

MAURA HEALEY
GOVERNOR



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

KIM DRISCOLL
LIEUTENANT GOVERNOR

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

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

One Federal Street, Suite 600 • Boston • MA • 02110
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-979-5459

Architectural Access Board
Meeting Minutes November 17, 2025,
Microsoft Teams Remote 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 (PM)
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)
Victor Machado- Compliance Officer (VM)
Nirit Eriksson- Board Counsel (NE)

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

1. 9:04 AM

V25-191

74 Faneuil Street, Brighton

Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Deny by KB

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- abstains

KB- yes

DG- abstains

4 yes, 0 no, 2 abstentions - Motion Passes

2. 9:26 AM V25-192 1026a Commonwealth Avenue, Brookline
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Schedule a Hearing by DJ

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

3. 9:27 AM V25-199 20 Colon Street, Beverly
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for a MHC Letter by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that the exterior ramp landing does not extend 60 inches in length by

KD
2nd by DJ
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

4. 9:31 AM V25-200 286 South 2nd Street, New Bedford
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant on the condition that warning signage is provided and directional signage to the elevator is provided at the top and bottom by KD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

5. 9:41 AM V25-201 25 Water Street, Newburyport
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Platform Size
Motion to Deny by KB
2nd by PD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes
Headroom

Motion to Grant by KD
2nd by KB
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

6. 9:55 AM V25-202 33 Loring Avenue, Salem
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for a survey and a site plan of the existing and proposed plans by
DJ
2nd by KD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

7. 10:03 AM V25-203 11 Ivy Street, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

9.5.4
Motion to Grant on the condition that the group 1 bathroom layouts are modified to
comply and the door widths provide a 32inch wide clear width, and to include language
in the leasing documents that a lift can be added at the tenants' request by KD
2nd by DJ
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

Motion to Find the winder stairs in the group 1 units are not permitted by KD
2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

28.1

Motion to Continue for a feasibility and cost study of installing a ramp by KD
2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Group 1 Sink Depths

Motion to Grant with the usual conditions by KD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

8. 10:18 AM V25-204 94 Central Street, Wellesley
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant for this tenant and use only and on the condition that no unique

services are provided on the inaccessible level by KB

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant relief to 30.7.1 for the restroom by KB

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

9. 10:27 AM V25-205 57 Main Street, Marlborough
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

9.5.6

Motion to Grant by DJ

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

43.3.2

Motion to Grant with the usual conditions by PD
2nd by DJ
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

10. 10:29 AM V25-206 St. Stephen Street and Gainsborough
Street, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Continue for which of the four curb cuts is the noncompliant curb cut, what is the slope that is excessive, and which exception are they meeting to use apex curb cuts by DJ
2nd by PD
Roll Call Vote
KD- recuses
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
5 yes, 0 no, 1 recusal- Motion Passes

11. 10:31 AM V23-158 Various Streets, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Packet by DJ
2nd by PD
Roll Call Vote
KD- recuses
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
5 yes, 0 no, 1 recusal- Motion Passes

12. 10:33 AM V25-207 1 Joslin Place, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant by PD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

13. 10:38 AM V25-208 57 Cedar Street, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for proposed draft plans to install the lift on the wall side with the set of stairs between the lift and the door by DJ
2nd by KB
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant the winder stair request (27.2) by DJ
2nd by KD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

14. 10:49 AM V25-209 161 Massachusetts Avenue, Boston

Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Packet by PD
2nd by EM
Roll Call Vote
KD- recuses
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
5 yes, 0 no, 1 recusal- Motion Passes

15. 10:51 AM V25-212 161-171 Massachusetts Avenue, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Packet by DJ
2nd by KB
Roll Call Vote
KD- recuses
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
5 yes, 0 no, 1 recusal- Motion Passes

11:00 AM Hearing V25-118 57 Everett Street, Boston

DG opened the hearing, introduced the Board, and established procedures. Participants Ted Dow (consultant), Caitlin Robillard (Allston- Brighton CDC), and Michael Muehe are sworn in. Exhibit 1, AAB 1-71 is noted. Ted Dow presents on behalf of the applicants. Exhibit #2 a short slide deck is noted. Michael Muehe testifies on behalf of the BCIL. He notes concern when variances are granted that are over 3 years long as management and administration are likely to change. Discussion and questions of hearing.

Motion to Grant with the starting date of June 2027 and completion date of June 2030 with

annual status reports submitted annually on July 1st by DJ

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

16. 11:42 AM V25-210 425 Crowell Road, Chatham

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Continue for plans showing the slope dimensions in 2 foot increments at each ramp by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

17. 11:52 AM V25-211 55 Hudson Street, Boston

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

KD Recuses

Motion to Grant on the condition that they place the outlets as high as they can by DJ

2nd by KB

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 1 recusal- Motion Passes

18. 11:57 AM V25-218 15-17 Wichita Terrace, Boston

Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Waive the 2 week waiting period by PD

2nd by KB

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 1 recusal- Motion Passes

Motion to Continue for clarification on the width of the sidewalk by DJ

2nd by PD

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 1 recusal- Motion Passes

1:37 PM

Motion to Grant the requested relief of the width of the walkway by KB

2nd by PD

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 1 recusal- Motion Passes

DG opened the hearing, introduced the Board, and established procedures. Participants Sam Mamary (Executive Director at Royal Health), Patricia Holland (complainant), Michael Muehe (BCIL, and WJ are sworn in. Exhibit 1, AAB 1-99 is noted. Patricia Holland gives an overview as the complainant on this case. Sam Mamary gives a response saying everything was resolved. WJ asks Mr. Mamary a couple of follow-up questions. Exhibit #2 two elevator certificates are noted. Michael Muehe asks the Board for a floor plan of the entire footprint of the building. Mr. Muehe continues that the respondent would be willing to provide floor plans so he asks the Board to ask for them. WJ asks if they want to voluntarily supply the plans. Discussion and questions of hearing.

