



**MAURA HEALEY  
GOVERNOR**

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LIEUTENANT  
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**YVONNE HAO  
SECRETARY,  
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**Commonwealth of Massachusetts Division of  
Occupational Licensure Office of Public Safety  
and Inspections Architectural Access Board**  
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COMMISSIONER,  
DIVISION OF  
OCCUPATIONAL  
LICENSURE**

**Board Meeting Minutes – December 16,  
2024, Teams Meeting**

This meeting was open to the public and began at approximately 9:12 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)  
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)  
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. 9:13 AM V24-201 830 Boston Turnpike, Shrewsbury  
Exhibit – Variance Application and associated documents



WJ presented documentation – Discussion of Variance: Motion to Grant as proposed by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
DG- yes

5 yes, 0 no, 0 abstentions – Motion Passes

2. 9:22 AM V24-202 373 Northampton Street, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant with usual conditions by PD  
2<sup>nd</sup> by MM  
Roll Call Vote  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
DG- yes  
5 yes, 0 no, 0 abstentions- Motion Passes

3. 9:23 AM V24-203 2 and 6 Powder Mill Road, Acton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant with usual conditions for Group 1 units by PD  
2<sup>nd</sup> by KD  
Roll Call Vote  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
DG- yes  
5 yes, 0 no's, abstentions- Motion Passes

Motion to Deny Group 2 request by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
DG- yes  
5 yes, 0 no, 0 abstentions- Motion Passes

4. 9:28 AM V24-205 56 Hatch Street, Marshfield  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Continue for a feasibility study and cost evaluation of relocating the  
toilet to comply by KD  
2<sup>nd</sup> by MM  
Roll Call Vote  
KD- yes  
PD- yes  
MM- yes  
EM- yes  
DG- yes  
5 yes, 0 no, 0 abstentions- Motion Passes

5. 9:31 AM V24-206 402 Main Street, Greenfield  
Exhibit- Variance application and associated documents  
WJ presented documentation- Discussion of Variance

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

Motion to Find that the accessible parking is not on the shortest accessible route to the accessible entrance by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD-yes

PD- yes

MM- yes

EM- yes

DG- yes

5 yes, 0 no, 0 abstentions- Motion Passes

6. 9:37 AM V24-207 703 Washington Street, Holliston  
WJ presented documentation- Variance Application and associated documents

Motion to Continue for more information regarding vertical signage at the on-street parking spaces and if the street is level at those spaces (cross-slope measurements adjacent to the spaces) by MM

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

DG- yes

5 yes, 0 no, 0 abstentions- Motion Passes

7. 9:45 AM V24-208 85 Devonshire Street, Boston  
WJ presented documentation- Variance Application and associated documents

Motion to Grant by PD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

DG- yes

5 yes, 0 no, 0 abstention- Motion Passes

20.2

Motion to Continue for a reasonable accommodation policy for people who cannot access laundry or trash on their floor by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

DG -yes

5 yes, 0 no, 0 abstention- Motion Passes

10:00 AM Hearing

C12-033 & V13-076 & V17-266

MBTA Annual Update

DG opened the hearing, introduced the Board, and established procedures. Participants Laura Brelsford, Christopher Brennan (Chief of Capital Delivery), Lynsey Heffernan, Thomas McGee (Chair of MBTA Board of Directors), Sam Zhou (Chief Engineer), Desiree Patrice (Capital Programs), Maribel Kelly (Dept. Chief of Capital Delivery), Lonny Fidaglo (Capital Delivery), Matt Conover (GLT Team), Mike Malia (Capital Strategy), Rob Sampson (System-wide Accessibility), and Michael Muehe of the BCIL are sworn in. Exhibit #1 AAB 1-32 is noted. Exhibit #2 a slide deck is noted. Laura Brelsford begins an overview of the presentation. Tom McGee, the new Board Chair for the MBTA Board of Directors gives a brief statement. Lynsey Heffernan gives updates on investment planning. Christopher Brennan discusses some challenges facing project delivery. Laura Brelsford gives an overview of accessibility system wide and their next steps looking ahead to 2025. Discussions and questions of Hearing:

Michael Muehe of the BCIL comments and asks how the MBTA is working to make the system more climate-resilient, especially for the disability community using the MBTA.

