

**MAURA HEALEY**  
GOVERNOR



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

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

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

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

**ERIC PALEY**  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

One Federal Street, Suite 600 • Boston • MA • 02110  
V: 617-727-0660 • [www.mass.gov/aab](http://www.mass.gov/aab) • Fax: 617-979-5459

**Architectural Access Board**  
**Meeting Minutes, January 26, 2026,**  
**Microsoft Teams Remote Meeting**

This meeting was open to the public and began at approximately 9:04 AM  
Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)  
Elizabeth Myska (EM)  
Kay Bell (KB)  
Pamela Daly (PD)  
Katie Denis (KD)  
Jeff Dougan (JD) – joins for 1:00 PM Hearing at 12:58 PM

Division of Occupational Licensure Employees attendance:  
William Joyce – AAB Executive Director (WJ)  
Jamie Dalton – Board Counsel (JaD)  
Molly Griffin – Program Coordinator (MG)  
Victor Machado- Compliance Officer (VM)

DG opened the meeting for Roll Call:  
KD, PD, EM, KB, JD (joins late)



Motion to Grant as proposed by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Find that the stairs need to comply with 521 CMR 27 by KD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

3. 9:32 AM V26-002 29 Lowell Street, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Variance 1

Motion to Grant as proposed by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Variance 2

Motion to Continue for information on the maximum width feasible for the walkway by

KD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Variance 3

Motion to Grant under the usual conditions by KD

2<sup>nd</sup> by EM

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

4. 9:49 AM V26-003 23 Dewey Street Unit 1, Worcester  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant as proposed by KD

2<sup>nd</sup> by EM

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

5. 10:00 AM V26-004 270 Granite Street, Braintree  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant the Group 1 sink depths with the usual conditions by KD  
2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Deny Group 2 sink depths by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

6. 10:03 AM V26-005 29 Upper Joclyn Avenue, Framingham  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Packet by KD

2<sup>nd</sup> by EM

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

7. 10:09 AM V25-221 75 Kane Road, Holyoke  
Exhibit-Variance application  
WJ presented documentation-Variance application and associated documents

Motion to Continue for an accommodation plan for equal access for all students to wash their hands by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

8. 10:30 AM V25-222 216 West Street, Holyoke  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Continue for an accommodation plan for equal access for all students to wash their hands by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Grant as proposed for Corridor 17 by KB

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes



Request 1

Motion to Continue for more information showing the proposed accessible seating locations by KD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Request 2

Motion to Continue for more information showing the proposed accessible seating locations and the plans showing the proposed alternative accessible route to the stage by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Request 3

Motion to Continue for more information on the proposed accessible route for the orchestra students by KD

2<sup>nd</sup> PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Request 4

Motion to Continue for more information on the temporary table location by PD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Timed Relief Request

Motion to Grant on the condition that annual status reports are submitted starting 1/1/27 by

KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

1:00 PM Hearing

V25-090

450 Walnut Avenue, Boston

DG opened the hearing, introduced the Board, and established procedures. Participants Josh Safdie (KMA), Sam Valentine (City of Boston), Dan Ollila (Jones Architecture), Tamara Roy (Stantec), Meagan Sippel (Stantec), Roberson Castor (City of Boston), John Martino (Able Company), Marc Joseph (City of Boston ISD), Kristen McCosh (City of Boston), and Michael Muehe are sworn in. Exhibit 1, AAB 1-47 and Exhibit 2 AAB1-2 are noted. Sam Valentine shares a presentation and begins the overview of the project. Exhibit #3 a presentation is noted. Tamara Roy continues the presentation and goes over a timeline of their variance application process and the west side of the stadium. Dan Ollila gives an overview of the east side of the stadium. Discussion and questions of hearing.

KD Recuses

DG notes for the records that she is supportive of this request.

Variance 1 and 2

Motion to Grant as proposed by JD

2<sup>nd</sup> by PD

Roll Call Vote

JD- yes

PD- yes

EM- yes

KB- yes

KD- recuses

DG- yes

5 yes, 0 no, 1 recusal- Motion Passes

JD leaves the meeting at the conclusion of the hearing around 2:04 PM

2:00 PM

C25-001

999 South Washington Street, North Attleboro

DG opened the hearing, introduced the Board, and established procedures. Participants VM are sworn in. Exhibit 1, AAB 1-33 is noted. VM gives an administrative overview of the complaint case and how it led to a fine hearing. Discussion and questions of hearing.

