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

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

**Board Meeting Minutes – November 4, 2024**  
**Teams Meeting**

This meeting was open to the public and began at approximately 9:03 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chair (PM)

Elizabeth Myska (EM)

Mary Mahon McCauley (MM)

Kathryn Denis (KD)

Pamela Daly (PD)

Joe Prochilo (JP)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

Jamie Dalton – Board Counsel (JaD)

Peter Kelley – Board Counsel (PK)- Steps in for 1:00 PM Hearing

Andrew Chase – Compliance Officer (AC)

Molly Griffin – Program Coordinator (MG)

DG opened the meeting for Roll Call:

PM, KD, PD, EM, JP, MM (leaves early)



1. 9:04 AM V24-181 12 Green Road, Bolton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Packet by PM  
2<sup>nd</sup> by JP  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
EM- yes  
JP- yes  
DG- yes  
6 yes, 0 no, 0 abstentions – Motion Passes

2. 9:08 AM V24-183 40 Corey Street, Charlestown  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant by PD  
2<sup>nd</sup> by JP  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
EM- yes  
MM- yes  
JP- yes  
DG- yes  
7 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant by PM  
2<sup>nd</sup> by PD  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
JP- yes  
DG- yes  
7 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
JP- yes  
DG- yes  
7 yes, 0 no, 0 abstentions- Motion Passes

3. 9:13 AM V24-184 428 Bay Street, Taunton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant by PD  
2<sup>nd</sup> by PM  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
JP- yes  
DG- yes  
7 yes, 0 no, abstentions- Motion Passes

4. 9:15 AM V24-185 2 Hamilton Street, Taunton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Continue for a dimensioned drawing of the elevator cab by MM  
2<sup>nd</sup> by JP  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
JP- yes  
DG- yes  
7 yes, 0 no, 0 abstentions- Motion Passes

5. 9:18 AM V24-186 412 Summer Street, Abington  
Exhibit- Variance application and associated documents  
WJ presented documentation- Discussion of Variance

Motion to Grant by PD

2<sup>nd</sup> by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG -yes

7 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant with the usual conditions by JP

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

6. 9:21 AM V24-188 205 Riverside Drive, Lowell  
WJ presented documentation- Variance Application and associated documents

Motion to Grant by PM

2<sup>nd</sup> by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG -yes

7 yes, 0 no, 0 abstentions- Motion Passes

7. 9:22 AM V24-175 Various Streets, Beacon Hill  
WJ presented documentation- Advisory Opinion  
KD Recuses

Motion to Grant on the condition that an annual status report is submitted to the  
Board by PD  
2<sup>nd</sup> by JP  
Roll Call Vote  
PM- yes  
PD-yes  
MM- yes  
EM-yes  
JP- yes  
DG- yes  
6 yes, 0 no, 1 abstention- Motion Passes

8. 9:32 AM C17-037 10 Dresser Hill Road, Charlton  
WJ presented documentation- Project Completion Updates

Motion to Accept Report and Confirm Abatement of the Fine by PM  
2<sup>nd</sup> by JP  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
JP- yes  
DG- yes  
7 yes, 0 no, 0 abstentions- Motion Passes

9. 9:35AM C23-006 33 Garnet Street, Fitchburg  
WJ presented documentation- More Information (Requested at Hearing)

Motion to Schedule a Fine Hearing by PD  
2<sup>nd</sup> by JP  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
JP- yes  
DG- yes  
7 yes, 0 no, 0 abstentions- Motion Passes

10. 9:38 AM V21-061 677 Winchester Street, Newton

WJ presented documentation- Status Report  
KD Recuses

Motion to Accept the status report, but notes the deadline for full compliance is 12/31/2024 by MM  
2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

PD- yes

MM-yes

EM- yes

JP-yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

11. 9:41 AM V23-165 777-779 Huntington Avenue, Boston

WJ presented documentation- More Information

Motion to Schedule a Hearing by MM

2<sup>nd</sup> by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

12. 9:54 AM V23-187 15 Pleasant Street, Lynn

WJ presented documentation- Additional Information

Motion to Continue for more information on how the 2<sup>nd</sup> means of egress will be  
provided and proof of compliance on the stairs by KD

2<sup>nd</sup> by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that all stairs and accessible means of egress must comply with 20.11.1 and 27.1 by KD

2<sup>nd</sup> By JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

Motion to Modify continuance to include both buildings by KD

2<sup>nd</sup> by MM

Roll Call Vote

PM- yes

KD- yes

PD-yes

MM-yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

Motion to Find that they do not meet exception F of 28.1 and a variance would be required by KD

2<sup>nd</sup> by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG -yes

7 yes, 0 no, 0 abstentions- Motion Passes

13. 10:18 AM C24-002, V24-122 83R Hobart Street,  
Danvers  
WJ presented documentation- Proposed parking plan

Motion to Accept the parking plan by PD

2<sup>nd</sup> by JP

Roll Call Vote

PM- yes

KD- yes

PD-yes

MM- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

14. 10:24 AM V24-167 1249 Boylston Street, Boston  
WJ presented documentation- Additional Information

Motion to Grant by KD

2<sup>nd</sup> by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

15. 10:27 AM V24-178 1960 Massachusetts Avenue,  
Cambridge  
WJ presented documentation- Additional Information

Motion to Find no variance is required because it is an employee-only door, note to  
petitioner to note this on your plans with the building department by PD