Motion to Accept the annual report as presented by MM

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

DG-yes

5 yes, 0 no, 0 abstentions- Motion Passes

1:00 PM Hearing

C19-093

631 North Street, Pittsfield

DG opened the hearing, introduced the Board, and established procedures. Participants Thomas Brown representing Family Dollar and Andrew Chase are sworn in. Exhibit #1 AAB 1-124 is noted Andrew Chase gives a brief background on this case. Thomas Brown gives a brief statement on behalf of Family Dollar, and notes he is here to take advice from the Board to bring back to Family Dollar. Discussions and questions of Hearing:

Motion to Find the complaint valid by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Continue for Family Dollar to provide a written policy regarding this issue which would include a training for employees and to receive this within 60 days from receipt of the decision by PD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no's, 0 abstention- Motion Passes

8. 1:27 PM V24-214 57 Union Street,  
Newton  
WJ Presented documentation- Variance Application and associated documents

Motion to Waive 2 week waiting period by KD

2<sup>nd</sup> by JP

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant to complete the work in March with a status update by February 15<sup>th</sup>, on the condition that they are clear on their website by that they will not be accessible during this time, and that they allow customers to order online and that the restaurant brings the orders to the door of the building or to a consumer's car during this time by MM

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

9. 1:37 PM C23-056 1296 Worcester Road, Framingham  
WJ Presented documentation- Update/ Elevator Log

Motion to Find based on the evidence that the elevator is not working based on inconsistent service and Order petitioner to take all necessary steps to correct it by MM

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

10. 1:43 PM V23-069 200 Quannapowitt Parkway, Wakefield  
WJ Presented- Documentation- Amended Application  
KD Recuses

Motion to Continue for more information for which outlets they are seeking relief on by PD  
2<sup>nd</sup> by JP

Roll Call Vote

KD- recuses

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

5 yes, 0 no, 0 abstentions- Motion Passes

11. 1:46 PM C22-050 & V24-046 11 East Newton Street, Boston  
WJ Presented Documentation- Amended Application

Motion to Grant with the condition that they provide information on why the delay occurred  
and notes the Board is not inclined to grant further extensions by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

12. 1:54 PM V24-054 1 Woolley Circle, South Hadley  
WJ Presented Documentation- Additional Information

Motion to Grant as proposed by KD

2<sup>nd</sup> by JP

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes



13. 1:57 PM V24-116 235 Pleasant Street, Marblehead  
WJ Presented Documentation- Additional Information

Motion to Accept proof of compliance by PD

2<sup>nd</sup> by JP

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

14. 2:02 PM C21-013 & V24-141 139 Pleasant Street, Marblehead  
WJ Presented Documentation- Additional Information

Motion to Schedule a Hearing by MM

2<sup>nd</sup> by JP

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

15. 2:12 PM V24-145 467 Moody Street, Waltham  
WJ Presented Documentation- Amended Application/Additional Documentation

Motion to Grant as proposed by KD

2<sup>nd</sup> by MM

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

16. 2:14 PM C19-025 & V24-161 199 Worcester Court, Falmouth  
WJ Presented Documentation- Proof of Compliance

Motion to Accept proof of compliance by KD

2<sup>nd</sup> by MM

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

17. 2:21 PM V24-162 90 Washington Street, Wellesley  
WJ Presented Documentation- Additional Information

Motion to Grant by MM

2<sup>nd</sup> by JP

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

18. 2:32 PM V24-185 2 Hamilton Street, Taunton  
WJ Presented Documentation- Additional Information

Motion to Grant by KD

2<sup>nd</sup> by JP

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

19. 2:33 PM V24-190 44 Winter Street, Dorchester  
WJ Presented Documentation- Additional Information

Motion to Grant by PD

2<sup>nd</sup> by JP

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

20. 2:36 PM C24-024 & V24-192 17 Court Street, Boston  
WJ Presented Documentation- Amended Application

