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

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LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHI-
TECTURAL ACCESS BOARD

Board Meeting Minutes – October 31, 2022 Teleconference

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

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice-Chairperson (PM)

Jeffrey Dougan (JD)

Mary Mahon McCauley (MM)

Raymond Glazier (RG)

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)

1. Tarrant Lane Apartments, 89-95 Hopkins Street, Wakefield (V22-169)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moved to grant Group 1 on the usual conditions, DJ seconded.

Adopted by acclamation.

JD moved to deny Group 2As, DJ seconded.

Adopted by acclamation

2. Avalon Milford, 19 Birch Street, Milford (V22-170)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moved to grant Group 1 on the usual conditions, AJ seconded.

Adopted by acclamation.

MM moved to schedule a hearing, DJ seconded.

Adopted by acclamation.

3. 3 Story Multifamily Building, 32 Pearl Street, Dorchester (V22-171)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

*PM moved to continue for study on use of a LULA or Residential Elevator, JD seconded.
Adopted by acclamation.*

4. 38 Unit SRO, 116 Norfolk Street, Cambridge (V22-172)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*JD moved to grant as proposed, DJ seconded.
Adopted by acclamation.*

PM Left

5. The Embrace & 1965 Freedom Road, 192 Tremont Street, Boston (V22-173)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*MM moved to continue to request comment from MCB and/or the Carol Center, EM seconded.
Adopted by acclamation.*

PM Returned

6. Springboard School, 93 Broadway, Arlington (V22-174)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*JD moved to continue for a study on a lift or LULA from floor 1 to basement, DJ seconded.
Adopted by acclamation.*

7. Tower Court, Wellesley College, 106 Central Street, Wellesley (V22-175)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*PM moved packet, JD seconded.
Adopted by acclamation.*

8. Wellesley College MOU
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

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

JD left

9. Coach Hill Apartments, 4 Hartford North, Upton (C18-020 & V21-145)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*PM moved to grant extension with status reports when permit is issued, start of construction, and
end of construction, RG seconded.
Adopted by acclamation.*

JD returned

10. Terrazza, 100 Lindon Street, Wellesley (V22-075)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*JD moved to grant w/ usual conditions, PM seconded.
Adopted by acclamation*

*JD moved to grant kitchen outlets as proposed, PM seconded.
Adopted by acclamation.*

11. Apartment Building, 86 Essex Street, Haverhill (V22-163)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*DJ moved to grant on the condition of the use of a LULA, PM seconded.
Adopted by acclamation.*

12. Hearing Church, 39 Edgell Road, Framingham (V22-152)
DG opened the hearing, introduced Board and established procedures.
Jessica Ortega and Mark Dempsey were sworn in.
Exhibit 1 – Hearing Packet AAB 1-49

Ms. Ortega described the church and its pattern of use, raised the issue of the status of church leaders of volunteers, and addressed questions from the Board and Mr. Dempsey.

*JD moved to grant relief to 24.3 on the condition that the ramp a 36” wide ramp (measured between the handrails) for this tenant and use only, DJ seconded.
Adopted by acclamation.*

*JD moved to grant relief to 28.1 on the condition that an accomidation policy on the use of the office is provided, and that the kitchenette is limited to not more than two church leaders and relief is for this tenant and use only, DJ seconded.
Adopted by acclamation.*

13. Decisions and Minutes to approve from October 17, 2022
October 17, 2022 Minutes, Curb Cuts, Various Streets, Boston (V22-125), Community Pool, 18 MacIntyre Drive, North Reading (V22-112)

*JD moved to approve the minutes and decisions, EM seconded.
PM-A, JD-Y, RG-A, DJ-Y, AJ-Y, EM-Y, DG-Y*

14. 2023 Schedule
Exhibit – Draft 2023 Schedule
WJ presented draft schedule

*JD moved to accept draft schedule, PM seconded.
Adopted by acclamation.*

Meeting adjourned.