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REGULATION

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OCCUPATIONAL LICENSURE

Board Meeting Minutes – November 18,
2024 Teams Meeting

This meeting was open to the public and began at approximately 9:05 AM

Architectural Access Board member attendance:

Patricia Mendez, Vice Chair (PM)

Elizabeth Myska (EM)

Jeff Dougan (JD)

Kathryn Denis (KD)

Pamela Daly (PD)

David Johnson (DJ)

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)

PM opened the meeting for Roll Call:

KD, PD, DJ, JD, EM



1. 9:06 AM V24-187 Various Locations
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

DJ- yes

EM- yes

PM- yes

6 yes, 0 no, 0 abstentions – Motion Passes

2. 9:09 AM V24-189 1435 Main Street, Weymouth
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
KD Recuses

26.6.2

Motion to Grant by PD

2nd by JD

Roll Call Vote

PM- yes

KD- recused

PD- yes

EM- yes

DJ- yes

JD- yes

PM- yes

5 yes, 0 no, 1 abstention- Motion Passes

Motion to Grant by DJ

2nd by PD

Roll Call Vote

PD- yes

DJ-yes

JD-yes

EM- yes

PM- yes

KD- recused

5 yes, 0 no, 1 abstention- Motion Passes

3. 9:10 AM V24-190 44 Winter Street, Dorchester
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

22.3.1

Motion to Grant as proposed by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

6 yes, 0 no's, abstentions- Motion Passes

24.4.1

Motion to Continue for a test drawing for a level landing showing the slopes in the red area if it did not encroach into the curb cut's landing by JD

2nd by KD

Roll Call Vote

KD- yes

PD-yes

DJ- yes

JD-yes

EM-yes

PM- yes

6 yes, 0 no's, 0 abstentions- Motion Passes

4. 9:17AM V24-191 Various Locations
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Packet by DJ

2nd by PD

Roll Call Vote

KD-yes

PD- yes

DJ-yes

JD-yes

EM-yes

PM-yes

6 yes, 0 no, 0 abstentions- Motion Passes

5. 9:17 AM V24-192 & C24-024 17 Court Street Boston
Exhibit- Variance application and associated documents
WJ presented documentation- Discussion of Variance

Motion to Grant until 12/13/2024 by JD
2nd by KD
Roll Call Vote
KD- yes
PD-yes
DJ- yes
JD- yes
EM-yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

6. 9:24 AM V24-193 1341 Route 28, Yarmouth
WJ presented documentation- Variance Application and associated documents

Motion to Schedule a Hearing by JD
2nd by DJ
Roll Call Vote
KD- yes
PD-yes
DJ-yes
JD-yes
EM-yes
PM-yes
6 yes, 0 no, 0 abstentions- Motion Passes

7. 9:26 AM V24-194 127 Forest Avenue, Hudson
WJ presented documentation- Variance Application and associated documents
KD Recuses

Motion to Packet by DJ
2nd by JD
Roll Call Vote
KD- recuses
PD- yes
DJ-yes
JD-yes
EM-yes
PM-yes
5 yes, 0 no, 1 abstention- Motion Passes

8. 9:28 AM V24-195 3 Park Street, Boston
WJ presented documentation- Variance Application and associated documents

Motion to Deny as impracticability has not been proven by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD-yes

EM-yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

9. 9:31AM V24-198 88 Chestnut Street, West Newton
WJ presented documentation- Variance Application and associated documents

Motion to waive two week waiting period by JD

2nd by DJ

Roll Call Vote

KD-yes

PD-yes

DJ-yes

JD-yes

EM-yes

PM-yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant until 4/30/2025 by JD

2nd by PD

Roll Call Vote

KD- yes

PD-yes

DJ- yes

JD-yes

EM-yes

PM-yes

6 yes, 0 no, 0 abstentions- Motion Passes

10. 9:36 AM V24-181 12 Green Road, Bolton
WJ presented documentation- Packeted case

