



**MAURA HEALEY
GOVERNOR**

**KIM DRISCOLL
LIEUTENANT
GOVERNOR**

**YVONNE HAO
SECRETARY,
EXECUTIVE
OFFICE OF
ECONOMIC
DEVELOPMENT**

**Commonwealth of Massachusetts Division of
Occupational Licensure Office of Public Safety
and Inspections Architectural Access Board**
1000 Washington Street, Suite 710
Boston, Massachusetts 02118

**LAYLA R.
D'EMILIA
UNDERSECRETAR
Y, CONSUMER
AFFAIRS AND
BUSINESS
REGULATION**

**SARAH R.
WILKINSON
COMMISSIONER,
DIVISION OF
OCCUPATIONAL
LICENSURE**

Board Meeting Minutes – January 13, 2025,
Teams Meeting

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

Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)
Elizabeth Myska (EM)
Jeff Dougan (JD)
Kathryn Denis (KD)
Pamela Daly (PD)
Joe Prochilo (JP)
Patricia Mendez (PM)
David Johnson (DJ)
Elizabeth Myska (EM)

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:
KD, PD, MM, EM, JP (joins late)



1. 9:06 AM V24-204 413 Worcester Road, Framingham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

30.7.2

Motion to Grant by JP

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ-yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

28.1

Motion to Continue for more information regarding cost estimates and test drawings
for what a lift or elevator would like by JD

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

2. 9:16 AM V24-209 244 Commercial Street, Provincetown
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for stamped plans showing before and after, spending on the building, and confirmation that services can be performed at home, and that petitioner has correct licenses to perform mobile services by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

3. 9:19 AM V24-210 & C24-019 92 Breen Road, Ashby
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for routing plans, cut sheet of the proposed surface, and staking plans by DJ

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP -yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

4. 9:30 AM V24-211 528 Hartford Turnpike, Shrewsbury
Exhibit – Variance Application and associated documents
KD Recuses
WJ presented documentation – Discussion of Variance:

Motion to Grant with usual conditions by JD
2nd by PD
Roll Call Vote
PM- yes
KD- recuses
PD- yes
DJ -yes
JD- yes
EM- yes
JP -yes
DG- yes
7 yes, 0 no, 1 abstention – Motion Passes

5. 9:32 AM V24-212 1 Atlantic Avenue, Marblehead
Exhibit- Variance application and associated documents
WJ presented documentation- Discussion of Variance

Motion to Continue for a site plan, lighting plan, the width of the path of travel, plans for keeping the travel area clear, photographs showing the back entrance, door maneuvering clearance at the back entrance from the inside, and where the trash will be located by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
DG- yes
8 yes, 0 no, 0 abstentions- Motion Passes

6. 9:40 AM V24-213 85 Selden Street, Dorchester
Exhibit-Variance application and associated documents
WJ presented documentation- Discussion of Variance
PM Recuses

Motion to Grant by JD

2nd by DJ

Roll Call Vote

PM- recuse

KD- yes

PD- yes

DJ- yes

JD-yes

EM- yes

JP -yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

Motion to Find they are not in compliance with 10.1 and 27.2 by JD

2nd by PD

Roll Call Vote

PM- recuse

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

7. 9:50 AM V24-215 640 Plantation Street, Worcester
WJ presented documentation- Variance Application and associated documents

Motion to Continue for cost for backing to add a grab bar to the wall by PD

2nd by JD

Roll Call Vote

PM- yes

PD- yes

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

8. 10:00 AM V24-216 101 Tremont Street, Boston

WJ presented documentation- Variance Application and associated documents

27.2

Motion to Grant with a sign indicating where the elevator and alternate staircase is

by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention – Motion Passes

27.4.6

Motion to Grant by KD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP -yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

9. 10:05 AM V24-217 14 Beacon Street, Greenfield
WJ presented documentation- Variance Application and associated documents

Motion to Continue for more information on why this change is necessary by PM

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP -yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

10. 10:10 AM V25-004 234 Earle Street, New Bedford
WJ presented documentation- Variance Application and associated documents

Motion to Continue for clarification on the platform size and invoice from lift company. Also, what happens on the upper floors by JD

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

11. 10:20 AM V21-067 525 William F. McLellan Highway,
Boston
WJ presented documentation- Status Report
KD Recuses

Motion to Accept Status Report by JD

2nd by JP

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

JP-yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

12. 10:22 AM V22-063 230 Beach Street, Revere
WJ presented documentation- Status Report

Motion to Accept Status Report by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

13. 10:25 AM V23-069 200 Quannapowitt Parkway, Wakefield
WJ presented documentation- Amended Application

KD Recuses

9.5.6

Motion to Grant by JD

2nd by PM

Roll Call Vote

PM- yes

KD- recuse

PD- yes

DJ- yes

JD- yes

EM- yes

JP-absent

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

14. 10:32 AM V23-187 15 Pleasant Street, Lynn

WJ presented documentation- Additional Information

Motion to Schedule a Hearing by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

15. 10:33 AM V24-101 1418-1440 Acushnet Avenue, New Bedford

WJ presented documentation- Additional Information

Motion to Grant on the condition that auto door openers are used by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