Motion to Grant by MM

2<sup>nd</sup> by JP

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

21. 2:41 PM Minutes and Decisions

Motion to Accept minutes and decisions by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

MM- abstain

EM- yes

JP- abstain

DG- yes

4 yes, 0 no, 2 abstentions- Motion Passes

22. 2:43 PM                                      Advisory Opinion  
WJ Presented Documentation- Advisory Opinion  
KD Recuses

Motion to Find that when power is shut off briefly for an emergency the doors with auto-door  
openers remain compliant with the exception to 26.6.1 by MM

2<sup>nd</sup> by PD

Roll Call Vote

KD- recuse

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

5 yes, 0 no, 0 abstentions- Motion Passes

23. 2:57 PM                                      BHA Staff Request

Motion to Authorize a letter by JP

2<sup>nd</sup> by MM

Roll Call Vote

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

24. 3:06 PM

Motion to Adjourn by JP

2<sup>nd</sup> by KD

Roll Call

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Respectfully submitted,  
Molly Griffin, Program Coordinator

#### Exhibit List

- Supercon, 830 Boston Turnpike, Shrewsbury (V24-201)
  - Exhibit – Variance Application and associated documents
- Residential Building, 373 Northampton Street, Boston (V24-202)
  - Exhibit – Variance Application and associated documents
- Powder Mill, 2 Powder Mill Road Building #1 & 6 Powder Mill Road Building #2, Acton (V24-203)
  - Exhibit – Variance Application and associated documents
- South River School, 56 Hatch Street, Marshfield (V24-205)
  - Exhibit – Variance Application and associated documents
- Leavitt-Hovey House, 402 Main Street, Greenfield (V24-206)
  - Exhibit – Variance Application and associated documents
- Holliston Town Hall Parking Lot, 703 Washington Street, Holliston (V24-207)
  - Exhibit – Variance Application and associated documents
- Residential Building, 85 Devonshire Street, Boston (V24-208)
  - Exhibit- Variance Application and associated documents
- Café St. Petersburg, 57 Union Street, Newton (V24-214)
  - Exhibit- Variance Application and associated documents
- Water View Village, 1296 Worcester Road, Framingham (C23-056)
  - Exhibit- Additional Information
- Mixed Use Residential, 200 Quannapowitt Parkway, Wakefield (V23-069)
  - Exhibit- Amended Application
- Franklin Square Apartments, 11 East Newton Street, Boston (C22-050 & V24-046)
  - Exhibit- Amended Application
- Mary Woolley Hall, 1 Woolley Circle, South Hadley (V24-054)
  - Exhibit- Amended Application and associated documents
- Abbot Public Library, 235 Pleasant Street, Marblehead (V24-116)
  - Exhibit- Amended Application and associated documents
- Mixed Use Building, 139 Pleasant Street, Marblehead (C21-013 & V24-141)
  - Exhibit- Additional Information
- Deep Ellum Restaurant, 467 Moody Street, Waltham (V24-145)
  - Exhibit- Amended Application and associated documents
- Service Federal Credit Union, 199 Worcester Court, Falmouth (C19-025 & V24-161)
  - Exhibit- Proof of Compliance
- Warren Recreation Center, 90 Washington Street, Wellesley (V24-162)
  - Exhibit- Additional Information
- School Building, 2 Hamilton Street, Taunton (V24-185)
  - Exhibit- Additional Information
- BFD Engine 17, 44 Winter Street, Dorchester (V24-190)
  - Exhibit- Additional Information
- Advisory Opinion- Auto Door Openers at stairs
  - Exhibit- Advisory Opinion
- Staff Request

- MBTA Annual Update (C12-033 & V13-076) & (V17-266)
  - Exhibit #1- AAB 1-32
  - Exhibit #2- slide deck
- Family Dollar, 631 North Street, Pittsfield (C19-093)
  - Exhibit #1- AAB 1-124
- Minutes to approve from December 2, 2024
  - December 2, 2024, minutes