2<sup>nd</sup> by MM

Roll Call Vote

PM- yes

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes



Motion to Grant the variance for 20.11.1 by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
PM-yes  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
JP- yes  
DG- yes  
7 yes, 0 no, 0 abstentions- Motion Passes

16. 10:42 AM Minutes and Decisions  
WJ presented documentation- Minutes and Decisions

Motion to Accept Minutes and Decisions from 10/21/2024 by KD  
2<sup>nd</sup> by JP  
Roll Call Vote  
PM- abstain  
KD- yes  
PD- yes  
MM- abstain  
EM- yes  
JP- yes  
DG- yes  
5 yes, 0 no, 0 abstentions- Motion Passes

11:00 AM Hearing V24-157 81 Water Street, Danvers  
DG opened the hearing, introduced the Board, and established procedures. Participant Melanie Little, of the Fox Hill School is sworn in. Exhibit #1 AAB 1-16 is noted. Exhibit #2 a maintenance cost document is noted. Melanie Little gives an overview of the basis for their application. Notes the historic nature of the preschool and the maximum number of students at a time is 34 students. She also notes the financial burden of keeping the lift in commission rather than taking it out of commission. Discussions and questions of Hearing:

Motion to Grant on the condition that both floors remain hosting identical programs and for this use only by MM

2<sup>nd</sup> by JP

Roll Call Vote

PM-abstain

KD-yes

PD-yes

MM-yes

EM-yes

JP-yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

1:00 PM Hearing

C14-134

Cedar Street, Natick

DG opened the hearing, introduced the Board, and established procedures. Participants Andrew Chase, AAB Compliance Officer, William Joyce, AAB Executive Director are sworn in. Exhibit #1 AAB 1-67 is noted. Andrew Chase gives a briefing on the case, and gives a timeline of the complaint, which spans a decade. Executive Director Joyce suggests scheduling a fine hearing as the respondent has not been responsive. Discussions and questions of Hearing:

Motion to Schedule a Fine Hearing JP

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

2:00 PM Hearing

V24-148

34 Meshacket Road, Edgartown

KD Recuses

DG opened the hearing, introduced the Board, and established procedures. Participants Alanna Jaworski with Union Studio Architects and Craig Nicholson with Affirmative Investments are sworn in. Exhibit #1 AAB 1-51 and Exhibit #2 AAB 1-10 are noted. Alanna Jaworski shares Exhibit #2 and walks the Board through the project. Craig Nicholson discusses some of the costs associated with the project. Alanna Jaworski walks through the second variance request and Craig Nicholson adds some more details as well. Discussions and questions of Hearing:

Request 1

Motion to Grant for by PD

2<sup>nd</sup> by JP

Roll Call Vote

PM- yes

PD- yes

EM- yes

JP- yes

DG- yes

5 yes, 0 no, 0 abstentions- Motion Passes

Request 2

Motion to Continue for more information for a study for a vertical lift, and more information on the approach if the vertical lift is not feasible by PM

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

PD-yes

EM yes-

JP yes-

DG-yes

5 yes, 0 no, 0 abstentions- Motion Passes

Respectfully submitted,

Molly Griffin, Program Coordinator

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## Exhibit List

- Nashoba Regional High School, 12 Green Road, Bolton (V24-181)
  - Exhibit – Variance Application and associated documents
- Building M, Bunker Hill Housing Development, 40 Corey Street, Charlestown (V24-183)
  - Exhibit – Variance Application and associated documents
- Goldstein’s Five and Ten, 428 Bay Street, Taunton (V24-184)
  - Exhibit – Variance Application and associated documents
- School Building, 2 Hamilton Street, Taunton (V24-185)
  - Exhibit – Variance Application and associated documents
- Alta Abington Station, 412 Summer Street, Abington (V24-186)
  - Exhibit – Variance Application and associated documents
- Lab 301, Pinanski Hall, 205 Riverside Street, Lowell (V24-188)
  - Exhibit – Variance Application and associated documents
- Maynard Field, 10 Dresser Hill Road, Charlton (C17-037)
  - Exhibit- Update and proof of compliance
- Coleman House, 677 Winchester Street, Newton (V21-061)
  - Exhibit- Status Report
- Housing Complex, 777-779 Huntington Avenue, Boston (V23-165)
  - Exhibit- Letter
- Lynn Armory, 15 Pleasant Street, Lynn (V23-187)
  - Exhibit- Project updates and site plans
- Jeffrey’s House, 33 Garnet Street, Fitchburg (C23-006)
  - Exhibit- More Information
- Wildewood Condominiums, 83R Hobart Street, Danvers (C24-022 & V24-122)
  - Exhibit- Proposed parking plan
- Berklee College of Music, 1249 Boylston Street, Boston (V24-167)
  - Exhibit- Additional Information
- Various Curb Cuts, Various Locations, Beacon Hill (V24-175)
  - Exhibit- Variance Application and associated documents
- Greene Street, 1960 Massachusetts Avenue, Cambridge (V24-178)
  - Exhibit- Additional Information
- Fox Hill School, 81 Water Street, Danvers (V24-157)
  - Exhibit #1- AAB 1-16
  - Exhibit #2- AAB 1-2 (Maintenance Costs)
- Cedar Gardens, Cedar Street, Natick (C14-134)
  - Exhibit #1- AAB 1-67
- Meshacket Commons, 34 Meshacket Road, Edgartown (V24-148)
  - Exhibit #1 – AAB 1-51
  - Exhibit #2- AAB 1-10 (slide deck)
- Minutes and decisions to approve from October 21, 2024
  - October 21, 2024, minutes
  - Draft decisions from October 21, 2024