

MAURA HEALEY
GOVERNOR



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

KIM DRISCOLL
LIEUTENANT GOVERNOR

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

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

One Federal Street, Suite 600 • Boston • MA • 02110
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-979-5459

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Architectural Access Board
Meeting Minutes, December 15, 2025,
Microsoft Teams Remote Meeting

This meeting was open to the public and began at approximately 9:04 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)

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

1. 9:05 AM V25-209 161 Massachusetts Avenue, Boston
Exhibit- Packeted application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Grant time relief until 1/1/2031 with status reports starting on 1/1/2027 on the condition they provide a map of accessible routes to the alternate locations by JD 2nd by KB

Roll Call Vote

KD- recused

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 recusal- Motion Passes

2. 9:18 AM V25-212 161-171 Massachusetts Avenue, Boston
Exhibit- Packeted application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Grant time relief until 1/1/2031 with status reports starting on 1/1/2027 on the condition they provide a map of accessible routes to the walkable alternate locations and free transportation options for the 25 Fordham Road location by JD

2nd by PD

Roll Call Vote

KD- recused

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 recusal- Motion Passes

3. 9:22 AM V25-221 75 Kane Road, Holyoke
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for a materials report showing the asbestos in the tile flooring by
KD
2nd by JD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

4. 9:26 AM V25-222 216 West Street, Holyoke
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Sinks
Motion to Continue for a materials report showing the asbestos in the tile flooring by
JD
2nd by KB
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

Ramp

Motion to Grant 24.2, 24.10, and 24.4 on the condition that compliant handrails with 24.5 are provided on this ramp as well as directional signage is provided at the top and bottom pointing towards the elevator by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Additional 3 Ramps

Motion to Continue for a floor plan showing the locations of these ramps by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

5. 9:39 AM V25-223 Dorchester Avenue and Von Hillern Street,
Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Deny by JD
2nd by KB
Roll Call Vote
KD- recuses
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
5 yes, 0 no, 1 recusal- Motion Passes

6. 9:50 AM V25-224 190 VFW Parkway, Revere
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Packet by KD
2nd by KB
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

7. 9:54 AM V23-225 34 Wendell Street, Cambridge
Exhibit-Variance application
WJ presented documentation-Variance application and associated documents

JD Steps in as Acting Chair

Motion to Continue for a test drawing and cost estimates for a LULA by JD
2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- absent

5 yes, 0 no, 1 absence due to technical difficulties- Motion Passes

Group 1 Sink Depths

Motion to Grant under the usual conditions by KD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- absent

5 yes, 0 no, 1 absence due to technical difficulties- Motion Passes

8. 10:05 AM V25-226 2322 Massachusetts Avenue, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant as proposed by KD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- abstains

5 yes, 0 no, 1 abstention- Motion Passes

PM rejoins the meeting

9. 10:11 AM V25-228 10 Richmond Mountain Road, Lenox
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for MHC Letter by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

10. 10:18 AM V25-229 179 Burncoat Street, Worcester
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Requests 2 and 3

Motion to Find variance 2 and 3 are not required as they are allowed by-right by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Variance 1

Motion to Continue to for more information on the approximate 5 year timeline and the lengths of each of the ramps by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

11. 10:34 AM V25-230 294 Lowell Street, Somerville

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Group 1 sink depths

Motion to Grant under the usual conditions by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Other Variances

Motion to Continue for both full floor plans and site plans by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Reopened at 10:53 AM as the petitioner did submit both site and floor plans. Lift will be revisited after the hearings.

Entrance

11:00 AM Hearing

V25-103

563 Columbus Avenue, Boston

PM opened the hearing, introduced the Board, and established procedures. Participants Spenser Payne (owner), Douglas Stefanov (architect), David Evans (condo board), and Michael Muehe (BCIL) are sworn in. Exhibit 1, AAB 1-56 is noted. Spenser Payne gives an overview of their application and reasoning for requesting relief from providing a lift. Exhibit #2- an assessing map of the property is noted. Mihcael Muehe testifies. David Evans offers a brief statement. Exhibit #3- photo of the façade of the existing building is noted. Exhibit #4- a closeup photo of the front stairs is noted. Discussion and questions of hearing.

Motion to Take this under advisement by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

2:59 PM

Motion to Continue for proof of whether petitioner has authority to build a lift in the rear, clarification of whether the proposed lift blocks a lower window, whether blocking that window is permitted, , and whether it is permissible to reduce the walkway.

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

1:00 PM Hearing

V25-127

186 Williams Street, Springfield

PM opened the hearing, introduced the Board, and established procedures. Participants Michael Lindstrom (Ashley McGraw Architects), Toni Marcoux (Ashley McGraw Architetcs), and Madeline Spinski (Ashley McGraw Architects), Maria Bedard (Square One), and Brad Miller (General Contractor) are sworn in. Exhibit 1, AAB 1-23 is noted. Exhibit#2- a slide deck is noted. Michael Lindstrom shares an overview and background of the project. Discussion and questions of hearing.

