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GOVERNOR

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SECRETARY, EXECUTIVE OFFICE  
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**Commonwealth of Massachusetts**  
**Division of Occupational Licensure**  
**Office of Public Safety and Inspections**  
**Architectural Access Board**  
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**LAYLA R. D'EMILIA**  
UNDERSECRETARY, CONSUMER  
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REGULATION

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

**Board Meeting Minutes – December 2, 2024,**  
**Teams Meeting**

This meeting was open to the public and began at approximately 9:06 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)  
Patricia Mendez, Vice Chair (PM)  
Elizabeth Myska (EM)  
Jeff Dougan (JD)  
Kathryn Denis (KD)  
Pamela Daly (PD)  
David Johnson (DJ)

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:  
PM, KD, PD, DJ, JD, EM,



1. 9:07 AM V24-196 111 Pleasant Street, Watertown  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant until 1/5/2025 by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions – Motion Passes

2. 9:12 AM V24-197 Washington Street near Walker Street, Newton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Continue if this is temporary per the COD's letter by KD

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

3. 9:18 AM V24-199 30 Cable Avenue, Salisbury  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

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

DG- yes

7 yes, 0 no's, abstentions- Motion Passes

Motion to Order petitioner to prove Group 1 compliance by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

4. 9:31 AM V24-200 & C24-001 123 Dolan Circle, Taunton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Schedule a Hearing by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

5. 9:32 AM V24-187 Various Locations  
Exhibit- Variance application and associated documents  
WJ presented documentation- Discussion of Variance

PED-6219

Motion to Continue for a feasibility study to make the ramp perpendicular on both sides instead of the existing apex configuration, including sidewalk extensions by PM

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

All Other Curb Cuts

Motion to Grant as proposed by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

6. 9:46 AM V24-191 Various Locations  
WJ presented documentation- Variance Application and associated documents

PED- 85491

Motion to Continue for a feasibility study on extending the cross slope transition by PM  
2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

PED- 85495

Motion to Grant on the condition of an interior handrail by JD  
2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no's, 0 abstentions- Motion Passes

PED-21174

Motion to Continue to ask for extending the cross slope transition across the panels by PM  
2<sup>nd</sup> by KD

Roll Call Vote

PM- yes

KD -yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no's, 0 abstentions- Motion Passes

Motion to Grant all others as proposed by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no's, 0 abstentions- Motion Passes

7. 10:30 AM V24-194 127 Forest Avenue, Hudson  
WJ presented documentation- Variance Application and associated documents  
KD Recuses

19.7

Motion to Continue for clarification on “3 years” and clarification on “when funding becomes available” by JD

2<sup>nd</sup> by PD

Roll Call Vote

KD- recuses

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

19.7 (Variance 1b)

Motion to Continue for more information regarding a layout plan and test drawing of playground #1 and playground #2 by PM

2<sup>nd</sup> by DJ

Roll Call Vote

KD- recuses

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no's, 1 abstention- Motion Passes

28.12.4

Motion to Grant for this use only by PD

2<sup>nd</sup> by DJ

Roll Call Vote

KD- recuses

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no's, 1 abstention- Motion Passes

26.6.2

Motion to Grant by JD

2<sup>nd</sup> by PD

Roll Call Vote

KD -recuses

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no's, 1 abstention- Motion Passes

26.6.3

Motion to Grant by JD

2<sup>nd</sup> by DJ

Roll Call Vote

KD – recuses

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no's, 1 abstention- Motion Passes

Variances 5-10

Motion to Grant as proposed for toilet rooms 020 and 219 and Deny for toilet rooms 013 and 213 by PM

2<sup>nd</sup> by DJ

Roll Call Vote

KD- recuses

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no's, 1 abstention- Motion Passes

30.7.1 (toilet room 019)

Motion to Continue for the petitioner to show in a detailed plan the required clearances and turning space by JD

2<sup>nd</sup> by DJ

Roll Call Vote

KD- recuses

PM- yes

PD- yes

DJ-yes

JD- yes

EM- yes

DG- yes

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

30.2 (toilet room 019)

Motion to Deny by JD

2<sup>nd</sup> by PD

Roll Call Vote

KD- recuses

PM- yes

PD- yes

DJ-yes

JD- yes

EM- yes

DG- yes

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



36.2.1 (room 002)

Motion to Grant as proposed by JD

2<sup>nd</sup> by PM

Roll Call Vote

KD- recuses

PM- yes

PD- yes

DJ-no

JD-yes

EM- yes

DG-yes

5 yes, 1 no, 0 abstentions- Motion Passes

11:00 AM Hearing

C19-089

323 Speen Street, Natick

DG opened the hearing, introduced the Board, and established procedures. Participant Andrew Chase is sworn in. Exhibit #1 AAB 1-44 is noted. Andrew Chase gives an overview and history of this case as the MAAB compliance officer. He notes that he received proof of a van accessible sign in the lot last week. Discussions and questions of Hearing:

Motion to Accept proof of compliance by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG -yes

7 yes, 0 no, 0 abstentions- Motion Passes

8. 11:30 AM V18-218 46 Millmont Street, Roxbury  
WJ Presented application- Updated Information

Motion to Schedule a Hearing by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM- yes

KD- yes

PD-yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no's, 0 abstentions- Motion Passes

9. 11:33 AM V22-051 87-103 Liberty Street, Lynn  
WJ Presented documentation- Status Report

Motion to Accept Status Report by PM

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no's, 0 abstentions- Motion Passes

10. 11:34 AM V22-078 10 Putnam Street, Roxbury  
WJ Presented documentation- Amended Application  
KD recuses

Motion to Grant noting the Board is not inclined to grant any further extensions by DJ