Motion to Fine the owners \$1,000 a day starting the date of the receipt of the decision until the owners produce a plan for compliance by KB

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Expedite the decision by KB

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

9. 2:24 PM C24-025 & V24-097 505 Dwight Street, Holyoke  
Exhibit- Status report  
WJ presented documentation- Additional information

Motion to Grant on the condition that the information about the accessible parking is posted on the official City of Holyoke website by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

10. 2:27 PM V25-033 21 Jackson Street, Methuen  
Exhibit-Amended application  
WJ presented documentation- Amended application

27.2

Motion to Grant as proposed on the condition they have handrails by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Continue for an updated floor plan and an accommodation policy for any classes that are offered upstairs are also offered on the accessible level by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

11. 2:45 PM V25-092 2 Grove Street, Worcester  
Exhibit- Additional information  
WJ presented documentation- Additional information

Motion to Grant as proposed by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- abstains  
KB- abstains  
DG- yes  
3 yes, 0 no, 2 abstentions - Motion Passes

12. 3:00 PM V25-103 563 Columbus Avenue, Boston  
Exhibit- Additional information  
WJ presented documentation- Additional information

Motion to Grant on the condition they post a lighted menu board and buzzer and to provide an accommodation policy by KB  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- abstains  
KB- yes  
DG- yes  
4 yes, 0 no, 1 abstention- Motion Passes

13. 3:27 PM V25-107 43 Amity Street, Amherst  
Exhibit- Amended application  
WJ presented documentation- Amended application

Motion to Grant as proposed by KD  
2<sup>nd</sup> by EM  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

14. 3:29 PM V25-113 124 Leyden Street, East Boston

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Continue for the cost estimation and a test drawing for a LULA by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

15. 3:31 PM V25-131 75 North Main Street, South Deerfield

Exhibit- Amended application

WJ presented documentation- Amended application

Motion to Find no variance is required as long as the other levels are closed to the public by

KB

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

16. 3:34 PM V25-229 179 Burncoat Street, Worcester

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition that appropriate notice is provided to students and parents about accommodation programs by PD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- abstains

4 yes, 0 no, 1 abstention- Motion Passes

17. 3:49 PM Minutes and Decisions/ Subcommittee

Exhibit- Minutes and decision

WJ presented documentation- Minutes and decisions from the January 12, 2026 meeting

Motion to Nominate David Johnson to the Subcommittee on Regulations by KB

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Accept the minutes with edits by KB

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Accept the decisions by KD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 0 recusal- Motion Passes

## Exhibit List

- Residential Buildings, 112 Albion Street, Somerville (V25-238)
  - Exhibit – Variance Application and associated documents
- Herring River Restoration Project, 756-1000 Chequessett Neck Road, Wellfleet (V26-001)
  - Exhibit – Variance Application and associated documents
- Residential Building, 29 Lowell Street, Somerville (V26-002)
  - Exhibit – Variance Application and associated documents
- Residential Building, 23 Dewey Street Unit 1, Worcester (V26-003)
  - Exhibit – Variance Application and associated documents
- Residences at South Shore, 270 Granite Street, Braintree (V26-004)
  - Exhibit – Variance Application and associated documents
- Juniper Hill Elementary School, 29 Upper Joclyn Avenue, Framingham (V26-005)
  - Exhibit – Variance Application and associated documents
- Ernest Proulx Municipal Parking, 505 Dwight Street, Holyoke (V24-097 & C24-025)
  - Exhibit- Status report
- Sweet Day Care, 21 Jackson Street, Methuen (V25-033)
  - Exhibit- Amended application
- Worcester Boys Club, 2 Grove Street, Worcester (V25-092)
  - Exhibit- Additional information
- Mondo Café, 563 Columbus Avenue, Boston (V25-103)
  - Exhibit- Additional information
- Jones Library, 43 Amity Street, Amherst (V25-107)
  - Exhibit- Amended application
- Residential Building, 124 Leyden Street, East Boston (V25-113)
  - Exhibit- Additional information
- Tilton Library, 75 North Main Street, South Deerfield (V25-131)
  - Exhibit- Amended application
- McMahon Elementary School, 75 Kane Road, Holyoke (V25-221)
  - Exhibit- Additional information
- Kelly Elementary School, 216 West Street, Holyoke (V25-222)
  - Exhibit- Additional information
- Burncoat High School, 179 Burncoat Street, Worcester (V25-229)
  - Exhibit- Additional information
- George Washington Hall, 7 Chapel Avenue, Andover (V25-148)
  - Exhibit#1 AAB1-23
  - Exhibit#2- Architectural plans
- White Stadium, 450 Walnut Avenue, Boston (V25-090)
  - Exhibit#1 AAB1-47
  - Exhibit #2- Letter from Mayor’s Commission on Disability
  - Exhibit#3- Slide deck
- Emerald Square Mall, 999 South Washington Street, North Andover (C25-001)

- Exhibit#1 AAB1-33
- Minutes and decisions from the January 12, 2026, meeting
  - Exhibit- draft minutes and decisions