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

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TION

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Board Meeting Minutes – January 24, 2022
Teleconference

This meeting was open to the public and began approximately 9:05AM.

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chairperson (PM)

Jeffrey Dougan (JD)

Ana Julian (AJ)

David Johnson (DJ)

Mary Mahon McCauley (MM)

Raymond Glazier (RG)

Meagan O'Brien (MO)

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, MM, RG, DJ, AJ

1. 9:05 AM V22-001 19 Hobart Avenue, Braintree

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that signage is provided indicating where the lift is located and compliant handrails are provided by JD

2nd by DJ

By Acclamation/Carried

2. 9:08 AM V22-002 87 Tyler Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that other elements of the bathroom complies by JD

2nd by RG

By Acclamation/Carried

3. 9:12 AM V21-210 Multiple Streets, Multiple Towns

Exhibit – Variance Application and associated documents



WJ presented documentation – Discussion of Variance:

Motion to Schedule a hearing by JD

2nd by PM

By Acclamation/Carried

4. 9:26 AM C19-091 89 Brighton Street, Boston

9:34 AM MO Arrived

Exhibit – Complaint Form and associated documents

WJ presented documentation – Discussion of Complaint:

Motion that Find that no violation occurred by JD

2nd by PM

By Acclamation/Carried

5. 9:38 AM V18-218 46 Millmont Street, Roxbury

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept status report by JD

2nd by DJ

By Acclamation/Carried

6. 9:40 AM V16-220 378 Main Street, Hingham

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept status update by JD

2nd by PM

By Acclamation/Carried

7. 9:43 AM V18-259 335 Commercial Street, Provincetown

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant timed relief until 1/3/2025 with status reports due starting 1/3/2022 on status of restroom project by JD

2nd by DJ

By Acclamation/Carried

Motion to Order petitioner to provide Board the website language, buzzer and sign location and verbiage including a picture of the buzzer, and verbiage and picture of sign for last seated table within 30 days of receipt of notice by JD

2nd by PM

By Acclamation/Carried

8. 9:49 AM V19-344 20H Kennebec Avenue, Oak Bluffs

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant until December 31, 2023 with the previous conditions still in force by JD

2nd by PM

By Acclamation/Carried

9. 9:34 AM V21-058 181 Hillman Street, New Bedford

Exhibit – Motion for Reopening and associated documents



WJ presented documentation – Discussion of Request:

Motion to Table by DJ

2nd by JD

By Acclamation/Carried

10:10 AM 10 minute break

10. 10:27 AM V21-141 70 Botolph Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept by JD

2nd DJ

By Acclamation/Carried

11. 10:30 AM V21-183 Summit Road, Milton

AJ Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by MO

By Acclamation/Carried

12. 10:33 AM V21-190 55 Fenn Street, Pittsfield

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for measurement of running slope every two feet and a width check by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion for more information on proposed seating and assisted listening devices planned by DJ

2nd by JD

By Acclamation/Carried

13. 10:49 AM V21-203 178 South Street, Needham

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by PM

By Acclamation/Carried

14. 10:51 AM Advisory Opinion Request 21.4 Transitions

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion that transitions from the curb to the street are not to exceed 5% by JD

2nd by DJ

By Acclamation/Carried

15. 10:55 AM Advisory Opinion Request Baseboard Measurements

Exhibit – Advisory Opinion Request and associated documents



WJ presented documentation – Discussion of Advisory Opinion Request:

Motion that baseboard must be considered when measuring floor space by JD

2nd by DJ

By Acclamation/Carried

Motion that 2.4.4c does not apply as the dimension is intended to be a minimum by JD

2nd PM

By Acclamation/Carried

16. 11:02 AM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions:

Motion to Accept minutes and decisions by JD

2nd by DJ

By Acclamation/Carried

11:30 AM Lunch Break

1:00 PM EM Arrived

17. 1:10 PM Hearing declared regarding V21-114 264 Boston Turnpike, Shrewsbury:

DG opened the hearing, introduced Board and established procedures. Participant Ron Searles is sworn in. Exhibit #1 – the hearing packet AAB 1-39 is noted. Ron Searles presented application. Discussion and Questions of Variance:

Motion to order applicant provide test drawings for installing ramp or lift at entrance at front of building by DJ

2nd by RG

PM/Y, MM/Y, RG/Y, DJ/Y, EM/Y, MO/Y, AJ/Y

18. 2:00 PM Hearing declared regarding V21-130 120 Commerce Way, Woburn:

PM opened the hearing, introduced Board and established procedures. Participants Tara Sharp, Maria Baudler, Michael Muehe, Tom Svirsky, and Caitlyn Cyr are sworn in. Exhibit #1 – the hearing packet AAB 1-59 is noted. Maria Baudler presented application. Additional comments and testimony by Tara Sharp, Caitlin Cyr, . Discussion and Questions of Variance:

Motion to Continue to request more information on accessible solutions at the inaccessible outlets and more information about turning spaces by JD

2nd by DJ

By Acclamation/Carried

2:49 PM End of meeting noted

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibit List

- Wellness Center, 19 Hobart Avenue, Braintree (V22-001)
 - Exhibit – Variance Application and associated documents
- Kwong Kow Chinese School, 87 Tyler Street, Boston (V22-002)
 - Exhibit – Variance Application and associated documents



- MassDOT Curb Cuts, Multiple Streets, Multiple Towns (V21-210)
 - Exhibit – Variance Application and associated documents
- Parking Lot, 89 Brighton Avenue, Boston (C19-091)
 - Exhibit – Complaint Form and associated documents
- Refuge Church of Christ, 46 Millmont Street, Roxbury (V18-218)
 - Exhibit – Status Report and associated documents
- Hingham Congregational Church, 378 Main Street, Hingham (V16-220)
 - Exhibit – Status Report and associated documents
- The Squealing Pig, 335 Commercial Street, Provincetown (V18-259)
 - Exhibit – Amended Variance Application and associated documents
- The Pawnee, 20H Kennebec Avenue, Oak Bluffs (V19-344)
 - Exhibit – Amended Variance Application and associated documents
- Hillman Street Complex, Building 9, 181 Hillman Street, New Bedford (V21-058)
 - Exhibit – Petition to Reopen Hearing request and associated documents
- St. Botolph Apartments, 70 Botolph Street, Boston (V21-141)
 - Exhibit – Variance Application and associated documents
- Eliot Tower Complex, Summit Road, Milton (V21-183)
 - Exhibit – Variance Application and associated documents
- First United, 55 Fenn Street, Pittsfield (V21-190)
 - Exhibit – Amended Variance Application and associated documents
- Research Center, 178 South Street, Needham (V21-203)
 - Exhibit – Amended Variance Application and associated documents
- Advisory Opinion Request – 21.4 Transitions
 - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request – Baseboard Measurements
 - Exhibit – Advisory Opinion Request and associated documents
- Decisions and Minutes to approve from December 13, 2021
 - Exhibit – January 10, 2022 Minutes
 - Exhibit – 2 Story Mixed Use, 72 Jefferson Street, Marlboro (V21-192) Decision
 - Exhibit – 4 Story Apartment Building, 422 River Street, Boston (V21-194) Decision
 - Exhibit – Learning First Charter Public School, 50 Richland Street, Worcester (V21-155) Decision
 - Exhibit – Cannabis Dispensary, 21 Broad Street, Boston (V21-182) Decision
- Big Bois Meat Market, 264 Boston Turnpike, Shrewsbury (V21-114)
 - Exhibit #1 – Hearing packet AAB 1-39
- Emblem 120, 120 Commerce Way, Woburn (V21-130)
 - Exhibit #1 – Hearing packet AAB 1-59