



**MAURA HEALEY
GOVERNOR**

**KIM DRISCOLL
LIEUTENANT
GOVERNOR**

**YVONNE HAO
SECRETARY,
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ECONOMIC
DEVELOPMENT**

**Commonwealth of Massachusetts Division of
Occupational Licensure Office of Public Safety
and Inspections Architectural Access Board**
1000 Washington Street, Suite 710
Boston, Massachusetts 02118

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

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

Board Meeting Minutes – January 27, 2025,
Teams Meeting

This meeting was open to the public and began at approximately 9:04 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)

Patrcia Mendez, Vice Chair (PM)

Elizabeth Myska (EM)

Jeff Dougan (JD)

Kathryn Denis (KD)

Pamela Daly (PD)

Joe Prochilo (JP)

Elizabeth Myska (EM)

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, EM, JD, KD, PD, JP, EM



1. 9:05 AM V25-001 One Veterans Way, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

43.3.

Motion to Grant with usual conditions by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

42.7.2a

Motion to Find no variance is required by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

45.4.7

Motion to Deny by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

2. 9:13 AM V25-002 90-100 Chestnut Street, Ashland
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant with usual conditions by JD
2nd by JP
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
JP- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

3. 9:14 AM V25-003 150 Williams Street, Chelsea
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawings for a LULA in a different location to reach the first-floor units to ensure the Group 2 unit is equivalent in size by KD
2nd by JD
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
JP -yes
DG- yes
7 yes, 0 no, 0 abstentions- Motion Passes

Motion to Find that the Group 1 unit bathrooms do not comply by KD
2nd by JD
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
JP- yes
DG- yes
7 yes, 0 no, 0 abstentions- Motion Passes

4. 9:32 AM V25-005 49 Hemlock Road, Sudbury
Exhibit – Variance Application and associated documents
KD Recuses
WJ presented documentation – Discussion of Variance:

Motion to Packet by JD
2nd by PM
Roll Call Vote
PM- yes
KD- recuses
PD- yes
JD- yes
EM- yes
DG- yes
5 yes, 0 no, 1 abstention – Motion Passes

5. 9:34 AM V25-006 17 Maple Street, Danvers
Exhibit- Variance application and associated documents
WJ presented documentation- Discussion of Variance

Motion to Grant by JD
2nd by KD
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

6. 9:37 AM V245-007 4-6 Haynes Street, East Boston
Exhibit-Variance application and associated documents
WJ presented documentation- Discussion of Variance

28.1

Motion to Continue for test drawings and cost estimations for changing the lift orientation to be boardable from the narrow side by JD

2nd by KD

Roll Call Vote

PM-yes

KD- yes

PD- yes

JD-yes

EM- yes

JP -abstain

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Motion to Find that the ground floor door to the lift lacks the 12 inch maneuvering clearance if the door has a closer and the Group1 unit bathrooms lack the toe clearance by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- abstains

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Parking

Motion to Find that no variance is required for the van parking because accessible parking is required to comply with 10.3 by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

7. 9:47 AM V25-008 37 Lexington Road, Concord
WJ presented documentation- Variance Application and associated documents

Motion to Continue for the MHC letter and clarification on whether this is temporary or permanent relief by KD

2nd by JP

Roll Call Vote

PM- yes

PD- yes

KD- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Deny that 2nd hand rail on the one side by JD

2nd by PM

Roll Call Vote

PM- yes

PD- yes

KD- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that there is not a sufficient level landing at the door to the barn by

JD

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

8. 9:55 AM V25-009 581 Boylston Street, Boston
WJ presented documentation- Variance Application and associated documents
- Motion to Continue for a test drawing of how a ramp could work in this space and using more of the sidewalk owned by the property owner by JD
2nd by PD
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
JP- yes
DG- yes
7 yes, 0 no, 0 abstention – Motion Passes
9. 10:16 AM V24-149 4 Maple Road, Oxford
WJ presented documentation- Variance Application and associated documents
- Motion to Schedule a Hearing by KD
2nd by JP
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
JP -yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes
10. 10:23 AM V19-045 193 Salem Street, Boston
WJ presented documentation- Status Report
- Motion to Accept Status Report by JD
2nd by JP
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
JP- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes
11. 10:25 AM V23-158 Various Locations, Boston

WJ presented documentation- New Curb Cuts

KD Recuses

Motion to Schedule a Hearing by JP

2nd by JD

Roll Call Vote

PM- yes

KD- recuses

PD- yes

JD- yes

EM- yes

JP-yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

12. 10:30 AM C23-174 & V24-106 35 New Ipswich Road,
Ashby

WJ presented documentation- Additional Information

Motion to Approve ramp on the condition compliant handrails are provided by JD

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find the Board still needs items 1 and 3 to be resolved from the hearing
decision by JD

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

13. 10:34 AM V24-121 9 Boyd Street, Watertown
WJ presented documentation- Amended Application

Motion to Grant until 5/1/2025 by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP-yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

14. 10:36 AM V24-142 110-114 Main Street, Gardner
WJ presented documentation- Additional Information

