

**MAURA HEALEY**  
GOVERNOR



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LIEUTENANT GOVERNOR

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

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UNDERSECRETARY OF  
CONSUMER AFFAIRS AND  
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**SARAH R. WILKINSON**  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**Architectural Access Board  
Meeting Minutes November 3, 2025,  
Microsoft Teams Remote Meeting**

This meeting was open to the public and began at approximately 9:02 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)  
Victor Machado- Compliance Officer (VM)  
Nirit Eriksson- Board Counsel (NE)

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

1. 9:03 AM V25-193 153 School Street, Manchester  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Deny by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Continue for feasibility and cost studies of making these doors compliant including by reversing the door swings or by the use of auto door openers by KD

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant on the condition wall-side handrails are provided by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Continue to ask which doors could be removed, and for clarification of the clear widths of the corridors and the door opening sizes; as well as the feasibility and cost studies of adding auto door openers of doors that cannot be removed by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Schedule a Hearing by DJ

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

2. 9:30 AM V25-195 228 Great Road, Shirley  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant for this use and tenant only by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

3. 9:46 AM V25-196 209 Sumner Street, East Boston  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents  
KD Recuses

Motion to Grant 5 year time variance on the condition there are annual status reports

starting 1/1/2026 and that the study is completed within 1.5 years by JD  
2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- recuses

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal- Motion Passes

4. 9:50 AM V25-197 100-102 Warren Street, Roxbury

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant for this use only by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find there is no second accessible means of egress by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that all toilet rooms open to the public must comply with 521 CMR 30

by KD

2<sup>nd</sup> by JD

Roll Call Vote

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

Motion to Find the restroom labeled 103 does not meet the single-user restroom requirements by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

5. 10:07 AM V25-198 401 & 403 Boston Avenue, Medford  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Packet by DJ

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

6. 10:11 AM V23-158 & V25-190 Various Streets, Boston  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents  
KD Recuses

Requests 480-507

485

Motion to Grant on the condition a crosswalk is captured within the center landing of the slope by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- recuses

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal- Motion Passes

492

Motion to Continue for more information on how this design prevents water build-up in the area as well as preventing someone from bottoming-out using a mobility device by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- recuses

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal- Motion Passes

502

Motion to Continue for clarification of 36" wide clearance of the sidewalk and plan to maintain debris from getting on the sidewalk by JD

2<sup>nd</sup> by KB

Roll Call Vote

PM-yes

KD- recuses

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal- Motion Passes

Rest of the Requests 480-507

Motion to Grant as proposed by JD

2<sup>nd</sup> by KB

Roll Call Vote

PM-yes

KD- recuses

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal- Motion Passes

Requests 508-568

512

Motion to Continue for test drawings of this curb cut with a compliant slope and how this will impact the water flow by JD

2<sup>nd</sup> by KB

Roll Call Vote

PM-yes

KD- recuses

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal- Motion Passes

537

Motion to Grant on the condition they fill the tree pit so that it is flush with the sidewalk JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- recuses

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal- Motion Passes

543

Motion to Grant on the condition the crosswalk demarcates the path of travel from the flares by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- recuses

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal- Motion Passes

556

Motion to Grant on the condition a handrail is provided on the inside curve from the cone to around the corner by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- recuses

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal- Motion Passes

Remaining Curb Cuts

Motion to Grant by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- recuses

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 Recusal- Motion Passes

11:00 AM Hearing

V25-096 & V25-194 15 Court Square, Boston

DG opened the hearing, introduced the Board, and established procedures. Participants Don Contois (code consultant), Philip Sima (architect), and Michael Muehe (BCIL) are sworn in. Exhibit 1, AAB 1-102 is noted. Don Contois goes through each variance that was requested.



Michael Muehe indicates BCIL's conditional support of certain requests. Discussion and questions of hearing.