Motion to Close the complaint as the conditions have been satisfied by DJ

2nd by KB

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

19. 1:50 PM

V25-184

58 Conomo Avenue, Lynn

Exhibit- Additional information

WJ presented documentation- amended application and associated documents

Motion to Accept the request for withdrawals of variance requests 1 and 2 by KD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant relief for the width of the girls room bathroom stalls by KB

2nd by KD

Roll Call Vote

KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Continue for a feasibility study on relocating the toilet in the first floor boys' toilet room by KD
2nd by DJ
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

2:00 PM Hearing V24-214 57 Union Street, Newton
DG opened the hearing, introduced the Board, and established procedures. Participants Doug Anderson (Rinkus, code consultant), Galina Slezinger (former owner), and Michael Muehe (BCIL) are sworn in. Exhibit 1, AAB 1-74 is noted. Doug Anderson gives an overview of the case over the past several years. Exhibit #2- photos are noted. Galina Slezinger gives background on the previous lift that was in the restaurant. WJ is sworn in. Michael Muehe testifies and notes the 48 inches for the platform of a lift is really a minimum given the current size of wheelchairs. He notes that BCIL would only support this variance if the platform is 48 inches. Discussion and questions of hearing.

Motion to Continue to request the updated platform dimensions by DJ
2nd by KD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

20. 2:50 PM V25-198 401 & 403 Boston Avenue, Medford
Exhibit- Packeted case

WJ presented documentation- Packeted case

Request 1

Motion to Grant as proposed by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Request 2

Motion to Grant as proposed by KD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Request 3

Motion to Grant by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Request 4

Motion to Continue for more information for how many outlets in the kitchen will be less than

18 inches from an interior corner by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Request 5

Motion to Grant on the condition that free-standing outlets are available at tenants' requests

by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

21. 3:04 PM Advisory Opinion

Exhibit-Advisory opinion

WJ presented documentation- Advisory opinion

Motion to Find that the arrangement of the dimensions and door weight comply with 521

CMR and no auto-door opener is required by KB

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

22. 3:22 PM Minutes & Decisions

Exhibit- minutes

WJ presented documentation- minutes from 11/3/2025 meeting

Motion to Accept minutes as submitted by KB

2nd by KD

Roll Call Vote

KD- yes

PD- abstains

DJ- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 1 abstention- Motion Passes

Exhibit List

- Various Curb Cuts, Various Locations, Boston (V23-158)
 - Exhibit – Variance Application and associated documents
- McKinney Playground, 74 Faneuil Street, Brighton (V25-191)
 - Exhibit- Variance Application and associated documents
- Bap Street, 1026a Commonwealth Avenue, Brookline (V25-192)
 - Exhibit- Variance Application and associated documents
- Beverly Village Theater Renovation, 20 Colon Street, Beverly (V25-199)
 - Exhibit- Variance Application and associated documents
- Alfred J Gomes Elementary School, 286 South 2nd Street, New Bedford (V25-200)
 - Exhibit- Variance Application and associated documents
- Newburyport Custom House Maritime Museum, 25 Water Street, Newburyport (V25-201)
 - Exhibit- Variance Application and associated documents
- Horace Mann Building, 33 Loring Avenue, Cambridge (V25-202)
 - Exhibit- Variance Application and associated documents
- Residential Building, 11 Ivy Street, Cambridge (V25-203)
 - Exhibit-Variance Application and associated documents
- Mixed Use Building, 94 Central Street, Wellesley (V25-204)
 - Exhibit- Variance Application and associated documents
- Exchange Place, 57 Main Street, Marlborough (V25-205)
 - Exhibit- Variance Application and associated documents
- Intersection, St. Stephen Street and Gainsborough Street, Boston (V25-206)
 - Exhibit- Variance Application and associated documents
- DFBI Future Cancer Hospital, 1 Joslin Place, Boston (V25-207)
 - Exhibit- Variance Application and associated documents
- Residential Building, 57 Cedar Street, Cambridge (V25-208)
 - Exhibit-Variance Application and associated documents
- Mixed Use Building, 161 Massachusetts Avenue, Boston (V25-209)
 - Exhibit- Variance Application and associated documents

- Monomoy Regional Middle School, 425 Crowell Road, Chatham (V25-210)
 - Exhibit- Variance Application and associated documents
- BPL Chinatown Branch, 55 Hudson Street, Boston (V25-211)
 - Exhibit- Variance Application and associated documents
- Mixed Use Buildings, 161-171 Massachusetts Avenue, Boston (V25-212)
 - Exhibit- Variance Application and associated documents
- Sidewalk, 15-17 Wichita Terrace, Mattapan (V25-218)
 - Exhibit- Variance Application and associated documents
- Sisson Elementary School, 58 Conomo Avenue, Lynn (V25-185)
 - Exhibit- Amended Application
- Tufts Residence Halls, 401 & 403 Boston Avenue, Medford (V25-198)
 - Exhibit- Packeted case
- Brian J Honan Apartments, 57 Everett Street, Boston (V25-118)
 - Exhibit#1- AAB 1-71
 - Exhibit#2- Slide deck
- Royal Health, 95 Commercial Street, Braintree (C24-074)
 - Exhibit#1- AAB 1-99
 - Exhibit#2- 2 elevator inspection certificates
- Café St. Petersburg, 57 Union Street, Newton (V24-214)
 - Exhibit#1- AAB 1-74
 - Exhibit#2- Photos
- Minutes and decisions from November 3, 2025, meeting
 - Exhibit- draft minutes and decisions