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

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**Architectural Access Board  
Meeting Minutes –October 6, 2025,  
Teams Meeting**

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

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

1. 9:04 AM

V25-161

79-85 Freeport Street, Boston

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Continue for a feasibility study for an elevator in this space by DJ

2<sup>nd</sup> by KB

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

2. 9:30 AM V25-170 Lancaster and Malburn Street, Leominster

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant as proposed by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

3. 9:40 AM V25-171 30 Leavitt Street, Salem

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Find that no variance is required by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

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

Motion to Find that the existing toilet rooms must comply with 521 CMR 30 by JD  
2<sup>nd</sup> by KD

Roll Call Vote

PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

4. 9:47 AM V25-172 1112 Boylston Street, Boston  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant for this tenancy only by JD  
2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

Motion to Continue for proof of compliance with 521 CMR 27 for the interior and exterior stairs and a written policy for keeping the pathway clear by JD  
2<sup>nd</sup> by PD

Roll Call Vote

PM-abstain  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes

KB- yes  
DG- yes  
7 yes, 0 no, 1 abstention- Motion Passes

5. 10:02 AM V25-173 900 Boylston Street, Boston  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Variance 1 & 2  
Motion to Grant as proposed by JD  
2<sup>nd</sup> by PM  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

Variance 3  
Motion to Continue for test drawings showing a potential carve out to allow for the 1.5 inch space behind the handrail by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

Variance 4  
Motion to Find no variance is required by JD  
2<sup>nd</sup> by KD  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes

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

6. 10:12 AM V25-174 401 State Road, West Tisbury  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Variances 1 & 2  
Motion to Grant under the usual conditions by JD  
2<sup>nd</sup> by KD  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

7. 10:20 AM V25-175 71 Cherry Street, Cambridge  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Variances 1, 2, & 4  
Motion to Continue for the MHC Letter by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

Variance 3  
Motion to Find that no variance is required, as these are employee-only spaces, but it

needs to be indicated as employee-only space on the stamped permit sets by JD  
2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

8. 10:26 AM V25-176 Various Streets, Dorchester

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Packet by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

9. 10:29 AM V25-177 173 High Plain Street, Walpole

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant as proposed by KD

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that the Group 1 bathroom clearances are required to comply with 521 CMR 42.7.2b by KD

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

10. 10:40 AM V25-178 54-56 Hayes Street, Cambridge

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant with the condition that 103 is a Group 2A flat as proposed and on the condition the lift shaft is provided by stacked closets, and this information is included in the advertising and sales materials by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant as proposed by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

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

Motion to Grant under the usual conditions by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

11:00 AM Hearing                      C25-004              140 Whiting Avenue, Dedham

DG opened the hearing, introduced the Board, and established procedures. Participants Matthew Haffner, Michael Muehe, Kenneth Cimen, William Joyce, and Susan Carney (the complainant) are sworn in. Exhibit 1, AAB 1-53 is noted. Susan Carney, as the complainant, testifies first. Mr. Haffner confirms that a passenger elevator, LULA, and lift in the theater are all operational, and adds that the Town intends to modernize the elevator in the summer of 2026. Mr. Haffner provides the elevator inspection document to the Board as Exhibit 2. Michael Muehe testifies regarding a self-evaluation and transition plan and keyed operation of the lift and LULA. Director Joyce advises Respondent that it is not permitted to require a key to use a lift where the nearby stairs do not require use of a key. Discussion and questions of hearing.

Motion to Take case under advisement by KB  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

3:01 PM  
Motion to Find the complaint valid by PD



2<sup>nd</sup> by JD  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

Motion to Order the respondent to ensure that the LULA must be available for use whenever the space served by the LULA is open for use by JD

2<sup>nd</sup> by PD  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

1:00 PM Hearing

V25-089

1 Sewall Street, Salem

DG opened the hearing, introduced the Board, and established procedures. Participants Robert Freni, Trevor Rabidou, and Charity Lezama are sworn in. Exhibit 1, AAB 1-35 is noted. Trevor Rabidou begins the presentation and shows Exhibit 2, a presentation. Mr. Freni addresses each variance. Exhibit 3, a Google street view image is added to the record. Discussion and questions of hearing.