Motion to Grant variances 1,2,3,4,5, and 7 as proposed by JD
2nd by KD

Roll Call Vote

KD- yes

PD-yes

DJ-yes

JD-yes

EM-yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Variance 6

Motion to Schedule a Hearing by JD

2nd by DJ

Roll Call Vote

KD- yes

PD-yes

DJ-yes

JD-yes

EM-yes

PM-yes

6 yes, 0 no, 0 abstentions- Motion Passes

11. 9:50 AM V22-107 32 Derby Square, Salem
WJ presented documentation- Amended Application

Motion to Grant on the condition that there is one wall-side handrail complying with
24.5 by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ-yes

JD-yes

EM-yes

PM-yes

6 yes, 0 no, 0 abstentions- Motion Passes

12. 9:54 AM V22-182 65 Norman Street, Everett
WJ presented documentation- Amended Application

Motion to Grant with the condition that they provide the vertical power outlets at tenant request at no cost and that the information is included in the leasing documents by KD

2nd by DJ

Roll Call Vote

KD-yes

PD-yes

DJ- yes

JD- yes

EM- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

13. 10:02 AM V24-150 535 County Road, New Bedford
WJ presented documentation- Amended Application

Motion to Schedule a Hearing by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

14. 10:09 AM C19-025 & V24-161 199 Worcester Court, Falmouth
WJ presented documentation- Amended Application

Motion to Grant until 2/16/2025 by DJ

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ-yes

JD- yes

EM- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

15. 10:14 AM V24-185 2 Hamilton Street, Taunton
WJ presented documentation- Additional Information

Motion to Continue for test drawings that include the shaft by DJ

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

16. 10:32 AM Minutes and Decisions
WJ presented documentation- Minutes and Decisions
JD and DJ recuse

Motion to Accept Minutes from 11/4/2024 by PD

2nd by EM

Roll Call Vote

KD- yes

PD- yes

DJ – abstain

JD- abstain

EM- yes

PM-yes

4 yes, 0 no, 2 abstentions- Motion Passes

Motion to Accept Fox Hill School Decision by KD

2nd by EM

Roll Call Vote

KD- yes

PD-yes

DJ- abstain

JD- abstain

EM-yes

PM- yes

4 yes, 0 no, 2 abstentions- Motion Passes

Motion to Accept Meshacket Commons Decision by PD

2nd by DJ

Roll Call Vote

KD- abstain

PD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 nos, 1 abstention – Motion Passes

11:00 AM Hearing
Bedford

V24-101

1418-1440 Acushnet Avenue, New

PM opened the hearing, introduced the Board, and established procedures. Participants Kathryn Duff of Studio2Sustain and Sherry McTigue with Studio2Sustain are sworn in. Exhibit #1 AAB 1-40 is noted. Exhibit #2 AAB 1-11, a slide deck is noted. Sherry McTigue and Kathryn Duff present background and work regarding this project. They discuss the CEDC which is a nonprofit company set to operate out of this property, and the hardships that maintaining auto door openers would have on the team there. Kathryn Duff notes that the project is receiving funding from MHC and federal tax credits. WJ steps in to ask for clarification and studies on other mechanisms rather than a doorbell. Discussions and questions of Hearing:

Motion to Continue for the applicant to investigate above-door mechanisms by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

1:00 PM Hearing C18-049 1378 Providence Highway, Norwood
DG opened the hearing, introduced the Board, and established procedures. Participants Jorge Gomez of IHOP, Michael Muehe of the BCIL, and Andrew Chase, AAB Compliance Officer, are sworn in. Exhibit #1 AAB 1-69 is noted. Andrew Chase gives a briefing on the case, and gives a timeline of the complaint, noting the Board never got full proof of compliance. Jorge Gomez offers a response. Exhibit #2 photos of the parking lot, is noted. Discussions and questions of Hearing:

