

MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR



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

1000 Washington Street • Boston • Massachusetts • 02118

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULA-
TION

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

WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHITEC-
TURAL ACCESS BOARD

Board Meeting Minutes – January 9 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)
Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:
PM, RG, DJ, EM

1. 9:05 AM V22-198 177 West Eighth Street, Boston

JD Arrived

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for review of submitted permits by DJ

2nd by JD

By Acclamation/Carried

2. 9:16 AM V22-200 6-12 Carol Avenue, Brighton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by DJ

2nd by JD

By Acclamation/Carried

Discussion of Variance 2:



Motion to Grant on the condition that signage provided indicating winder stairs at entrance to stairs by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 3:

Motion to Continue for more information on dimensions of existing ramp by PM
2nd by JD
By Acclamation/Carried

3. 9:25 AM V22-201 160 Stanton Avenue, Newton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Grant under the usual conditions by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant under the usual conditions by JD
2nd by RG
By Acclamation/Carried

4. 9:26 AM V22-202 1315 Washington Street, Norwood
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Schedule hearing by PM
2nd by DJ
By Acclamation/Carried

5. 9:41 AM Advisory Opinion Jeffery's House
Exhibit – Advisory Opinion Request and associated documents
WJ presented documentation – Discussion of Advisory Opinion:
Motion to Find that this dwelling is considered transient lodging and would be subject to 521
CMR section 8 by JD
2nd by DJ
By Acclamation/Carried

6. 9:48 AM V22-186 250 Old Bedford Road, Concord
DG Recused
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1-7:
Motion to Grant for this use only by JD
2nd by DJ
By Acclamation/Carried



7. 9:50 AM V22-190 84 Massachusetts Avenue, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 3:

Motion to Continue for more information on status of entry/vestibule doors including if they will be locked or alarmed, and if they are to be used as entrances by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 4:

Motion to Continue for more information on open risers by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 5:

Motion to Grant relief until 2/1/2028 on the condition that annual updates are provided to the Board starting 1/1/2024 by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 6:

Motion to Grant until 2/1/2025 and on the condition status reports are provided to the Board every 6 months starting 7/1/2023 by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 7

Motion to Grant until 2/1/2026 with annual status reports starting 1/1/2024 by JD

2nd by DJ

By Acclamation/Carried

8. 10:22 AM V14-007 572 Main Street, Sturbridge

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by JD

2nd by PM

By Acclamation/Carried



9. 10:24 AM V17-322 525 Washington Street, Wellesley
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant on the condition an inner handrail is provided at 8% slope and continuing to the landing by JD
2nd by RG
By Acclamation/Carried
10. 10:30 AM V18-218 46 Millmont Street, Roxbury
Exhibit – Status Report and associated documents
WJ presented documentation – Discussion of Status report:
Motion to Accept by PM
2nd by DJ
By Acclamation/Carried
11. 10:31 AM V19-224 170 Centre Street, Milton
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant by JD
2nd by PM
By Acclamation/Carried
12. 10:32 AM V19-273 26 Middleton Road, Boxford
Exhibit – Status Report and associated documents
WJ presented documentation – Discussion of Status report:
Motion to Accept by JD
2nd by PM
By Acclamation/Carried
13. 10:33 AM V19-344 20H Kennebec Avenue, Oak Bluff
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant by JD
2nd by DJ
By Acclamation/Carried
14. 10:35 AM V20-198 21 Ames Street, Cambridge
Exhibit – Status Report and associated documents
WJ presented documentation – Discussion of Status report:
Motion to Accept by JD
2nd by PM
By Acclamation/Carried



15. 10:36 AM V21-026 374 Commonwealth Avenue, Boston
Exhibit – Status Report and associated documents
WJ presented documentation – Discussion of Status report:
Motion to Accept by JD
2nd by DJ
By Acclamation/Carried

16. 10:37 AM V21-067 525 William F McClellan Highway, Boston
Exhibit – Status Report and associated documents
WJ presented documentation – Discussion of Status report:
Motion to Accept by DJ
2nd by JD
By Acclamation/Carried

17. 10:38 AM V21-174 21 Crescent Street, Whitinsville
JD Recused
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Grant by DJ
2nd by PM
By Acclamation/Carried

Discussion of Variance 2:
Motion to Grant by PM
2nd by EM
By Acclamation/Carried

Discussion of Variance 3:
Motion to Grant by DJ
2nd by PM
By Acclamation/Carried

18. 10:44 AM V22-058 590 Main Street, Melrose
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Grant on the condition option 2 is used by JD
2nd by PM
By Acclamation/Carried

19. 10:46 AM V22-170 19 Birch Street, Milford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Accept by JD
2nd by DJ
By Acclamation/Carried