Request 1: Accessible route to Existing Basement, Basketball Court, Boys Locker Room, and Kids Club

Motion to Continue for test drawings for a permanent or portable lift to the basketball court and for the policy on relocating on request special programming planned to occur in the basement by JD

2<sup>nd</sup> by DJ  
Roll Call Vote  
PM-yes

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

Request 2: Accessible Route to Flex Gym Space

Motion to Continue for test drawings and policies, up to and including requests for timed relief, to have programming held in the accessible spaces by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Request 3: Basketball Court Stair Tread Height

Motion to Grant on the condition they implement related recommendation from the Salem Commission on Disability by PM

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes  
KD- yes  
PD- yes  
DJ- abstains  
JD- yes  
EM- yes  
KB- yes  
DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

Request 4: Existing Ramp to Childhood Education Space

Motion to Grant on the condition that Respondent provide to the Board the policy for the exterior access route to the childhood education space, and to ensure information regarding the route is posted on the website and mobile application by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

Request 5: Ames Hall Entrance

Motion to Continue to see if the accessible parking can be moved to the right of the accessible entrance where there are currently metered spots by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

Request 6: Maneuvering Clearances

Motion to Continue for a plan identifying doors and spaces impacted by this request by KD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes  
KD- yes  
PD- absent  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
7 yes, 0 no, 1 not present- Motion Passes

Request 7: Bathrooms (Time Variance)

Motion to Grant until 1/1/30 with annual status reports starting on 1/1/27 by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes  
KD- yes

PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

Request 8: Handrails (Time Variance)

Motion to Grant until 1/1/30 with annual status reports starting on 1/1/27 by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Request 9: Door Maneuvering Clearances (Time Relief)

Motion to Continue for a plan that identifies doors and spaces impacted by this request by KD

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

5 Minute Break until 3:00 PM- 3:01 PM return to 11:00 Hearing Decision

11. 3:17 PM                                      V25-179                      2262 Dorchester Avenue, Dorchester  
Exhibit- Variance application and associated documents  
WJ presented documentation- variance application  
KD Recuses

Motion to Packet by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 recusal- Motion Passes

12. 3:18 PM      V25-180      Webster  
Exhibit- Variance application and associated documents  
WJ presented documentation- variance application

Motion to Grant on the condition that when the two unit owners no longer need this device, it will be removed by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

13. 3:26 PM      C23-078      19 Monsignor Reynolds Way, Boston  
Exhibit- Variance application and associated documents  
WJ presented documentation- variance application

Motion to Schedule a Fine Hearing by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

14. 3:37 AM      V22-107                      32 Derby Square, Salem

Exhibit- Status report

WJ presented documentation- Status report

Motion to Accept status report by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

15. 3:39 AM      V24-194                      127 Forest Avenue, Hudson

Exhibit- Additional information

WJ presented documentation- Additional information

KD Recuses

Motion to Grant time relief until 11/1/28 with annual status reports starting 5/1/26 by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM-yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 recusal- Motion Passes

Motion to Grant time relief until 11/1/28 with annual status reports starting 5/1/26 on the condition it is maintained by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM-yes

KD- recuses

PD- yes

DJ- yes

JD- yes

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

16. 3:50 PM      V25-082      114 Temple Street, Somerville  
Exhibit- Additional information  
WJ presented documentation- Additional information  
KD Recuses

Motion to Grant as proposed by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM-yes  
KD- recuses  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
7 yes, 0 no, 1 recusal- Motion Passes

PM Takes over as Chair

Motion to Continue for more information for how the computer room will be replicated on the first floor by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
KD- recuses  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
PM- yes  
7 yes, 0 no, 1 recusal- Motion Passes

Motion to Grant relief to 8.2 on the condition they construct a non-accessible bathroom as shown in A102b by PD  
2<sup>nd</sup> by KB  
Roll Call Vote  
KD- recuses

PD- yes  
DJ- yes  
JD- abstain  
EM- abstain  
KB- yes  
PM- no  
3 yes, 1 no, 1 recusal, 2 abstentions- Motion Passes

17. 4:09 PM      V25-109      12 Post Office Square, Boston

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition that the accessible route on the 2<sup>nd</sup> floor residential corridor is not restricted during business operating hours by KD

2<sup>nd</sup> by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

18. 4:13 PM      V25-115      97 Bradford Street, Provincetown

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Continue to receive the test drawings by DJ

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

19. 4:17 PM      V25-118      57 Everett Street, Boston

Exhibit- Additional information

WJ presented documentation- Additional information



Motion to Grant on the condition that the tub control locations comply with the 2010 ADA standards 607.5 and to include in the lease language that these can be relocated by KD

