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

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**ERIC PALEY**  
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**Architectural Access Board**  
**Meeting Minutes, December 1 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 (PM)  
Elizabeth Myska (EM)  
Jeff Dougan (JD)  
David Johnson (DJ)  
Kay Bell (KB)  
Pamela Daly (PD)  
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)

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

1. 9:04 AM V25-213 802 Bay Street, Taunton  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Deny DJ

2<sup>nd</sup> by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- .yes

8 yes, 0 no, 0 abstentions - Motion Passes

2. 9:11 AM V25-215 351 Pleasant Lake Avenue, Harwich  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant relief to 12.4 by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- .yes

8 yes, 0 no, 0 abstentions - Motion Passes

3. 9:15 AM V25-216 192 Washington Street, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

24.3

Motion to Continue for a test drawing for compliance at the front entrance as ramps are exempt from local zoning by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- .yes

8 yes, 0 no, 0 abstentions - Motion Passes

26.6.4

Motion to Deny by KD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- .yes

8 yes, 0 no, 0 abstentions - Motion Passes

Motion to Find there is no accessible route to the lower level of this unit and the common bathroom does not provide the required clearance at the tub by KD

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- .yes

8 yes, 0 no, 0 abstentions - Motion Passes

4. 9:26 AM V25-217 85 Memorial Drive, Salem  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant the request for relief from 27.4.1 on the condition that the walkway leading to the stoop is made of a contrasting color by PD

2<sup>nd</sup> by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- .yes

8 yes, 0 no, 0 abstentions - Motion Passes

Door Head-Rooms

Motion to Continue for more information on how they will notify individuals and specifically low-vision individuals about the low head-room by JD

2<sup>nd</sup> by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- .yes

8 yes, 0 no, 0 abstentions - Motion Passes

5. 9:54 AM V25-219 14 Hill Street, Whitinsville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- .yes

8 yes, 0 no, 0 abstentions - Motion Passes

6. 9:55 AM V25-220 6-8 Richardson Street, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Entrance

Motion to Deny both requests by PD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- .yes

8 yes, 0 no, 0 abstentions - Motion Passes

Vertical Access  
Motion to Deny by PD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- .yes  
8 yes, 0 no, 0 abstentions - Motion Passes

7. 10:10 AM V23-158 (569-611) Various Streets, Boston  
Exhibit-Packeted application  
WJ presented documentation-Packeted application |  
KD Recuses

570  
Motion to Continue to ensure there is no pothole or depression by KB  
2<sup>nd</sup> by JD  
Roll Call Vote  
PM- yes  
KD- recuses  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- .yes  
7 yes, 0 no, 1 abstention - Motion Passes

571  
Motion to Continue for how an accessible route can be provided on the opposite side of the street, or confirm that the opposite side is an accessible route by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM- yes  
KD- recuses  
PD- yes  
DJ- yes  
JD- yes  
EM- yes

KB- yes  
DG- .yes  
7 yes, 0 no, 1 abstention - Motion Passes

573  
Motion to Continue for a feasibility study on how to ensure water won't collect at this curb cut by KB  
2<sup>nd</sup> by JD  
Roll Call Vote  
PM- yes  
KD- recuses  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- .yes  
7 yes, 0 no, 1 abstention - Motion Passes

577  
Motion to Continue for clearances at the light pole by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM- yes  
KD- recuses  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- .yes  
7 yes, 0 no, 1 abstention - Motion Passes

579  
Motion to Continue for the width of the path of travel to the right of the ramp by PD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM- yes  
KD- recuses  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- .yes

7 yes, 0 no, 1 abstention - Motion Passes

590

Motion to Grant on the condition of signage indicating narrow walkway widths on both sides of the street by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- .yes

7 yes, 0 no, 1 abstention- Motion Passes

Pauses at 10:57 AM

Revisited at 3:12 PM – KD continues to recuse

591

Motion to Grant on the condition of directional signage to an accessible route by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- recuses

DJ- yes

JD- yes

KB- yes

DG- .yes

5 yes, 0 no, 1 abstention- Motion Passes

604

Motion to Continue for the clearances at the pedestrian crossing poles by JD

2<sup>nd</sup> by KB

Roll Call Vote

PM- yes

KD- recuses

DJ- yes

JD- yes

KB- yes

DG- .yes

5 yes, 0 no, 1 abstention- Motion Passes

607

Motion to Continue for the clearance between the pole and the back of the sidewalk by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- recuses

DJ- yes

JD- yes

KB- yes

DG- .yes

5 yes, 0 no, 1 abstention- Motion Passes

All Other Curb Cuts

Motion to Grant by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- recuses

DJ- yes

JD- yes

KB- yes

DG- .yes

5 yes, 0 no, 1 abstention- Motion Passes

11:00 AM Hearing

V25-100

22 Tupper Road, Sandwich

DG opened the hearing, introduced the Board, and established procedures. Participants Emily Holmgren, Clayton Jones, Jonathan Polloni, Thomas Whitehill, Steve Spraker (all for (Waldorf School), Ian Reid (Sandwich Building Commissioner), Meg Keegan and Kelley Trapasso (both of Sandwich Commission on Disability) are sworn in. Exhibit 1, AAB 1-41 is noted. Emily Holmgren reads a statement prepared by the Waldorf School. Clayton Jones gives an overview of their variance process and their reasoning for their original application. Jonathan Polloni gives an overview of why the lift would not provide substantial benefit. Steve Spraker and Tom Whitehill add additional context about their school. The Commission's representatives explained they had understood that Petitioner intended to apply for a time variance and the Commission had committed to supporting such as request, so they were surprised to see the request for permanent relief and accordingly requested this hearing. Ian Reid notes the costs of the project that were submitted to the Sandwich Building Department. Discussion and questions of hearing.

