



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

**YVONNE HAO**  
SECRETARY, HOUSING AND  
ECONOMIC DEVELOPMENT

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

1000 Washington Street, Suite 710  
Boston, Massachusetts 02118

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

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

**Board Meeting Minutes – January 08, 2024**  
**Teams Meeting**

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

Architectural Access Board member attendance:

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)

PM opened the meeting for Roll Call:

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

1. 6 Story Residential Building, 191 Commonwealth Avenue, Boston (V23-204)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue by DJ

2<sup>nd</sup> by JP

By Acclamation/Carried

Discussion of Variance 2:

Motion to Find that no variance is necessary by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried



2. Parking Lot, 15 Cypress Street, Newton (C21-106 & V23-205)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed with compliance date set for July 1, 2024 by DJ

2<sup>nd</sup> by MM

By Acclamation/Carried

3. Edward Hopkins Elementary, 104 Hayden Rowe Street, Hopkinton (V23-206)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by PD

2<sup>nd</sup> by MM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant as proposed by DJ

2<sup>nd</sup> by KD

By Acclamation/Carried

4. Clarendon Hill - Building E, 20 Stephenson Aman Street, Somerville (V23-207)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried

5. Cambridge Preschool for the Arts, 118 Magazine Street, Cambridge (V23-208)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by KD

2<sup>nd</sup> by PD

By Acclamation/Carried

6. Raising Stars Center, 109 Lower East Street, Dedham (V23-209)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for test drawings and clarification on question of certification by PD

2<sup>nd</sup> by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for test drawings and dimension details for doors in question by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried

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

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by PD

2<sup>nd</sup> by DJ

By Acclamation/Carried

8. Commercial Building, 541-545 Main Street, Shrewsbury (V23-212)  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for cost estimates for lift and floor plans by JP

2<sup>nd</sup> by DJ

By Acclamation/Carried

9. Mixed Use Building, 44 Bromfield Street, Boston (V23-213)

PM recuse

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by KD

2<sup>nd</sup> by JP

Roll call vote carried: KD – Yes, PD – Abstain, MM – Yes, EM – Yes, JP - Yes

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for report from structural engineer by PD

2<sup>nd</sup> by KD

By Acclamation/Carried

10. Residential Building, 392 Columbia Road, Dorchester (V23-214)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Find that the distribution of Group 2 units does not comply by KD

2<sup>nd</sup> by MM

By Acclamation/Carried

Motion to Grant as proposed by MM

2<sup>nd</sup> by DJ

By Acclamation/Carried

11. 11:00 AM Hearing declared regarding Dunkin, 1172 Washington St, Braintree (C22-042, C22-043, and C23-079)

PM opened the hearing, introduced Board and established procedures. Participants Brian Andrade, Crystal Evans, Susanne Thorne, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-136 is noted. Crystal Evans presented complaint. Additional comments by Brian Andrade, Susanne Thorne, Michael Muehe, Andrew Chase, and William Joyce.

Motion to Dismiss cited violations of 23.4.7 and 26.6.3 by DJ

2<sup>nd</sup> by KD

By Acclamation/Carried

Motion to Find in favor of Complainant for all other cited violations by DJ

2<sup>nd</sup> by JP

By Acclamation/Carried

Motion to Order that locksmith reexamine door and that the report, along with a cost estimate for an automatic door opener, be provided to the Board by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried

Motion for current dimensioned floor plans of the restaurant including counter height and depth measurements by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried

Motion for site plan to be provided with information on current parking layout by DJ

2<sup>nd</sup> by KD

By Acclamation/Carried

Motion to Order that all documents be provided to the Board no later than 60 days from date of receipt of the decision by DJ

2<sup>nd</sup> by KD

By Acclamation/Carried

12. 1:00 PM Hearing declared regarding Chittick School, 154 Ruskindale Road, Boston (V23-178)

PM opened the hearing, introduced Board and established procedures. Participants Brian Forde, Michael Muehe, and William Joyce are sworn in. Exhibit #1 – the Hearing packet AAB 1-21 is noted. William Joyce raised question of Board's jurisdiction. Brian Forde presented application. Exhibit #2 – detailed floor plan is noted. Additional comments and testimony provided by Michael Muehe.

