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Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
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Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Board Meeting Minutes – October 7, 2024
Teams Meeting

This meeting was open to the public and began at approximately 9:02 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Elizabeth Myska (EM)
Kathryn Denis (KD)
Pamela Daly (PD)
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:

PM, KD, PD, JD, EM, JP



1. 9:02 AM V24-163 Frog Hollow Road, Russell
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue to see if there is another site along the river for an accessible water access point by PD
2nd by JD
By Acclamation/Carried

2. 9:08 AM V24-164 52 Ash Street, New Bedford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Find that this is transient lodging covered by 521 CMR by JD
2nd by PM
By Acclamation/Carried

Motion to Continue for more information for drawings and cost estimates of an accessible entrance by JD
2nd by JP
By Acclamation/Carried

3. 9:12 AM V24-165 108 Centre Street, Brookline
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant with usual conditions by JD
2nd by KD
By Acclamation/Carried

4. 9:12 AM V24-167 1249 Boylston Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that signage directing people to the elevators is provided by JD
2nd by KD
By Acclamation/Carried

Motion to Continue for a floor plan of the first floor by JD
2nd by PD
By Acclamation/Carried

5. 9:20 AM V24-168 19 Railroad Avenue, Haverhill
Exhibit- Variance application and associated documents
WJ presented documentation- Discussion of Variance

Motion to Grant with usual conditions by KD
2nd by PD
By Acclamation/Carried

Motion to Grant bottom freezers by KD
2nd by PD
By Acclamation/Carried

Motion to Continue for test drawing on whether or not an outlet can be added either above or
below the switch by KD
2nd by PM
By Acclamation/Carried
6. 9:34 AM V24-169 1761 Massachusetts Avenue, Lexington
WJ presented documentation- Variance Application and associated documents

Motion to Find that no variance is needed by PM
2nd by JD
By Acclamation/Carried
7. 9:37 AM Advisory Opinion
WJ presented documentation- Advisory Opinion

Motion to Find that this is a carpet and does not meeting carpet regulations as it has
a 1.5 in pile height, and is not suitable for a playground without a variance by JD
2nd by PM
By Acclamation/Carried
8. 9:49 AM V21-176 30 Springdale Avenue, Dover
WJ presented documentation- Status Report

Motion to Accept Status Report, and to submit a copy of the inspection certificate
once it passes by KD
2nd by JP
By Acclamation/Carried
9. 9:50 AM V23-158 Various Locations, Boston
WJ presented documentation- new curb cuts
KD Recuses

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

10. 9:51 AM V23-158 Various Locations, Boston
WJ presented documentation- admin item responses
KD Recuses

#95
Motion to Find no variance is required if the debris/detritus is removed from that area by JD
2nd by PD
By Acclamation/Carried

#197
Motion to Grant on the condition that it complies with the sketch by JD
2nd by JP
By Acclamation/Carried

#247
Motion to Grant on the condition of the improved directionality by JD
2nd by JP
By Acclamation/Carried

#254
Motion to Grant by JD
2nd by JP
By Acclamation/Carried

#277
Motion to Continue for test drawings of ensuring perpendicular curb cuts are provided at all four corners by JD
2nd by JP
By Acclamation/Carried

#295
Motion to Continue for a re-measurement once mulch is removed by JD
2nd by JP
By Acclamation/Carried

#313
Motion to Grant on the condition that the debris is cleared by JD
2nd by JP
By Acclamation/Carried

#328

Motion to Grant by JD

2nd by JP

By Acclamation/Carried

11. 10:13 AM V24-097 & C24-025 Holyoke
WJ presented documentation- Amended Application
Motion to Schedule a Hearing by PM
2nd by JP
By Acclamation/Carried
12. 10:21 AM V24-112 1197 Washington Street, Weymouth
WJ presented documentation- withdrawal request
No Action
13. 10:25 AM V24-121 9 Boyd Street, Watertown
WJ presented documentation- Amended Application

Motion to Grant until 1/1/2025 by JD
2nd by KD
By Acclamation/Carried
14. 10:29 AM V24-126 107 Welby Road, New Bedford
WJ presented documentation- Additional Information

Motion to Grant for this use only by JD
2nd by JP
By Acclamation/Carried
15. 10:31 AM V24-135 423 West Broadway, South Boston
WJ presented documentation- Additional Information

Motion to Schedule a Hearing by JD
2nd by PM
By Acclamation/Carried
16. 10:32 AM V24-160 67 Harvest Street, Boston
WJ presented documentation- Additional Information

Motion to Grant by KD
2nd by JD
By Acclamation/Carried
17. 10:45 AM V22-051 87-103 Liberty Street, Lynn
WJ presented documentation- Amended Application

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

18. 10:48 AM

Minutes and Decisions

WJ presented documentation- minutes and decisions from September 23, 2024

Motion to Accept Minutes and Decisions from Sep. 23, 2024, by JD

2nd by JP

By Acclamation/Carried

11:00 AM Hearing

V23-184

33 Bow Street, Somerville

KD Recuses

DG opened the hearing, introduced the Board, and established procedures. Participants Trea LaRaia, Gonzalo Puigbo, Jacob Taylor, and Michael Muehe are sworn in. Exhibit #1 AAB 1-186 is noted. Gonzalo Puigbo, of Somerville Community Corporation begins the presentation giving background on the project. Trea LaRaia walks through the project updates. Exhibit #2 a slide deck is noted. Participant Alba Solis from Somerville Community Corporation is sworn in. Jacob Taylor gives brief testimony as the attorney for the Somerville Community Corporation. Michael Muehe testifies and notes BCIL's support for temporary relief for variance to the lift until another unit opened for the family to be relocated who would be impacted by the work. Doug Tierney, project manager for Somerville Community Corporation is sworn in and answers question regarding sequencing of work and notes it is reasonable to add blocking to units. Discussions and questions of Hearing:

Motion to Grant on the condition of adding appropriate blocking complying with 42.5.3, 42.7.1c/d, and/or 42.7.2c to the walls in units 33 Bow Street where restrooms are renovated or reconstructed

By JD

2nd by JP

By Acclamation/Carried

1:00 PM Hearing

C22-004

168 Milk Street, Westborough

DG opened the hearing, introduced the Board, and established procedures. Participants Joe Lynett, Matthew Dempsey, Scott Ricker and Andrew Chase are sworn in. Exhibit #1 AAB 1-69 is noted. Scott Ricker presents first, as the complainant in this case. Joe Lynett, as the counsel for Tractor Supply, makes a statement next, proposing to move the displays. Matthew Dempsey, the store manager offers testimony to add clarification to the area of the store in question. WJ gives some information to clarify procedure, and 521 CMR. Discussions and questions of Hearing:

Motion to Find that the complaint is valid by JD

2nd by JP

By Acclamation/Carried

Motion to Order that the counter must be in compliance with 521 CMR 7.2.2a by JD

2nd by KD

By Acclamation/Carried

2:00 PM Hearing

C22-036

15 Snell Street, Attleboro

DG opened the hearing, introduced the Board, and established procedures. Participants Donna Oldmixon, Kyle J. Vieira, Andrew Chase, and Paul Dumouchel are sworn in. Exhibit #1 AAB 1-415 is noted. Exhibit #2 a slideshow is noted. Donna Oldmixon presents first as the complainant in this case. Andrew Chase gives background and clarity on the case in question. Kyle Vieira presents as counsel for the Attleboro Housing Authority. Exhibit #2 a memo that was sent to housing authority employees regarding Donna Oldmixon's parking space is shown. Paul Dumouchel offers testimony regarding the Memo. Discussions and questions of Hearing:

Motion to Order the Attleboro Housing Authority provide a copy of the policies, the educational campaign, how they notify residents, a copy of their SETP if they have one, and a copy of their towing policy within 45 days as of today by JD

2nd by KD

By Acclamation/Carried

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Parking Lot and Water Access Area, Frog Hollow Road, Russell (V24-163)
 - Exhibit – Variance Application and associated documents
- Whaling City Sober House, 52 Ash Street, New Bedford (V24-164)
 - Exhibit – Variance Application and associated documents
- Senior Housing Facility, 108 Centre Street, Brookline (V24-165)
 - Exhibit – Variance Application and associated documents
- Berklee College of Music, 1249 Boylston Street, Boston (V24-167)
 - Exhibit – Variance Application and associated documents
- The Beck, 19 Railroad Avenue, Haverhill (V24-168)
 - Exhibit – Variance Application and associated documents
- Bank of America, 1761 Massachusetts Avenue, Lexington (V24-169)
 - Exhibit – Variance Application and associated documents
- Inverness Condominium, 857 Beacon Street, Boston (C24-039 & V24-170)
 - Exhibit- Variance Application and associated documents
- Day Care Center, 30 Springdale Avenue, Dover (V21-176)
 - Exhibit- Status report
- Osmund Building, 87-103 Liberty Street, Lynn (V22-051)
 - Exhibit- Amended Variance application
- Various Curb Cuts, Various Locations, Boston (2024 Requests) (V23-158)
 - Exhibit- Amended Variance application
- Various Curb Cuts, Various Locations, Boston (V23-158)
 - Exhibit- More Information
- Ernest Proulx Municipal Parking Garage, 536 Dwight Street, Holyoke (C24-025 & V24-097)
 - Exhibit- Amended Variance application

- Cornerstone at Weymouth, 1197 Washington Street, Weymouth (V24-112)
 - Exhibit- More information
- The University Prints Building, 9 Boyd Street, Watertown (V24-121)
 - Exhibit- Amended Variance application
- Little Peoples College, 107 Welby Road, New Bedford (V24-126)
 - Exhibit- More Information
- Broadway Golf, 423 West Broadway, South Boston (V24-135)
 - Exhibit- More Information
- Residential Building, 67 Harvest Street, Boston (V24-160)
 - Exhibit- More Information
- Advisory Opinion, Playground Material
 - Exhibit –Advisory Opinion
- The Richmond Building, 33 Bow Street, Somerville (V23-184)
 - Exhibit #1- AAB 1-186
 - Exhibit #2- slide deck
- Tractor Supply, 168 Milk Street, Westborough (C22-004)
 - Exhibit #1- AAB 1-69
- Attleboro Housing Authority, 15 Snell Street, Attleboro (C22-036)
 - Exhibit #1 – AAB 1-415
 - Exhibit #2- memo document
- Minutes and decisions to approve from September 23, 2024
 - September 23, 2024, minutes
 - Draft decisions from September 23, 2024