#### Variance 1 (Protruding Objects)

Motion to Grant on the condition an audio cue is provided on each floor level where the headroom is less than 80 inches and that exit signage is provided on both sides of each beam and that an accommodation policy is provided for residents who cannot access the trash room by

KD

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

#### Variance 2 (Ramp)

Motion to Grant on the condition that handrails are provided on both sides and high contrast material is used for the entire length of the ramp by PM

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

#### Variance 3 (Back Alley Entrance)

Motion to Grant on the condition that wayfinding signage is provided on the interior and exterior of the building by KB

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Variance 4 (Existing Stairs)

Motion to Grant on the condition compliant wall-side handrails are provided along with way-finding signage to the elevators, and for clarification whether the window on AAB 24 is tempered glass or has a guard (required by 780 CMR) by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Variance 5 (Bottom Riser of the staircase)

Motion to Grant on the condition that high contrast tape is provided, as well as signage indicating the low step, and signage indicating the alternate accessible route, and cost estimates and test drawings for adding blocking in the walls of bathrooms by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- abstain

6 yes, 0 no, 1 abstention- Motion Passes

Variance 6 (Inner Handrails & Outer Handrails on exit stairs)

Motion to Grant as proposed by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

1:00 PM Hearing  
Cambridge

V25-104

233 Massachusetts Avenue,

DG opened the hearing, introduced the Board, and established procedures. Participants Thea Massouh (architects), Sam Aureli (MIT Investment Management), Josh Safdie (KMA Consulting), Rachel Tanenhaus (CCPD), Michael Muehe (BCIL), and Denis Jillson (MIT Investment Company) are sworn in. Exhibit 1, AAB 1-58 is noted. Discussion and questions of hearing. Exhibit #2- a slide deck is taken. Sam Aureli gives an overview of the project. Thea Massouh begins with an overview of the 5 remaining variances (2 were previously denied). Board members ask questions. Michael Muehe notes that the original variance application did not discuss the retail spaces of the building, which is concerning to BCIL. He also notes that based on the spending, the entire building should be made accessible.. Rachel Tanenhaus agrees and adds she would be pleased to see a LULA installed.

Motion to Take this Under Advisement by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- recused

DJ- yes

JD- yes

EM- yes

DG- yes

5 yes, 0 no, 1 recusal- Motion Passes

Motion to Grant the secondary entrance on the condition the primary entrance is accessible by

JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- recused

DJ- yes

JD- yes

EM- yes

DG- yes

5 yes, 0 no, 1 recusal- Motion Passes

Motion to Grant on the condition a LULA is provided and accesses both the first and second floor by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM-yes

KD- recused  
DJ- yes  
JD- yes  
EM- yes  
DG- yes  
5 yes, 0 no, 1 recusal- Motion Passes

Motion to Grant on the condition that accessible single-user bathrooms are provided on the second and third floors by JD

2<sup>nd</sup> by DJ  
Roll Call Vote  
PM-yes  
KD- recused  
DJ- yes  
JD- yes  
EM- yes  
DG- yes  
5 yes, 0 no, 1 recusal- Motion Passes

Motion to Deny by JD

2<sup>nd</sup> by PM  
Roll Call Vote  
PM-yes  
KD- recused  
DJ- yes  
JD- yes  
EM- yes  
DG- yes  
5 yes, 0 no, 1 recusal- Motion Passes

Motion to Deny by JD

2<sup>nd</sup> by DJ  
Roll Call Vote  
PM-yes  
KD- recused  
DJ- yes  
JD- yes  
EM- yes  
DG- yes  
5 yes, 0 no, 1 recusal- Motion Passes

Motion to Find that as the project is being paid for in part by the owner of the property, 521 CMR 3.3.3 would not apply by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM-yes

KD- recused

DJ- yes

JD- yes

EM- yes

DG- yes

5 yes, 0 no, 1 recusal- Motion Passes

2:00 PM Hearing

V25-101

19 Lake Street, Acushnet

DG opened the hearing, introduced the Board, and established procedures. Participants Brian Tavares (attorney), William Horrocks (consultant), Patrick Matthews (attorney), Heidi Pelletier (owner), Peter Kelsey (paralegal), William Joyce, and Andy Bobola (Building Commissioner) are sworn in. Exhibit 1, AAB 1-25 is noted. Exhibit #2, a slide deck, is accepted. Brian Tavares makes the presentation on behalf of the applicant. William Joyce asks questions and discusses the project with the Board. Andy Bobola also provides comments. Discussion and questions of hearing.