Discussion and Questions of Hearing:

Motion to Continue for report from assessor on how valuation was reached by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried

13. Yoshida Omakase, 51A Massachusetts Avenue, Boston (V23-215)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to schedule Hearing by JP

2<sup>nd</sup> by DJ

By Acclamation/Carried

14. Spa, 454 Hildreth Street, Dracut (V23-217)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant temporary relief with condition that appropriate informational signage be posted by DJ

2<sup>nd</sup> by JP

By Acclamation/Carried

15. Cabot Performing Arts Center, 286 Cabot Street, Beverly (V16-194)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept status report by DJ

2<sup>nd</sup> by JP

By Acclamation/Carried

16. 2:00 PM Hearing is declared Bookstore, 260 Shawmut Avenue, Boston (V23-170)  
PM opened the hearing, introduced Board and established procedures. Participants Adam Macsata, Monika Pauli, Barbara Clarke, Richard Pignataro, and Michael Muehe are sworn in.  
Exhibit # - the Hearing packet AAB 1-32 is noted. Adam Macsata presents application.  
Additional comments and testimony provided by Michael Muehe.

Discussion and Questions of Hearing:

Motion to Continue for more information on feasibility of portable ramp by MM

2<sup>nd</sup> by DJ

By Acclamation/Carried

Motion to Expedite decision by MM

2<sup>nd</sup> by PD

By Acclamation/Carried

17. Commercial Building, 592-600 East Broadway, Boston (V23-216)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on feasibility of lift, structural drawings, and cost estimates by DJ

2<sup>nd</sup> by MM

By Acclamation/Carried

18. Spa, 454 Hildreth Street, Dracut (V23-217)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for detailed floor plans with measurements, as well as description of existing conditions, proposed conditions, and accommodation policy by DJ

2<sup>nd</sup> by KD

By Acclamation/Carried

19. Mixed Use Building, 281-283 Franklin Street, Boston (V23-218)

PM recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant with condition that alleyway be kept clear and is well lit by KD

2<sup>nd</sup> by MM

By Acclamation/Carried

20. SLV Winchester North, 416 Cambridge Street, Winchester (V22-100)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as written instances cited in figures 1, 2, 3, 4, and 6 by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried

Motion to Deny instance cited in figure 5 by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried

Discussion of Variance 3:

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

21. Claflin Hall, 106 Central Street, Wellesley (V23-179)

KD recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant item #4 by MM  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

Motion to Grant items 10-15 by DJ  
2<sup>nd</sup> by MM  
By Acclamation/Carried

Motion to Grant items 16-21 by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried

Motion to Grant items 22-25 by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried

Motion to Accept withdrawal of item 26 by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried

22. Mixed Use Building, 1026 Comm Ave, Brookline (V23-113)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by JP  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant as proposed by JP  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

Discussion for Variance 3:

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

Discussion of Variance 4:

Motion to Continue for more information on extending path of travel into plaza by DJ  
2<sup>nd</sup> by JP  
By Acclamation/Carried

Discussion of Variance 5 and 6:

Motion to Grant as proposed by JP

2<sup>nd</sup> by DJ

By Acclamation/Carried

23. Beechwood Playground, 65 Doane Street, Cohasset (V16-295)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried

24. Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V21-026)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept annual update by DJ

2<sup>nd</sup> by MM

By Acclamation/Carried

25. Mahaiwe Performing Arts Center, 14 Castle Street, Great Barrington (V21-060)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by MM

2<sup>nd</sup> by PD

By Acclamation/Carried

26. Suffolk Downs, 525 William F McClellan Highway, Boston (V21-067)

KD recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept status update by MM

2<sup>nd</sup> by PD

By Acclamation/Carried

27. Melrose Family YMCA, 497 Main Street, Melrose (V23-030)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept status update by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried

28. Mixed Use Building, 1026 Comm Ave, Brookline (V23-113)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to schedule Hearing by MM

2<sup>nd</sup> by DJ

By Acclamation/Carried

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

KD recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by DJ  
2<sup>nd</sup> by EM  
By Acclamation/Carried

30. Residential Buildings 4-6 Ashmont Park, Dorchester (V23-200)  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Continue for previously requested plans by DJ  
2<sup>nd</sup> by MM  
By Acclamation/Carried