16. 10:34 AM V24-149 4 Maple Road, Oxford
WJ presented documentation- Additional Information

Motion to Packet by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions – Motion Passes

17. 10:35 AM V24-163 Frog Hollow Road, Russell
WJ presented documentation- Additional Information

Motion to Schedule a Hearing by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

18. 10:54 AM Minutes and Decisions

Motion to Accept minutes and decisions from the December 16, 2024 meeting by KD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- abstain

EM- yes

DG- yes

6 yes, 0 no, 1 recusal- Motion Passes

11:00 AM Hearing V24-053 2 Gateway Road, South Hadley
DG opened the hearing, introduced the Board, and established procedures. Participants Thomas Hartman, architect for Mt. Holyoke College and Karla Youngblood Assoc. VP of Facilities Management at Mt. Holyoke College are sworn in. Exhibit #1 AAB 1-58 is noted. Exhibit #2 a slide deck is noted. Thomas Hartman and Karla Youngblood give an overview of the project to the

Board. Discussions and questions of Hearing:

25.1

Motion to Grant as proposed by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

Variance 3 & 4

Motion to Grant as proposed by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

1:00 PM Hearing

V24-164

52 Ash Street, New Bedford

DG opened the hearing, introduced the Board, and established procedures. Participants Hunter Foote, Executive Director of Vanderberg Inc. is sworn in. Exhibit #1 AAB 1-25 is noted. Hunter Foote presents. Discussions and questions of Hearing:

Motion to Continue for more information on location of the closest sober house that has an accessible unit, cost estimates of items triggered, possibility of alternate locations that are more economical to make accessible, and if temporary relief would be an alternative that is acceptable to the petitioner by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

2:00 PM Hearing C24-039 & V24-170 857 Beacon Street, Boston
DG opened the hearing, introduced the Board, and established procedures. Participants Mark Schryver, the architect on the project, WJ, and Michael Muehe are sworn in. Exhibit #1 AAB 1-50 is noted. WJ gives some background on the situation regarding this case. Mark Schryver
Discussions and questions of Hearing:

Michael Muehe asks questions regarding this case.

Motion to Find the Complaint valid by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- ye

DG- yes

8 yes, 0 no, 0 abstention – Motion Passes

Motion to Continue for a written accommodation policy and a full construction schedule by

February 3rd, 2025 by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ-yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Motion to Expedite decision by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Costa Restaurant, 413 Worcester Road, Framingham (V24-204)
 - Exhibit – Variance Application and associated documents
- Helldown Aesthetics, LLC, 244 Commercial Street, Provincetown (V24-209)
 - Exhibit – Variance Application and associated documents
- Allen Field Playground, 92 Breen Road, Ashby (V24-210 & C24-019)
 - Exhibit – Variance Application and associated documents
- The Pointe at Hills Farm 528 Hartford Turnpike, Shrewsbury (V24-211)
 - Exhibit – Variance Application and associated documents
- Restaurant, 1 Atlantic Avenue, Marblehead (V24-212)
 - Exhibit – Variance Application and associated documents
- 3 Unit Residential Building, 85 Selden Street, Dorchester (V24-213)
 - Exhibit – Variance Application and associated documents
- National Guard Armory, 640 Plantation Street, Worcester (V24-215)
 - Exhibit- Variance Application and associated documents
- Suffolk University Dormitory, 101 Tremont Street, Boston (V24-216)
 - Exhibit- Variance Application and associated documents
- Blessed Sacrament Parish Hall, 14 Beacon Street, Greenfield (V24-217)
 - Exhibit- Variance Application and associated documents
- Suffolk Downs, 525 William F. McLellan Highway, Boston (V21-067)
 - Exhibit- Status Report
- First Congregational Church of Revere, 230 Beach Street, Revere (V22-063)
 - Exhibit- Status Report
- Mixed Use Residential, 200 Quannapowitt Parkway, Wakefield (V23-069)
 - Exhibit- Amended Application and associated documents
- Lynn Armory, 15 Pleasant Street, Lynn (V23-187)
 - Exhibit- Additional Information
- The Capitol Theater, 1418-1440 Acushnet Avenue, New Bedford (V24-101)
 - Exhibit- Additional Information
- Oxford Community Center, 4 Maple Road, Oxford (V24-149)
 - Exhibit- Additional Information
- Parking Lot and Water Access Area, Frog Hollow Road, Russell (V24-163)
 - Exhibit-Additional Information
- Ashby American Legion Post 361, 35 New Ipswich Road, Ashby (V24-106 & C23-174)
 - Exhibit- Additional Information
- Brigham Hall, 2 Gateway Road, South Hadley (V24-053)
 - Exhibit #1- AAB 1-58
 - Exhibit #2- slide deck
- Whaling City Sober House, 52 Ash Street, New Bedford (V24-164)
 - Exhibit #1- AAB 1-25
- Inverness Condominium, 857 Beacon Street, Boston (V24-170 & C24-039)
 - Exhibit #1- AAB 1-50
- Minutes and decisions to approve from December 16, 2024
 - December 16, 2024, minutes and decisions