Motion to Continue for the price estimate and test drawing for a LULA not a lift by JD

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

15. 10:39 AM V24-209 244 Commercial Street, Provincetown
WJ presented documentation- Additional Information

Motion to Continue for the cost estimate of the project, which licenses are required for this premises, and what requirements are associated with those licensing and are you going to be complying with them by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

11:00 AM Hearing V24-172 22 Kane Industrial Drive, Hudson

DG opened the hearing, introduced the Board, and established procedures. Participants Glenn Davis architect, Gabriel Praxedes a church member, Ismenia Melo, Senior Pastor, Robert Berger, Building Commissioner Hudson MA, and David Kane, building owner, are sworn in. Exhibit #1 AAB 1-53 is noted. Glenn Davis gives an overview of the project. Robert Berger clarifies his letter stating his opposition of cost estimations and notes he did not see the document stating cost over \$600,000. David Kane gives some more information as the owner. Discussion and questions of hearing.

Motion to Continue for information on converting the current freight elevator to the lift by JD
2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

1:00 PM Hearing V23-165 777-779 Huntington Avenue, Boston

PM Leaves (recuses)

JD opened the hearing, introduced the Board, and established procedures. Participants Peter Munkenbeck consultant, Dave Traggorth, project manager for Roxbury Tenants of Harvard, Karen Gately, Exec. Director of RTH, Lia Scheele of Davis Square Architects, and Anna Wason, designer at Davis Square Architects, are sworn in. Exhibit #1 AAB 1-84 is noted. Exhibit #2 is noted. Anna Wason presents. Peter Munkenbeck adds details about their discussions with PM and Michael Muehe. Discussions and questions of hearing.

Motion to Grant with the conditions as described earlier, and the addition of appropriate lighting in the back by KD

2nd by JP

Roll Call Vote

KD- yes

PD- yes

EM- yes

JP- yes

JD- yes

5 yes, 0 no, 0 abstention- Motion Passes

2:00 PM Fine Hearing C23-006 33 Garnet Street, Fitchburg

PM opened the hearing, introduced the Board, and established procedures. Participants Jeffrey Summers, Director of Jeffrey's House, William Joyce, Felix Zemel acting Building Commissioner, and Donna Pawlak, Attorney for the City of Fitchburg are sworn in. Exhibit #1 AAB 1-103 is noted. WJ gives some background on the situation regarding this case and history of what is not currently in compliance. Jeffrey Summers presents his response. Felix Zemel offers a response on behalf of

the City of Fitchburg, Donna Pawlak adds some comments as well. Discussions and questions of hearing.

Motion to Order the Petitioner to send the Board in writing nay work done since 2013 is compliant or has been made compliant by February 10, 2025. If not received, the Board will impose a \$500 daily fine beginning February 11, 2025, by PD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

6 yes, 0 no, 0 abstention – Motion Passes

Motion to Expedite the decision by JD

2nd by JP

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

PM- yes

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

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Building A, Maryellen McCormack, One Veterans Way, Boston (V25-001)
 - Exhibit – Variance Application and associated documents
- The Asher, 90-100 Chestnut Street, Ashland (V25-002)
 - Exhibit – Variance Application and associated documents
- Residential Building, 150 Williams Street, Chelsea (V25-003)
 - Exhibit – Variance Application and associated documents
- Sudbury Swim and Tennis, 49 Hemlock Road, Sudbury (V25-005)
 - Exhibit – Variance Application and associated documents
- Citizens Bank, 17 Maple Street, Danvers (V25-006)
 - Exhibit – Variance Application and associated documents
- Residential Building, 4-6 Haynes Street, East Boston (V25-007)
 - Exhibit – Variance Application and associated documents
- Concord Center for the Visual Arts, 37 Lexington Road, Concord (V25-008)
 - Exhibit- Variance Application and associated documents
- Mixed Use Building, 581 Boylston Street, Boston (V25-009)
 - Exhibit- Variance Application and associated documents
- Old North Church, 193 Salem Street, Boston (V19-045)

- Exhibit- Status Report
- Curb Cuts, Various Locations, Boston (V23-158)
 - Exhibit- Additional curb cuts
- American Legion Post 361, 35 New Ipswich Road, Ashby (V24-106 & C23-174)
 - Exhibit- Additional Information
- The University Prints Building, 9 Boyd Steet, Watertown (V24-121)
 - Exhibit- Amended Application and associated documents
- Oxford Community Center, 4 Maple Road, Oxford (V24-149)
 - Exhibit- Additional Information
- Helltown Aesthetics, 244 Commercial Street, Provincetown (V24-209)
 - Exhibit- Additional Information
- Church, 22 Kane Industrial Drive, Hudson (V24-172)
 - Exhibit #1- AAB 1-53
- Housing Complex, 777-779 Huntington Avenue, Boston (V23-165)
 - Exhibit #1- AAB 1-84
 - Exhibit #2- slide deck
- Jeffrey's House, 33 Garnet Street, Fitchburg (C23-006)
 - Exhibit #1- AAB 1-103