2<sup>nd</sup> by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

20. 4:23 PM          V25-120                  9 Westminster Avenue, Arlington

Exhibit- Additional information

WJ Presented documentation- Additional information

Motion to Grant by JD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

21. 4:25 PM          V25-147                  7 Pleasant Street, Malden

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition an automatic door opener is provided by JD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- technical error

PM- yes

6 yes, 0 no, 1 abstention due to technical issue- Motion Passes

22. 4:32 PM          V25-158                  Jerome Street and Cushing Avenue, Boston

Exhibit- Additional information

WJ presented documentation- Additional information

KD Recuses

Motion to Grant on the condition this is an apex design by JD

2<sup>nd</sup> by DJ

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- absent (technical difficulties prevented voting)

PM- yes

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

23. 4:46 PM          V25-158                  48 High Street, Warren

Exhibit- Additional information

WJ presented documentation – Additional information

Motion to Grant on the condition that any public meetings are held in locations that are fully accessible to persons with disabilities as required by the OML by KD

2<sup>nd</sup> by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

24. 5:00 PM          Minutes and decisions

Exhibit- minutes and decisions

WJ presented documentation- minutes and decisions from 9/22/2025 meeting

Motion to Accept minutes and decisions with edits by JD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- abstain

DJ- yes

JD- yes  
EM- yes  
KB- yes  
PM- yes  
7 yes, 0 no, 1 abstention- Motion Passes

### Exhibit List

- Boston Pole Fitness, 79-85 Freeport Street, Dorchester (V25-161)
  - Exhibit – Variance Application and associated documents
- Curb Ramp, Lancaster Street and Malburn Street, Leominster (V25-170)
  - Exhibit- Variance Application and associated documents
- Salem Public Schools Welcome Center, 30 Leavitt Street, Salem (V25-171)
  - Exhibit- Variance Application and associated documents
- Bhout Boxing, 1112 Boylston Street, Boston (V25-172)
  - Exhibit- Variance Application and associated documents
- Hynes Veterans Convention Center, 900 Boylston Street, Boston (V25-173)
  - Exhibit- Variance Application and associated documents
- West Tisbury Community Affordable Housing, 401 State Road, West Tisbury (V25-174)
  - Exhibit- Variance Application and associated documents
- Margaret Fuller Neighborhood House, 71 Cherry Street, Cambridge (V25-175)
  - Exhibit- Variance Application and associated documents
- Fields Corner CDC Housing Project, Various Addresses, Dorchester (V25-176)
  - Exhibit-Variance Application and associated documents
- Mixed Use Building, 173 High Plain Street, Walpole (V25-177)
  - Exhibit- Variance Application and associated documents
- Residential Building, 54-56 Hayes Street, Cambridge (V25-178)
  - Exhibit- Variance Application and associated documents
- Lower Mills Apartments, 2262 Dorchester Avenue, Dorchester (V25-179)
  - Exhibit- Variance Application and associated documents
- Beacon Park Condominiums, Webster (V25-180)
  - Exhibit- Variance Application and associated documents
- Old Town Hall, 32 Derby Square, Salem (V22-107)
  - Exhibit- Status Report
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-087)
  - Exhibit- Status Report
- Mary O'Malley CHAPS Academy, 127 Forest Avenue, Hudson (V24-194)
  - Exhibit-Additional information
- The Gaslamp Bed and Breakfast, 97 Bradford Street, Provincetown (V25-115)
  - Exhibit- Additional Information
- Brian J. Honan Apartment Complex, 57 Everett Street, Boston (V25-118)
  - Exhibit- Additional Information
- Covenant Church, 9 Westminster Road, Arlington (V25-120)

- Exhibit- Additional Information
- Sing Choi Kee, 7 Pleasant Street, Malden (V25-147)
  - Exhibit- Additional Information
- Ramp 1- Ramp 5, Jerome Street and Cushing Avenue, Boston (V25-158)
  - Exhibit- Additional Information
- Beacon Street Apartments, 1017 Beacon Street, Brookline (V25-162)
  - Exhibit- Additional Information
- Shepard Municipal Building, 48 High Street, Warren (V25-168)
  - Exhibit- Additional Information
- Dedham High School, 140 Whiting Avenue, Dedham (C25-004)
  - Exhibit#1- AAB 1-53
  - Exhibit#2- Elevator inspection certificates
- Salem YMCA, 1 Sewall Avenue, Salem (V25-089)
  - Exhibit#1- AAB 1-35
  - Exhibit#2- Slide Deck
  - Exhibit#3- Google Street View Image
- Minutes and decisions from the September 22, 2025, meeting
  - Exhibit- draft minutes and draft decisions