Motion to Grant the side-approach for the art sinks covered by 12.4 by JD

2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

30.16.2
Motion to Grant for toilet room sinks for this use only by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

15. 1:50 PM V22-051 87-103 Liberty Street, Lynn
Exhibit- Amended application
WJ presented documentation- amended application and associated documents

Motion to Accept status report by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

16. 1:51 PM V24-214 57 Union Street, Newton
Exhibit- Amended application
WJ presented documentation- Amended application and associated documents

Motion to Find that headroom is measured from the lift platform and to Grant a variance to 20.7 by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

2:00 PM

V25-040

60 Stein Circle, Newton

PM opened the hearing, introduced the Board, and established procedures. Participants Michael Lindstrom (Ashley McGraw Architects), Sean Lepore (general contractor), Judy Flad (Solomon Schechter) and Rachel Montosi (Solomon Schechter) and Michael Muehe (BCIL) are sworn in. Exhibit 1, AAB 1-20 is noted. Exhibit #2- a slide deck is noted. Michael Lindstrom presents an overview of the project. Michael Muehe offers comments on behalf of BCIL. Discussion and questions of hearing.

Art Sinks

Motion to Grant as proposed by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Toilet Room sinks

Motion to Continue for the petitioner to provide documentation from the appropriate agency that a higher sink is not acceptable by KD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- abstains

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 abstentions- Motion Passes

17. 3:25 PM V25-013 425 Pleasant Street, Worcester
Exhibit- Status report
WJ presented documentation- Additional information

Motion to Accept status report by JD
2nd by KB
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

18. 3:28 PM V25-021 7 Plymouth Street, New Bedford
Exhibit- Status report
WJ presented documentation- Additional information

Motion to Find this should be an amendment by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

19. 3:30 PM V25-030 30 Wellington Street, Worcester
Exhibit- Status report
WJ presented documentation- Additional information
KD Recuses

Motion to Accept status report by JD
2nd by KB
Roll Call Vote
KD- recues
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
5 yes, 0 no, 1 abstention- Motion Passes

20. 3:33 PM V25-125 1314 Washington Street, Newton
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Accept their report by JD
2nd by KD
Roll Call Vote
KD- yes
PD- abstain
JD- yes
EM- yes
KB- yes
PM- yes
5 yes, 0 no, 1 abstention- Motion Passes

21. 3:35 PM V25-074 307 Cambridge Street, Cambridge
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant as proposed and the hearing is no longer required by JD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

22. 3:41 PM V25-151 548-580 Revere Beach Boulevard, Revere
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant on the condition that free-standing outlets are provided on request and that information is included in the leasing documents, and this will be provided at no cost to the tenant by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

23. 3:45 PM V25-184 58 Conomo Avenue, Lynn
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Deny by PD

2nd by KB

Roll Call Vote

KD- abstains

PD- yes

JD- yes

EM- yes

KB- yes

PM- abstains

4 yes, 0 no, 2 abstentions- Motion Passes

24. 3:58 PM V25-192 1026a Commonwealth Avenue, Brookline
Exhibit- Amended Application
WJ presented documentation- Amended application

Motion to Grant on the condition that accessible seating complying with 17.2.2- 17.2.5 is provided in the lower level for this tenant and use only by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

25. 4:06 PM V25-197 100-102 Warren Street, Roxbury
Exhibit- Amended Application
WJ presented documentation- Amended application

Motion to Find no variance is required based on the updated information

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

26. 4:15 PM V25-202 33 Loring Avenue, Salem
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

27. 4:17 PM V25-203 11 Ivy Street, Cambridge

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition they provide adequate lighting and that the walkway remains unobstructed by PD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstentions- Motion Passes

28. 4:20 PM V25-206 St. Stephen and Gainsborough Streets, Boston

Exhibit- Additional information

WJ presented documentation- Additional information

KD Recuses

Motion to Grant by PD

2nd by JD

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 1 recusal- Motion Passes

29. 4:25 PM V25-208 57 Cedar Street, Cambridge
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Packet by JD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstentions- Motion Passes

30. 4:25 PM V25-210 425 Cromwell Road, Chatham
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant as proposed by KD
2nd by JD
Roll Call Vote
KD- yes
PD- abstains
JD- yes
EM- yes
KB- yes
PM- yes
5 yes, 0 no, 1 abstention- Motion Passes

31. 4:34 PM V25-211 55 Hudson Street, Boston
Exhibit- Additional information
WJ presented documentation- Additional information
KD Recuses

Motion to Grant by JD
2nd by PD
Roll Call Vote
KD- recuses
PD- yes
JD- yes
EM- yes
KB- yes
PM- yes
4 yes, 0 no, 1 recusal, 1 abstention- Motion Passes

32. 4:37 PM Minutes and Decisions
Exhibit- minutes & decisions
WJ presented documentation- minutes from 12/1/2025 meeting

