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

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TION

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

WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHITEC-
TURAL ACCESS BOARD

Board Meeting Minutes – January 23, 2023
Teleconference

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)
Raymond Glazier (RG)
Jeffrey Dougan (JD)
David Johnson (DJ)
Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:

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

DG opened the meeting for Roll Call:

PM, JD, DJ, EM, AJ

1. 9:03 AM V23-001 1 Jackson Place, Cambridge

MM Arrived

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant for this use only by JD

2nd by AJ

By Acclamation/Carried

2. 9:08 AM V23-002 1 Jackson Place, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant for this use only by PM

2nd by AJ

By Acclamation/Carried

3. 9:12 AM V23-003 32 Orleans Street, Boston



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant on the condition a 36-inch-wide striped path is provided in on both sides of garage from parking to elevator by DJ

2nd by JD

By Acclamation/Carried

4. 9:19 AM V23-004 695 Atlantic Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information about legality of path of travel through the kitchen for option 3 by JD

2nd by DJ

By Acclamation/Carried

5. 9:27 AM C18-020/V21-145 4 Hartford Avenue North, Upton

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Instruct staff to clarify point 2 in status update and memorialize conversation between staff and State Building inspector by PM

2nd by EM

By Acclamation/Carried

6. 9:36 AM V16-194 286 Cabot Street, Beverly

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by JD

2nd by DJ

By Acclamation/Carried

7. 9:38 AM V16-220 378 Main Street, Hingham

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept status report and instruct Staff to release petitioner from status report requirements by JD

2nd by PM

By Acclamation/Carried

8. 9:40 AM V21-071 34 North Street, Somerville

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed on the condition that directional signage indicating accessible route from Alewife and from north street are provided and audio cues are provided during construction phase by JD

2nd by DJ

By Acclamation/Carried



Motion to Grant temporary relief on the condition audio cues are provided during construction phase and the submission of annual status reports starting 1/1/2024 by JD

2nd by DJ

By Acclamation/Carried

9. 10:02 AM V21-122 1277 Main Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant timed relief as proposed until March 31, 2024 with 6 month status reports due

July 1, 2023 by JD

2nd by PM

By Acclamation/Carried

10. 10:08 AM V21-201 154 Newbury Street, Boston (V21-201)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition information about small cab size is provided on website by

JD

2nd by PM

By Acclamation/Carried

11. 10:18 AM V22-078 10 Putnam Street, Roxbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant extension request in status report by PM

2nd by DJ

By Acclamation/Carried

12. 10:20 AM V22-146 151 Crescent Street, Waltham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd AJ

By Acclamation/Carried

13. 10:22 AM V22-190 84 Massachusetts Avenue, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 3:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant on the condition a compliant wall handrail is provided by JD



2nd by PM
By Acclamation/Carried

14. 10:27 AM V22-200 6-12 Carol Avenue, Brighton
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that lift meets proposed lift size requirements by JD

2nd by DJ

By Acclamation/Carried

15. 10:33 AM Compliance Officer Update

16. 10:33 AM Minutes and Decisions

Exhibit – Minutes and Decisions associated documents

WJ presented documentation – Discussion of Minutes and Decisions

Motion to Accept minutes and decisions by JD

2nd by PM

Roll Call PM/Y, JD/Y, DJ/Y, EM/A, AJ/A

17. 10:36 AM V22-179 232 Old Colony Avenue, Roxbury

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

PM recused

Motion to Grant until March 13, 2023 by JD

2nd by EM

Roll Call JD/Y, DJ/A, EM/Y, AJ/Y

18. 11:00 AM Hearing declared regarding V19-295 1127 Harrison Avenue, Boston:

DG opened the hearing, introduced Board and established procedures. Participants Thomas Merchel and Will Avanesian are sworn in. Exhibit #1 – the hearing packet AAB 1-98 is noted. Will Avanesian presented application. Additional comments and testimony by Thomas Merchel. Discussion and Questions of Variance:

Motion to Grant timed relief until March 1, 2025 on the condition that an additional Group 2 unit is provided on 3rd or 4th floor in phase 2 and that wayfinding signage is provided until phase 2 is complete by PM

2nd by JD

By Roll Call PM/Y, JD/Y, DJ/Y, EM/Y, AJ/Y

19. 1:00 PM Hearing declared regarding V22-181 99-101 Newbury Street, Boston:

DG opened the hearing, introduced Board and established procedures. Participants Jon Traficonte, Kerri Frick, Matt Ottinger, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-29 is noted. Kerri Frick presented application. Additional comments and testimony by Jon Traficonte, Matt Ottinger, and Michael Muehe. Discussion and Questions of Variance:

Motion to Find that stairs labeled “B” in the submitted plans are not open to the public and do not require a variance by JD



2nd by DJ
By Acclamation/Carried

Discussion of Variance 4:

Motion to find that door is not open to the public and does not require a variance by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant relief from handrail requirements by JD
2nd by AJ
By Acclamation/Carried

Motion to Grant by JD
2nd by DJ
By Acclamation/Carried

Discussion of second floor bathroom:

Motion to Find that water closets 211 and 209 are in the same location by JD
2nd by PM
By Acclamation/Carried
DG/N, PM/Y, JD/Y, DJ/N, EM/N, AJ/N, Motion fails

Discussion of Variances 5-9

Motion to Continue for more information including cost estimates, enlarged plans, plan for compliance without increasing size of room, detailed drawings of accessible restrooms, and photos where needed by JD
2nd by DJ
By Acclamation/Carried

2:18 PM End of meeting

Motion to Adjourn by DJ
2nd by AJ
By Acclamation/Carried

Respectfully submitted,
Bradley Souders, Office Support Specialist

Exhibit List

- Building 5, 1 Jackson Place, Cambridge (V23-001)
 - Exhibit – Variance Application and associated documents
- Building 1, 1 Jackson Place, Cambridge (V23-002)
 - Exhibit – Variance Application and associated documents
- 5 Story Residential, 32 Orleans Street, Boston (V23-003)



- Exhibit – Variance Application and associated documents
- Susan's Deli, 695 Atlantic Avenue, Boston (V23-004)
 - Exhibit – Variance Application and associated documents
- Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145/C18-020)
 - Exhibit – Status report and associated documents
- Cabot Performing Arts Center, 286 Cabot Street, Beverly (V16-194)
 - Exhibit – Status report and associated documents
- Hingham Congregational Church, 378 Main Street, Hingham (V16-220)
 - Exhibit – Status report and associated documents
- Curb Cuts, 34 North Street, Somerville (V21-071)
 - Exhibit – Amended Variance Application and associated documents
- MassMutual Center, 1277 Main Street, Springfield (V21-122)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 154 Newbury Street, Boston (V21-201)
 - Exhibit – Variance Application and associated documents
- UU Urban Ministry, 10 Putnam Street, Roxbury (V22-078)
 - Exhibit – Variance Application and associated documents
- Apartment Building, 151 Crescent Street, Waltham (V22-146)
 - 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 Development, 6-12 Carol Avenue, Brighton (V22-200)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from January 9, 2023
 - Exhibit – January 9, 2023 minutes
 - Exhibit – The Cove at Rockport, 1 King Street, Rockport (V22-178)
 - Exhibit – Old North Church, 193 Salem Street, Boston (V19-045)
- Fresh SB LLC, 232 Old Colony Avenue, Roxbury (V22-179)
 - Exhibit – Amended Variance Application and associated documents
- Two Story Building, 1127 Harrison Avenue, Boston (V19-295)
 - Exhibit #1 – Hearing packet AAB 1-98
- New England Historic and Genealogical Society, 99-101 Newbury Street, Boston (V22-181)
 - Exhibit #1 – Hearing packet AAB 1-29

