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GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

**YVONNE HAO**  
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ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Occupational Licensure**

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

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

**Board Meeting Minutes – January 22, 2024**  
**Teams Meeting**

This meeting was open to the public and began approximately 9:00 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice-Chairperson (PM)

Katie Denis (KD)

Pamela Daly (PD)

David Johnson (DJ)

Mary Mahon McCauley (MM)

Elizabeth Myska (EM)

Joe Prochilo (JP)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

Jamie Dalton – Board Counsel (JaD)

DG opened the meeting for Roll Call:

DG, PM, KD, PD, DJ, MM, EM, JP

1. Millenium Park, 300 Gardner Street, Boston (V23-220)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for petitioner to explore possibility of removing path #1 and path #3, or feasibility of installing handrails at these locations as well as to path #2 by DJ

2<sup>nd</sup> by PD

By Acclamation/Carried

2. 3 Family Dwelling, 57-59 Nightingale Street, Boston (V23-221)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Find that winder stairs do not comply with 521 CMR 27.2 by PM

2<sup>nd</sup> by KD



By Acclamation/Carried

Motion to Continue for updated drawings of compliant stairs by PM

2nd by MM

By Acclamation/Carried

3. Moki Sauna, 70 Rowes Wharf, Boston (V23-223)

PM recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny request by KD

2nd by PD

By Acclamation/Carried

4. Noah's Ark Christian Childcare, 79 Prospect Street, Milford (V24-001)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for photos, scope of work, and accommodation policy by DJ

2nd by KD

By Acclamation/Carried

5. Rob Roy Academy, 1 School Street, Taunton (V24-002)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant for this use only and to include accommodation policy by KD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant as proposed by PM

2nd by PD

By Acclamation/Carried

6. The Westcott, 125 Essex Street, Swampscott (V24-003)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant with the usual conditions by PM

2nd by DJ

By Acclamation/Carried

7. Wayside Plaza, 730 Boston Post Road, Sudbury (V24-005)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant time relief until June 01, 2024, by PM

2nd by DJ

By Acclamation/Carried

8. Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)

Exhibit – Complaint Hearing packet and associated documents

WJ presented documentation – Discussion of Complaint:

Motion to set time period of 60 days for elevator company to provide log of any outages including reason and duration as well as records for maintenance log for this elevator from 2023 to present by KD

2nd by DJ

By Acclamation/Carried

9. Dispensary, 51 Strong Avenue, Northampton (V23-151)

KD recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Find that the complaint is valid by DJ

2nd by MM

By Acclamation/Carried

Motion to Deny by DJ

2nd by PD

By Acclamation/Carried

Motion to order that there be no public use of the ground floor space until compliance with 521 CMR is achieved except to allow access to the upper floors, and that there be no public use of the upper level spaces until either compliance with 521 CMR is achieved or access to the second floor is restored to not less than the level of access available prior to the start of construction by MM

2nd by PM

By Acclamation/Carried

10. 1:00 PM Hearing declared regarding V23-185 Curb Cut, Alpine Place and Row, Franklin DG opened the hearing, introduced Board and established procedures. Participants Mike Maglio and Stephan Accad are sworn in. Exhibit #1 – the Hearing packet AAB 1-55 is noted. Stephan Accad presented complaint. Mike Maglio presented variance application. Exhibit #2 – aerial photo of previous street layout is presented. Additional comments and testimony provided by participants.

Discussion and Questions of Hearing:

Motion to extend hearing to later date and for respondent/petitioner to provide grade plans, proposed designs, and test drawings of proposed solution by DJ

2nd by PM

By Acclamation/Carried

11. 2:00 PM Hearing declared regarding C23-007 Sidewalks, 190 Somerset Ave, Winthrop DG opened the hearing, introduced Board and established procedures. Participants Anthony Marino, Steven Calla, John Morgan, Walter Connelly, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-55 is noted. John morgan presented complaint. Additional comments and testimony provided by Walter Connelly, Anthony Marino, Steven Calla, and Michael Muehe.