Motion to Accept the minutes and decisions with edits by KD
2nd by KB

Roll Call Vote

KD- yes

PD- abstains

JD- abstains

EM- abstains

KB- yes

PM- yes

3 yes, 0 no, 3 abstentions- Motion Passes

Exhibit List

- McMahon Elementary School, 75 Kane Road, Holyoke (V25-221)
 - Exhibit – Variance Application and associated documents
- Kelly Elementary School, 216 West Street, Holyoke (V25-222)
 - Exhibit- Variance Application and associated documents
- Sidewalks, Dorchester Avenue and Von Hillern Street, South Boston (V25-223)
 - Exhibit- Variance Application and associated documents
- Revere High School, 190 VFW Parkway, Revere (V25-224)
 - Exhibit- Variance Application and associated documents
- Residential Building, 34 Wendell Street, Cambridge (V25-225)
 - Exhibit- Variance Application and associated documents
- Zusammen, 2322 Massachusetts Avenue Unit 1, Cambridge (V25-226)
 - Exhibit- Variance Application and associated documents
- The Apple Tree Inn, 10 Richmond Mountain Road, Lenox (V25-228)
 - Exhibit- Variance Application and associated documents
- Burncoat High School, 179 Burncoat Street, Worcester (V25-229)
 - Exhibit- Variance Application and associated documents
- Residential Building, 294 Lowell Street, Somerville (V25-230)
 - Exhibit- Variance Application and associated documents
- Gleason Public Library, 22 Bedford Road, Carlisle (V25-231)
 - Exhibit-Variance Application and associated documents
- Coleman House, 677 Winchester Street, Newton (V21-061)
 - Exhibit-Status report
- Tangerini Spring Street Farm, 139 Spring Street, Millis (V22-042)
 - Exhibit- Amended application
- Osmund Building, 87-103 Liberty Street, Lynn (V22-051)

- Exhibit- Status report
- Café St. Petersburg, 57 Union Street, Newton (V24-214)
 - Exhibit- Additional information
- Elm Park Tower, 425 Pleasant Street, Worcester (V25-013)
 - Exhibit- Status report
- Freedom House, 7 Plymouth Street, New Bedford (V25-021)
 - Exhibit- Additional information
- Wellington Apartments, 12-16, 30 Wellington Street, Worcester (V25-030)
 - Exhibit- Status report
- Mixed Use Building, 307 Cambridge Street, Cambridge (V25-074)
 - Exhibit- Additional information
- JL Dance Center Annex, 1314 Washington Street, Newton (V25-125)
 - Exhibit- Additional information
- Modera Revere, 548-580 Revere Beach Boulevard, Revere (V25-151)
 - Exhibit- Additional information
- The Residences at the Park, 125 Allen Street and 184 Riverbend Street, Athol (V25-154)
 - Exhibit- Additional information
- Margaret Fuller Neighborhood House, 71 Cherry Street, Cambridge (V25-175)
 - Exhibit- Additional information
- Sisson Elementary School, 58 Conomo Avenue, Lynn (V25-184)
 - Exhibit- Additional information
- Bap Street, 1026a Commonwealth Avenue, Brookline (V25-192)
 - Exhibit- Amended application
- National Council for Incarcerated and Formerly Incarcerated Women and Girls, 100-102 Warren Street, Roxbury (V25-197)
 - Exhibit- Additional information
- Horace Mann Building, 33 Loring Avenue, Salem (V25-202)
 - Exhibit- Additional information
- Residential Building, 11 Ivy Street, Cambridge (V25-203)
 - Exhibit- Additional information
- Intersection, St. Stephen and Gainsborough Streets, Boston (V25-206)
 - Exhibit- Additional information
- Residential Building, 57 Cedar Street, Cambridge (V25-208)
 - Exhibit- Additional information
- Mixed Use Building, 161 Massachusetts Avenue, Boston (V25-209)
 - Exhibit- Packeted case
- Monomoy Regional Middle School, 425 Crowell Road, Chatham (V25-210)
 - Exhibit- Additional information
- BPL Chinatown Branch, 55 Hudson Street, Boston (V25-211)
 - Exhibit- Additional information
- Mixed Use Buildings, 161-171 Massachusetts Avenue, Boston (V25-212)
 - Exhibit- Packeted case
- Mondo Café, 563 Columbus Avenue, Boston (V25-103)

- Exhibit#1- AAB1-56
- Exhibit#2- Assessing map of the property
- Exhibit#3- Photo of the façade of the existing building
- Exhibit#4- Photo of the front stairs
- Square One, 186 Williams Street, Springfield (V25-127)
 - Exhibit#1- AAB1-23
 - Exhibit#2- Slide deck
- Solomon Schechter Day School, 60 Stein Circle, Newton (V25-140)
 - Exhibit#1- AAB1-20
 - Exhibit#2- Slide deck
- Minutes and decisions from the December 1, 2025, meeting
 - Exhibit- draft minutes and decisions