2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no's, 1 abstention- Motion Passes

11. 11:38 AM V23-045 378 Plantation Street, Worcester  
WJ Presented documentation- Amended Application

Motion to Grant on the condition that a handrail is provided along that section of the walkway by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD\_ yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

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

12. 11:46 AM V24-023 & C23-013 Hampstead Street, Methuen  
WJ Presented documentation- Plan for compliance

Motion to Grant timed relief until 9/1/25 by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

KD – yes

PD- yes

DJ- yes

JD -yes

EM- yes

DG – yes

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

13. 11:50 AM V24-148 34 Meshacket Road, Edgartown  
WJ Presented documentation- Additional Information  
KD recuses

Motion to Grant by PD

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD-yes

EM- yes

DG- yes

6 yes, 0 no's, 1 abstention- Motion Passes

1:00 PM Hearing

V17-266

1150 Tremont Street, Boston

DG opened the hearing, introduced the Board, and established procedures. Participants Laura Brelsford, Christopher Brennan, Lonny Fidalgo, and Michael Muehe are sworn in. Exhibit #1 AAB 1-33 is noted Exhibit #2 a slide deck is noted. Laura Brelsford begins the presentation, and Lonny Fidalgo presents the current and past work regarding Ruggles. Chris Brennan talks about challenges and next steps for the project. Discussions and questions of Hearing:

Michael Muehe of the BCIL states he appreciates the work of the MBTA and the BCIL looks to work with them cooperatively as they have, and just notes some of the same concerns as the others regarding elevator issues.

Motion to Take under Advisement by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Table until 12/16 by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- abstain

KD- yes

PD-yes

DJ-yes

JD-yes

EM- yes

DG- yes

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

2:00 PM Hearing  
Newburyport

V23-136 & C24-048

149 High Street,

DG opened the hearing, introduced the Board, and established procedures. Participants Kim Turner from the City of Newburyport is sworn in. Exhibit #1 AAB 1-59 is noted. Kim Turner gives an overview of the project and some background on the project. Discussions and questions of Hearing:

Motion to Uphold previous decision by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no's, 0 abstentions- Motion Passes

Motion to Grant temporary time relief for no longer than 6 months from date of the receipt of the decision to develop a strategy for compliance and a rough timeline by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

7 yes, 0 no's, 0 abstentions- Motion Passes

14. 2:45 PM

V24-149

4 Maple Road, Oxford

WJ Presented Documentation- Additional Information

Motion to Continue for floor plans and a site plan by KD

2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

KD- yes

PD-yes

DJ- yes

JD- yes

EM-yes

DG- yes

7 yes, 0 no's, 0 abstentions- Motion Passes

15. 2:50 PM                      V24-190                      44 Winter Street, Dorchester  
WJ Presented Documentation- Site Plan

Motion to Continue for cross slope from the original design and clarification as to whether this is a curb cut under 521 CMR 21 or if this is a level on-street transition by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD-yes

DJ-yes

JD-yes

EM-yes

DG-yes

7 yes, 0 no's, 0 abstentions- Motion Passes

16. 3:15 PM                      Minutes

Motion to Accept Minutes by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- abstain

6 yes, 0 no, 1 abstention- Motion Passes

Respectfully submitted,  
Molly Griffin, Program Coordinator

Exhibit List

- Riveredge Condominiums, 111 Pleasant Street, Watertown
  - Exhibit – Variance Application and associated documents
- Sidewalk, Washington Street near Walker Street, Newton (V24-197)
  - Exhibit – Variance Application and associated documents
- 3 Unit Residential Building, 30 Cable Avenue, Salisbury (V24-199)
  - Exhibit – Variance Application and associated documents
- Deep Pond Farm and Stables, 123 Dolan Circle, Taunton (V24-200 & C24-001)
  - Exhibit – Variance Application and associated documents
- Refugee Church of Christ, 46 Millmont Street, Roxbury (V18-078)
  - Exhibit – Amended Application and associated documents
- Osmund Building, 87-103 Liberty Street, Lynn (V22-051)
  - Exhibit – Additional Information
- UU Urban Ministry, 10 Putnam Street, Roxbury (V22-078)
  - Exhibit- Amended Application and associated documents
- Inpatient Building, 378 Plantation Street, Worcester (V23-045)
  - Exhibit- Amended Application and associated documents
- Hamstead Street Sidewalk, Hamstead Street, Methuen (V24-023 & C23-013)
  - Exhibit- Additional Information
- Meshacket Commons, 34 Meshacket Road, Edgartown (V24-128)
  - Exhibit- Additional Information
- Oxford Community Center, 4 Maple Road, Oxford (V24-149)
  - Exhibit- Additional Information
- Various Curb Cuts, Various Locations (V24-187)
  - Exhibit- Variance Application and associated documents
- BFD Engine 17, 44 Winter Street, Dorchester (V24-190)
  - Exhibit- Additional Information
- Various Curb Ramps, Various Locations (V24-191)
  - Exhibit- Variance Application and associated documents
- Mary O'Malley CHAPS Academy, 127 Forest Avenue, Hudson (V24-194)
  - Exhibit- Variance Application and associated documents
- Boston Interiors, 323 Speen Street, Natick (C19-089)
  - Exhibit #1- AAB 1-44
- MBTA Ruggles Station, 1150 Tremont Station, Boston (V17-266)
  - Exhibit #1- AAB 1-33
  - Exhibit #2- slide deck
- Bartlett Mall, 149 High Street, Newburyport (V23-136 & C24-048)
  - Exhibit #1 – AAB 1-59
- Minutes to approve from November 18, 2024
  - November 18, 2024, minutes