Motion to Take this Under Advisement by DJ

2<sup>nd</sup> by KD

Roll Call Vote



Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstentions - Motion Passes

8. 3:31 PM          V21-060                  14 Castle Street, Great Barrington  
Exhibit- Amended application  
WJ presented documentation- amended application and associated documents

Motion to Grant as proposed for the dates of the 2026 Berkshire Opera Festival by JD  
2<sup>nd</sup> by KB

Roll Call Vote

PM- yes

KD- yes

JD- yes

KB- yes

DG- yes

5 yes, 0 no, 0 abstentions- Motion Passes

9. 3:34 PM                                  V23-139                  616 Western Avenue, Gloucester  
Exhibit- Amended application  
WJ presented documentation- Amended application and associated documents

Motion to Grant by PM

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

JD- yes

KB- yes

DG- yes

5 yes, 0 no, 0 abstentions- Motion Passes

10. 3:40 PM                                  V25-162                  1017 Beacon Street, Brookline  
Exhibit- Additional information  
WJ presented documentation- Additional information

25.1

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

27.2 & 27.4  
Motion to Grant by KB  
2<sup>nd</sup> by KD  
Roll Call Vote  
PM- yes  
KD- yes  
JD- yes  
KB- yes  
DG- yes  
5 yes, 0 no, 0 abstentions- Motion Passes

11. 3:52 PM V25-173 900 Boylston Street, Boston  
Exhibit- Additional information  
WJ presented documentation- Additional information

Motion to Deny by JD  
2<sup>nd</sup> by KD  
Roll Call Vote  
PM- yes  
KD- yes  
JD- yes  
KB- yes  
DG- yes  
5 yes, 0 no, 0 abstentions- Motion Passes

12. 3:55 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 KD  
Roll Call Vote

PM- yes  
KD- yes  
JD- yes  
KB- yes  
DG- yes  
5 yes, 0 no, 0 abstentions- Motion Passes

13. 4:00 PM V25-198 401 and 403 Boston Avenue, Medford  
Exhibit- Additional information  
WJ presented documentation- Additional information

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

14. 4:02 PM V25-208 57 Cedar Street, Cambridge  
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  
JD- yes  
KB- yes  
DG- yes  
5 yes, 0 no, 0 abstentions- Motion Passes

15. 4:10 PM Minutes  
Exhibit- minutes  
WJ presented documentation- minutes from 11/17/2025 meeting

Motion to Accept minutes with edits by KB  
2<sup>nd</sup> by KD  
Roll Call Vote

PM- abstains  
KD- yes  
JD- abstains  
KB- yes  
DG- yes  
3 yes, 0 no, 2 abstentions- Motion Passes

16. 4:11 PM Brian J Honan Apartment Decision  
Exhibit- Draft decision

Motion to Accept the draft decision by KD  
2<sup>nd</sup> by PM  
Roll Call Vote  
PM- yes  
KD- yes  
JD- abstain  
KB- yes  
DG- yes  
4 yes, 0 no, 1 abstention- Motion Passes

17. 4:12 PM 15 Court Square Decision  
Exhibit- draft decision

Motion to Accept the draft decision by KD  
2<sup>nd</sup> by PM  
Roll Call Vote  
PM- yes  
KD- yes  
JD- abstain  
KB- yes  
DG- yes  
4 yes, 0 no, 1 abstention- Motion Passes

18. 4:12 PM 233 Massachusetts Avenue Decision  
Exhibit- draft decision

Motion to Accept the draft decision by KB  
2<sup>nd</sup> by PM  
Roll Call Vote  
PM- yes  
KD- abstain  
JD- abstain  
KB- yes  
DG- yes  
3 yes, 0 no, 2 abstentions- Motion Passes

### Exhibit List

- Kanchi RE LLC, 802 Bay Street, Taunton (V25-213)
  - Exhibit – Variance Application and associated documents
- YMCA Gilmore House Daycare, 351 Pleasant Lake Avenue, Harwich (V25-215)
  - Exhibit- Variance Application and associated documents
- Residential Building, 192 Washington Street, Somerville (V25-216)
  - Exhibit- Variance Application and associated documents
- Pioneer Village Living History Museum, 85 Memorial Drive, Salem (V25-217)
  - Exhibit- Variance Application and associated documents
- Aldrich School Renovation, 14 Hill Street, Whitinsville (V25-219)
  - Exhibit- Variance Application and associated documents
- Residential Buildings, 6-8 Richardson Street, Somerville (V25-220)
  - Exhibit- Variance Application and associated documents
- Mahaiwe Performing Arts Center, 14 Castle Street, Great Barrington (V21-061)
  - Exhibit- Additional information
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
  - Exhibit- Status report
- Various Curb Cuts, Various Streets, Boston (V23-158)
  - Exhibit- Packeted case
- 3 Unit Residential, 616 Western Avenue, Gloucester (V23-139)
  - Exhibit-Amended application
- Beacon Street Apartments, 1017 Beacon Street, Brookline (V25-162)
  - Exhibit-Additional information
- Hynes Convention Center, 900 Boylston Street, Boston (V25-173)
  - Exhibit- Additional information
- Residential Building, 57 Cedar Street, Cambridge (V25-208)
  - Exhibit- Additional information
- Tufts Residence Halls, 401 & 403 Boston Avenue, Medford (V25-198)
  - Exhibit- Additional information
- The Waldorf School of Cape Cod, 22 Tupper Road, Sandwich (V25-100)
  - Exhibit#1- AAB 1-41
- Waverly Station, 525 Trapelo Road, Belmont (C12-033 & V13-076)
  - Exhibit#1- AAB 1-201

- Minutes and decisions from November 17, 2025, meeting
  - Exhibit- draft minutes and decisions