Motion to Find that the complaint is valid by DJ

2nd by EM

By Acclamation/Carried

Motion to Deny proposed variance application by DJ

2nd by JP

By Acclamation/Carried

12. Murphy Playground, 20 Child Street, Boston (V23-222)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on existing conditions by KD

2nd by PD

By Acclamation/Carried

13. Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept update on condition that compliance be met regardless of status of grant by PM

2nd by DJ

By Acclamation/Carried

14. South Boston Municipal Courthouse, 535 East Broadway, Boston (V23-020)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept update by PM

2nd by DJ

By Acclamation/Carried

15. Talbot House, 25 Prospect Street, Northampton (V23-054)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by KD

2nd by DJ

By Acclamation/Carried

16. Housing Complex, 777-779 Huntington Avenue, Boston (V23-165)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Table by PM

2nd by DJ

By Acclamation/Carried

17. Maximus Sign, 604 Central Street, Lowell (V23-172)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for copy of accommodation policy for print shop by KD

2nd by PD

By Acclamation/Carried

18. Moody School, 59 Margin Street, Haverhill (V23-191)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for cost estimate of making lower ramp run compliant and information on whether work can be completed by the summer by KD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant design of bathrooms # 3, 4, 9, and 10 as shown by KD  
2nd by PD  
By Acclamation/Carried

Motion to Deny design of bathrooms # 1, 2, 6, and 7 by KD  
2nd by DJ  
By Acclamation/Carried

19. Amherst Student Center, 17 Merrill Science Drive, Amherst (V23-193)  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by DJ  
2nd by EM  
By Acclamation/Carried

20. Boston Administrative Building, 43 Hawkins Street, Boston (V23-202)  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by PD  
2nd by KD  
By Acclamation/Carried

21. Stars Center, 109 Lower East Street, Dedham (V23-209)  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed for this use only and for petitioner to include copy of  
accommodation policy by KD  
2nd by DJ  
By Acclamation/Carried

22. Harvard Science Center, 1 Oxford Street, Cambridge (V23-201)  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by KD  
2nd by DJ  
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant as proposed by KD  
2nd by DJ  
By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant as proposed by PD  
2nd by KD  
By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant time relief with annual status reports beginning on January 1<sup>st</sup>, 2025, by  
KD  
2nd by PD  
By Acclamation/Carried

23. Wadsworth House, 1341 Massachusetts Avenue, Cambridge (V23-210)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by KD  
2nd by DJ  
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant as proposed by KD  
2nd by PD  
By Acclamation/Carried

Discussion of Variance 3:

Motion to Continue for submission of letter from Mass. Historical Society by DJ  
2nd by PD  
By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant as proposed by DJ  
2nd by PD  
By Acclamation/Carried

24. Minutes to approve from January 8, 2024

Exhibit - January 8, 2024, meeting minutes

Motion to Accept meeting minutes by DJ  
2nd by KD  
By Acclamation/Carried

Respectfully Submitted,  
Andrew Chase, Compliance Officer

Exhibit List

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  - Exhibit – Variance Application and associated documents
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- Moki Sauna, 70 Rows Wharf, Boston (V23-223)
  - Exhibit – Variance Application and associated documents
- Noah's Ark Christian Childcare, 79 Prospect Street, Milford (V24-001)
  - Exhibit – Variance Application and associated documents
- Rob Roy Academy, 1 School Street, Taunton (V24-002)
  - Exhibit – Variance Application and associated documents
- The Westcott, 125 Essex Street, Swampscott (V24-003)
  - Exhibit – Variance Application and associated documents

- Wayside Plaza, 730 Boston Post Road, Sudbury (V24-005)
  - Exhibit – Variance Application and associated documents
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
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- Dispensary, 51 Strong Avenue, Northampton (V23-151)
  - Exhibit – Variance Application and associated documents
- Curb Cut, Alpine Place and Row, Franklin (V23-185)
  - Exhibit – Hearing packet AAB 1-55
  - Exhibit – Aerial photo of previous conditions
- Sidewalks, 190 Somerset Ave, Winthrop (C23-007)
  - Exhibit #1 – Hearing packet AAB 1-55
- Murphy Playground, 20 Child Street, Boston (V23-222)
  - Exhibit – Variance Application and associated documents
- Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)
  - Exhibit – Variance Application and associated documents
- South Boston Municipal Courthouse, 535 East Broadway, Boston (V23-020)
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