31. Decisions and Minutes to approve from December 11, 2023  
-December 11, 2023 meeting minutes  
-Waverly Commuter Rail Station, 525 Trapelo Road, Belmont (C12-033 & V13-076)  
-Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)  
Motion to Approve minutes and decisions from December 11, 2023 by DJ  
2<sup>nd</sup> by JP  
By Acclamation/Carried  
PM held roll call vote: PM - Abstain, KD – Abstain, PD – Abstain, DJ – Yes, MM – Abstain,  
EM – Yes, JP – Yes,

Respectfully submitted,  
Andrew Chase, Compliance Officer

#### Exhibit List

- 6 Story Residential Building, 191 Commonwealth Avenue, Boston (V23-204)
  - Exhibit – Variance Application and associated documents
- Parking Lot, 15 Cypress Street, Newton (C21-106 & V23-205)
  - Exhibit – Variance Application and associated documents
- Edward Hopkins Elementary, 104 Hayden Rowe Street, Hopkinton (V23-206)
  - Exhibit – Variance Application and associated documents
- Clarendon Hill - Building E, 20 Stephenson Aman Street, Somerville (V23-207)
  - Exhibit – Variance Application and associated documents
- Cambridge Preschool for the Arts, 118 Magazine Street, Cambridge (V23-208)
  - Exhibit – Variance Application and associated documents
- Raising Stars Center, 109 Lower East Street, Dedham (V23-209)
  - Exhibit – Variance Application and associated documents
- Wadsworth House, 1341 Massachusetts Avenue, Cambridge (V23-210)
  - Exhibit – Variance Application and associated documents
- Commercial Building, 541-545 Main Street, Shrewsbury (V23-212)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 44 Bromfield Street, Boston (V23-213)
  - Exhibit – Variance Application and associated documents
- Residential Building, 392 Columbia Road, Dorchester (V23-214)
  - Exhibit – Variance Application and associated documents
- Dunkin, 1172 Washington St, Braintree (C22-042, C22-043, and C23-079)
  - Exhibit #1 – Hearing packet AAB 1-136
- Chittick School, 154 Ruskindale Road, Boston (V23-178)
  - Exhibit #1 – Hearing packet AAB 1-21



- Exhibit #2 – Detailed floor plan
- Yoshida Omakase, 51A Massachusetts Avenue, Boston (V23-215)
  - Exhibit – Variance Application and associated documents
- Spa, 454 Hildreth Street, Dracut (V23-217)
  - Exhibit – Variance Application and associated documents
- Cabot Performing Arts Center, 286 Cabot Street, Beverly (V16-194)
  - Exhibit – Variance Application and associated documents
- Bookstore, 260 Shawmut Avenue, Boston (V23-170)
  - Exhibit #1 – Hearing packet AAB 1-32
  - Exhibit #2 – Geotechnical report
- Commercial Building, 592-600 East Broadway, Boston (V23-216)
  - Exhibit – Variance Application and associated documents
- Spa, 454 Hildreth Street, Dracut (V23-217)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 281-283 Franklin Street, Boston (V23-218)
  - Exhibit – Variance Application and associated documents
- SLV Winchester North, 416 Cambridge Street, Winchester (V22-100)
  - Exhibit – Variance Application and associated documents
- Claflin Hall, 106 Central Street, Wellesley (V23-179)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 301 Border Street, Boston (V23-195)
  - Exhibit – Variance Application and associated documents
- Beechwood Playground, 65 Doane Street, Cohasset (V16-295)
  - Exhibit – Variance Application and associated documents
- Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V21-026)
  - Exhibit – Variance Application and associated documents
- Mahaiwe Performing Arts Center, 14 Castle Street, Great Barrington (V21-060)
  - Exhibit – Variance Application and associated documents
- Suffolk Downs, 525 William F McClellan Highway, Boston (V21-067)
  - Exhibit – Variance Application and associated documents
- Melrose Family YMCA, 497 Main Street, Melrose (V23-030)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 1026 Comm Ave, Brookline (V23-113)
  - Exhibit – Variance Application and associated documents
- Dispensary, 51 Strong Avenue, Northampton (V23-151)
  - Exhibit – Variance Application and associated documents
- Residential Buildings 4-6 Ashmont Park, Dorchester (V23-200)
  - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from December 11, 2023
  - Exhibit - December 11, 2023 meeting minutes
  - Exhibit - Waverly Commuter Rail Station, 525 Trapelo Road, Belmont (C12-033 & V13-076)
  - Exhibit - Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)