



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

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

1000 Washington Street • Boston • Massachusetts • 02118

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULA-
TION

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF OC-
CUPATIONAL LICENSURE

WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHITEC-
TURAL ACCESS BOARD

Board Meeting Minutes – December 19, 2022
Teleconference

This meeting was open to the public and began approximately 12:00 PM

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Ana Julian (AJ)
Jeffrey Dougan (JD)
Raymond Glazier (RG)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
James Plotkin – Legal Counsel (JP)
Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, JD, RG, AJ

1. 12:00 PM V22-186 250 Old Bedford Road, Concord
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD
2nd by PM

2. 12:03 PM V22-187 503 Boston Avenue, Medford
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition of doors equipped with automatic door openers by JD
2nd by RG
By Acclamation/Carried

3. 12:06 PM V22-188 646 Ocean Avenue, Revere
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant under the usual conditions by PM
2nd by JD



By Acclamation/Carried

4. 12:07 PM V22-189

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by RG

2nd by JD

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant under the usual conditions by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant as proposed by JD

2nd by AJ

By Acclamation

5. 12:11 PM V22-190 84 Massachusetts Avenue, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Packet by JD

2nd by RG

By Acclamation/Carried

6. 12:13 PM V22-191 197 Green Street, Jamaica Plain (

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant under the usual conditions by JD

2nd by PM

By Acclamation/Carried

7. 12:14 PM V22-192 59 Gove Street, East Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for more information on difference in grade elevation by JD

2nd by AJ

By Acclamation/Carried

8. 12:16 PM V22-193 73 Lansdowne Street, Boston



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for feasibility study of flush floor plate, larger lift that is code compliant, and lift allowing straight on and off approach by PM

2nd by JD

By Acclamation/Carried

9. 12:29 PM V22-194 690-694 Broadway, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Schedule hearing by JD

2nd by AJ

By Acclamation/Carried

10. 12:32 PM V22-195 700 Washington Street, Dedham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for information on connection between yoga studio and gym; test drawing for vertical lift within the building if same owner; test drawing for ramp with compliant landings at top and bottom by JD

2nd by PM

By Acclamation/Carried

11. 12:40 PM V22-196 5 Wheeler Road, Burlington

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Deny by JD

2nd by AJ

By Acclamation/Carried

Motion to Find that compliance is not met at tub, toilet fixture, or tub by JD

2nd by AJ

By Acclamation/Carried

12. 12:54 PM V22-137 Various Streets, Edgartown

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report

Motion to Accept with note that Board expects full compliance by expiration of time variance by JD

2nd by PM

By Acclamation/Carried

13. 1:00 PM Hearing declared regarding V22-170 19 Birch Street, Milford:

DG opened the hearing, introduced Board and established procedures. Participants Edward Bradford, Francis Yuen, Trevor Rabidou are sworn in. Exhibit #1 – the hearing packet AAB 1-61 is noted. Edward



Bradford presented request application. Exhibit #2 – presentation is noted and accepted. Additional testimony provided by Francis Yuen and Trevor Rabidou. Discussion and Questions of Variance

Motion to Grant as proposed on the condition that petitioner to provide cut sheet of proposed appliances for Board approval by JD

2nd by PM

By Acclamation/Carried

14. 1:46 PM V22-197 10 Church Street, Boylston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

15. 1:49 PM V22-174 93 Broadway, Arlington

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant for this use only by JD

2nd by AJ

By Acclamation/Carried

16. 1:51 PM V16-194 286 Cabot Street, Beverly

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Accept amended application with the explicit denial of extension by JD

2nd by AJ

By Acclamation/Carried

17. 1:54 PM V22-027 45 Magnolia Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant for this use only by JD

2nd by AJ

By Acclamation/Carried

18. 2:04 PM V22-146 151 Crescent Street, Waltham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for test drawings and cost estimates for entrance by vertical lift and proposed future ramp by JD

2nd by PM

By Acclamation/Carried

19. 2:13 PM Decisions

Exhibit – Decisions and associated documents

WJ presented documentation – Discussion of Decisions



Motion to Accept decisions by JD
2nd by PM
PM/Y, JD/Y, RG/A, AJ/Y, DG/Y

2:15 PM End of meeting noted

Respectfully submitted,
Bradley Souders, Office Support Specialist

Exhibit List

- Concord Children's Center, 250 Old Bedford Road, Concord (V22-186)
 - Exhibit – Variance Application and associated documents
- Bromfield- Pearson Building - Tufts University, 503 Boston Avenue, Medford (V22-187)
 - Exhibit – Variance Application and associated documents
- Revere Beach Apartments, 646 Ocean Avenue, Revere(V22-188)
 - Exhibit – Variance Application and associated documents
- GrayStar Everett, 85 Boston Street, Everett (V22-189)
 - Exhibit – Variance Application and associated documents
- MIT Building W20 - Stratton Student Center, 84 Massachusetts Avenue, Cambridge (V22- 190)
 - Exhibit – Variance Application and associated documents
- Residential Building, 197 Green Street, Jamaica Plain (V22-191)
 - Exhibit – Variance Application and associated documents
- 4 Unit Residential Building, 59 Gove Street, East Boston (V22-192)
 - Exhibit – Variance Application and associated documents
- Cask & Flagon, 73 Lansdowne Street, Boston (V22-193)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 690-694 Broadway, Somerville (V22-194)
 - Exhibit – Variance Application and associated documents
- Yoga Studio, 700 Washington Street, Dedham (V22-195)
 - Exhibit – Variance Application and associated documents
- Hilton Garden Inn Burlington, 5 Wheeler Road, Burlington (V22-196)
 - Exhibit – Variance Application and associated documents
- Kelley House Hotel, Various Streets, Edgartown (V21-137)
 - Exhibit – Status report and associated documents
- Avalon Milford, Birch Street, Milford (V22-170)
 - Exhibit #1 – Hearing packet AAB 1-61
 - Exhibit #2 – presentation
- First Congregational Church of Boylston, 10 Church Street, Boylston (V22-197)
 - Exhibit – Variance Application and associated documents
- Springboard School, 93 Broadway, Arlington (V22-174)
 - Exhibit – Variance Application and associated documents
- Cabot Performing Arts Center, 286 Cabot Street, Beverly (V16-194)
 - Exhibit – Amended Variance Application and associated documents



- Project Hope, 45 Magnolia Street, Boston (V22-027)
 - Exhibit – Variance Application and associated documents
- Apartment Building, 151 Crescent Street, Waltham (V22-146)
 - Exhibit – Variance Application and associated documents
- Decisions to approve from November 28, 2022
 - Lab Building, 52-60 Western Avenue, Boston (V22-161)
 - HENNEP, 246 Commercial Street, Provincetown (V22-133)

