result in a 60 degree angle by JD

2nd by JP

By Acclamation/Carried

Motion to Grant on the condition that auto door openers be provided for the door at the top of the landing by JD

2nd by PD

By Acclamation/Carried

Motion to Deny by PD
2nd by JD
By Acclamation/Carried

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Apartment Building, 78 Gates Street, South Boston (V24-171)
 - Exhibit – Variance Application and associated documents
- Church, 22 Kane Industrial Drive, Hudson (V24-172)
 - Exhibit – Variance Application and associated documents
- Restaurant, 20 Broad Street, Nantucket (V24-173)
 - Exhibit – Variance Application and associated documents
- Life Alive Organic Café, 435 South Huntington Avenue, Jamaica Plain (V24-174)
 - Exhibit – Variance Application and associated documents
- Various Curb Cuts, Beacon Hill, Boston (V24-175)
 - Exhibit – Variance Application and associated documents
- Sidewalk, 115 Federal Street, Boston (V24-176)
 - Exhibit – Variance Application and associated documents
- Mixed-Use Building, 350 Boylston Street, Boston (V24-177)
 - Exhibit- Variance Application and associated documents
- Greene Street, 1960 Massachusetts Avenue, Cambridge (V24-178)
 - Exhibit- Variance Application and associated documents
- McCormick Hall, 320 Memorial Drive, Cambridge (V24-179)
 - Exhibit- Variance Application and associated documents
- Mixed-Use Building, 211 Congress Street, Boston (V24-180)
 - Exhibit- Variance Application and associated documents
- Slade Farms, 600 Grand Army of the Republic Highway, Somerset (V24-182)
 - Exhibit- Variance Application and associated documents
- Dispensary, 41 Strong Avenue, Northampton (V23-151)
 - Exhibit- Additional Information
- Various Curb Cuts, Various Locations, Boston (V23-158)
 - Exhibit- Variance Application and associated documents
- Cambridge City Hall, 795 Massachusetts Avenue, Cambridge (V24-039)
 - Exhibit- Additional Information
- Broadway Golf, 423 West Broadway, South Boston (V24-135)
 - Exhibit- Additional Information
- Public Roadway, Shores Street, Taunton (V24-147)
 - Exhibit- Additional Information
- The Red House, 98 Winthrop Street, Cambridge (V24-158)
 - Exhibit- Additional Information
- Whaling City Sober House, 52 Ash Street, New Bedford (V24-164)
 - Exhibit- Additional Information
- The Beck, 19 Railroad Avenue, Haverhill (V24-168)
 - Exhibit- Additional Information
- Inverness Condominium, 857 Beacon Street, Boston (C24-039 & V24-170)

- Exhibit- Additional Information
- Advisory Opinion, Holyoke Community College
 - Exhibit –Advisory Opinion
- Mixed-Use Building, 47-49 Winter Street, Boston (V24-139)
 - Exhibit #1- AAB 1-58
- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V24-160)
 - Exhibit #1- AAB 1-35
 - Exhibit #2- Taunton Commission on Disability Statement
- Hampstead Street Sidewalk, Hampstead Street, Methuen (C23-013 & V24-023)
 - Exhibit #1 – AAB 1-62
 - Exhibit #2- memo document
- Minutes and decisions to approve from October 7, 2024
 - October 7, 2024, minutes
 - Draft decisions from October 7, 2024
- Tentative 2025 dates
 - Exhibit- Tentative 2025 meeting dates