Motion to Take this Under Advisement by DJ

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Continue for a study of 521 CMR compliance comparing as-built drawings to 521 requirements by a licensed design professional as well as advising the applicant to work closely with the town building department by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

7. 3:46 PM C23-078 19 Monsignor Reynolds Way, Boston  
Exhibit- Status report  
WJ presented documentation- Status report

Motion to Accept status report by JD

2<sup>nd</sup> by KB

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

8. 3:48 PM C24-040 & V24-154 42 Harrison Archway,  
Boston

Exhibit- Status report

WJ presented documentation- Status report

Motion to Accept the status report by PM

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Close this case by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

9. 3:52 PM V24-054 1 Woolley Circle, South Hadley

Exhibit- Amended application  
WJ presented documentation- Amended application

Motion to Grant 3 additional years by PM

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

10. 3:57 PM V25-141 23 Hudson Street, Boston

Exhibit- Additional information

WJ presented documentation-Additional Information

Motion to Schedule a Hearing by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

11. 4:04 PM V25-157 9 Fuller Street, Boston

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant as proposed by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

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

12. 4:09 PM V25-175 71 Cherry Street, Cambridge  
Exhibit- Additional information  
WJ presented documentation- Additional information

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

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

Motion to Continue for a cut sheet of the carpet surface they are planning on using by JD  
2<sup>nd</sup> by KD  
Roll Call Vote  
PM-yes  
KD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
7 yes, 0 no, 0 abstention- Motion Passes



Motion to Grant on the condition that a barrier such as a rope to block the public from accessing that space by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

13. 4:18 PM          V25-185          28 Stoney Hill Lane, West Tisbury

Exhibit- Additional information

WJ presented documentation- Additional information

No Vote Needed (Original Denial Upheld)

14. 4:21 PM          V25-187          93 Bedford Street, Lexington

Exhibit- Additional Information

WJ presented documentation- packeted case

Motion to Grant by KD

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

15. 4:23 PM          Minutes & Decisions

Exhibit- minutes

WJ presented documentation- minutes from 10/20/2025 meeting

Motion to Accept minutes and decisions with edits by KB

2<sup>nd</sup> by JD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

### Exhibit List

- Essex County Club, 153 School Street, Manchester (V25-193)
  - Exhibit – Variance Application and associated documents
- Nashoba Valley Dental, 228 Great Road, Shirley (V25-195)
  - Exhibit- Variance Application and associated documents
- Heritage Apartments, 209 Sumner Street, East Boston (V25-196)
  - Exhibit- Variance Application and associated documents
- National Council for Incarcerated and Formerly Incarcerated Women and Girls, 100-102 Warren Street, Roxbury (V25-197)
  - Exhibit- Variance Application and associated documents
- Tufts Residence Halls, 401 and 403 Boston Avenue, Medford (V25-198)
  - Exhibit- Variance Application and associated documents
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
  - Exhibit- Status Report
- Ruth Barkley Apartments, 42 Harrison Archway, Boston (C24-040 & V24-154)
  - Exhibit- Status Report
- Mary Woolley Hall, 1 Woolley Circle, South Hadley (V24-054)
  - Exhibit-Amended Application
- Bakery, 23 Hudson Street, Boston (V25-141)
  - Exhibit- Additional Information
- Residential Building, 9 Fuller Street, Boston (V25-157)
  - Exhibit- Additional Information
- Margaret Fuller Neighborhood House, 71 Cherry Street, Cambridge (V25-175)
  - Exhibit- Additional Information
- Stoney Hil Farms Homeowners Trust, 28 Stoney Hill Lane, West Tisbury (V25-185)
  - Exhibit- Additional Information
- The Lex, 93 Bedford Street, Lexington (V25-187)
  - Exhibit-Additional Information
- Mixed Use Building, 15 Court Square, Boston (V25-096 & V25-194)
  - Exhibit#1- AAB 1-102
  - Exhibit#2- Slide deck

- Mixed Use Building, 233 Massachusetts Avenue, Cambridge (V25-104)
  - Exhibit#1- AAB 1-58
  - Exhibit#2- Slide deck
- Wee Folk Daycare, 19 Lake Avenue, Acushnet (V25-141)
  - Exhibit#1- AAB 1-25
  - Exhibit#2- Slide deck
- Minutes and decisions from October 20, 2025, meeting
  - Exhibit- draft minutes and decisions