Michael Muehe of the BCIL states that curb ramps don't appear to be accessible and asks how many accessible parking spaces currently

Motion to Continue for the petitioner to provide the Board with written confirmation of the parking space width, van-accessible and standard access aisle width, appropriate sign height, and appropriate number of accessible parking spaces as defined in 521 CMR 23.2.1; these are to be provided 30 days from the date of the notice by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 abstention- Motion Passes

PM opened the hearing, introduced the Board, and established procedures. Participants Patrick McPhee, the complainant, Mary Daughraty from the Town of Ashby, April Forest from the Town of Ashby, Patricia O'Sullivan, Kevin Stetson, and Andrew Chase are sworn in. Exhibit #1 AAB 1-546 is noted. Patrick McPhee gives an overview of the complaint and history of the case. Exhibit #2- a slide deck from the complainant is noted. April Forest, former ADA coordinator for the Town of Ashby offers a response. Mary Daugherty, Town Administrator, offers another response. Patricia O'Sullivan offers commentary as well. Kevin Stetson offers commentary as a resident of the town. Discussions and questions of Hearing:

Motion to Find the complaint valid by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 abstentions- Motion Passes

Motion to Deny the variance by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 abstention – Motion Passes

Motion to Continue for the petitioner to submit a plan for compliance for the ramp and proof of compliance for the parking 60 days from the receipt of the decision by JD

2nd by KD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 abstention – Motion Passes

Motion to Order an accounting of any work done on the building since 2006 as well as a copy of any permits pulled since that time by KD

2nd by JD

Roll Call Vote

KD – yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 abstention- Motion Passes

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Various Curb Cuts, Various Locations (V24-187)
 - Exhibit – Variance Application and associated documents
- Residential Building, 1435 Main Street, Weymouth (V24-189)
 - Exhibit – Variance Application and associated documents
- Fire Station, 44 Winter Street, Dorchester (V24-190)
 - Exhibit – Variance Application and associated documents
- Various Curb Cuts, Various Locations (V24-191)
 - Exhibit – Variance Application and associated documents
- New England Center and Home for Veterans, 17 Court Street, Boston (C24-024 & V24-192)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 1341 Route 28, Yarmouth (V24-193)
 - Exhibit – Variance Application and associated documents
- Mary O'Malley CHAPS Academy, 127 Forest Avenue, Hudson (V24-194)
 - Exhibit- Variance Application and associated documents
- Park Street Church, 3 Park Street, Boston (V24-195)
 - Exhibit- Variance Application and associated documents
- Pierce School Apartments, 88 Chestnut Street, West Newton (V24-198)
 - Exhibit- Variance Application and associated documents
- Service Federal Credit Union, 199 Worcester Court, Falmouth (C19-025 & V24-161)
 - Exhibit- Amended Variance Application
- Old Town Hall, 32 Derby Square, Salem (V22-107)
 - Exhibit- Amended Variance Application
- Artemas, 65 Norman Street, Everett (V22-182)
 - Exhibit- Amended Variance Application
- Nashoba Regional High School, 12 Green Road, Bolton (V24-181)
 - Exhibit- Additional Information
- School Building, 2 Hamilton Street, Taunton (V24-185)
 - Exhibit- Variance Application and associated documents
- The Capitol Theater, 1418-1440 Acushnet Avenue, New Bedford (V24-101)
 - Exhibit #1- AAB 1-40
 - Exhibit #2- AAB 1-11 (Slide deck)
- IHOP, 1378 Providence Highway, Norwood (C18-049)
 - Exhibit #1- AAB 1-69
 - Exhibit #2- photos
- American Legion Post 361, 35 New Ipswich Road, Ashby (C23-174 & V24-106)
 - Exhibit #1 – AAB 1-546
 - Exhibit #2- Slide deck
- Minutes and decisions to approve from November 4, 2024
 - November 4, 2024, minutes
 - Draft decisions from November 4, 2024