20. 10:49 AM V22-192 59 Gove Street, East Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant by JD
2nd by DJ
By Acclamation/Carried

21. 10:52 AM V22-193 73 Lansdowne Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant by PM
2nd by DJ
By Acclamation/Carried

22. 10:54 AM Compliance Officer Candidate
WJ presented documentation – Discussion of Compliance Officer

23. 10:56 AM DOL Staff
Motion to Authorize staff to send Board’s gratitude to departing DOL staff John High by JD
2nd by PM
By Acclamation/Carried

24. 11:00 AM Hearing declared regarding V22-179 232 Old Colony Avenue, Roxbury:
DJ Recused
DG opened the hearing, introduced Board and established procedures. Participants William Christopher, Michael Muehe, Todd Liming, Brian Ronan, and Mark McGonagle are sworn in. Exhibit #1 – the hearing packet AAB 1-16 and Exhibit #2 AAB 1-7 is noted. William Christopher presented request application. Discussion and Questions of Variance:
Motion to Continue the hearing until March 13, 2023 by JD
2nd by EM
By Roll Call JD/Y, RG/Y, EM/Y, PM/Y

25. 11:17 AM V22-195 700 Washington Street, Dedham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Continue for test drawing for landings at top and bottom of ramp without expanding width of ramp by JD
2nd by EM
By Acclamation/Carried

26. 11:20 AM December 19 Minutes
Exhibit – Minutes and associated documents
WJ presented documentation – Discussion of Minutes
Motion to Accept December 19 2022 minutes by JD
2nd by PM



By Roll Call PM/Y, JD/Y, RG/A, EM/A

24. 1:00 PM Hearing declared regarding V22-178 1 King Street, Rockport:
DG opened the hearing, introduced Board and established procedures. Participants Harold Cutler, Ellen Levine, and Pavel Espinal are sworn in. Exhibit #1 – the hearing packet AAB 1-34 and Exhibit #2 AAB 1-9 is noted. Harold Cutler presented application. Additional testimony by Ellen Levine and Pavel Espinal. Discussion and Questions of Variance:

Motion to Grant as proposed for this use only on the condition that accessibility information is posted online by JD
2nd by DJ
By Acclamation/Carried

27. 1:23 PM Minutes and Decisions
Exhibit – December 19 2022 Minutes and Decisions associated documents
WJ presented documentation – Discussion of Decisions and Minutes

Motion to Accept minutes and decisions by JD
2nd by PM
By Roll Call PM/Y, JD/Y, RG/Y, DJ/A, EM/A

28. 2:00 PM Hearing declared regarding V19-045 193 Salem Street, Boston:
DG opened the hearing, introduced Board and established procedures. Participants Nick Kozlowski, Josh Rucker, Pam Bennet, Nikki Stewart, Ross Cameron, Michael Muehe, and Christine Clements are sworn in. Exhibit #1 – the hearing packet AAB 1-24 is noted. Nick Kozlowski presented application. Exhibit #2 – presentation is noted and accepted. Additional testimony by Ross Cameron, Michael Muehe, and Nikki Stewart. Discussion and Questions of Variance 1:

Motion to grant until 12/30/2027 with status reports due annually to the Board starting 1/1/2024 by JD
2nd by RG
By Acclamation/Carried

Discussion of Variance 2

Motion to Grant until 1/9/2028 with status reports due annually starting 1/1/2024 by DJ
2nd by PM
PM/Y, RG/Y, DJ/Y, JD/Y

Respectfully submitted,
Bradley Souders, Office Support Specialist

Exhibit List

- 177 West Eighth Street Condos, 177 West Eighth Street, Boston (V22-198)
 - Exhibit – Variance Application and associated documents
- Residential Development, 6-12 Carol Avenue, Brighton (V22-200)
 - Exhibit – Variance Application and associated documents
- Golda Meir House, 160 Stanton Avenue, Newton (V22-201)
 - Exhibit – Variance Application and associated documents



- Coakley Middle School, 1315 Washington Street, Norwood (V22-202)
 - Exhibit – Variance Application and associated documents
- Advisory – Jeffery’s House
 - Exhibit – Advisory Opinion Request and associated documents
- Concord Children's Center, 250 Old Bedford Road, Concord (V22-186)
 - Exhibit – Variance Application and associated documents
- MIT Building W20 - Stratton Student Center, 84 Massachusetts Avenue, Cambridge (V22- 190)
 - Exhibit – Variance Application and associated documents
- Blackington building, 572 Main Street, Sturbridge (V14-007)
 - Exhibit – Status Report and associated documents
- Wellesley Town Hall, 525 Washington Street, Wellesley (V17-322)
 - Exhibit – Amended Variance Application and associated documents
- Refugee Church of Christ, 46 Millmont Street, Roxbury (V18-218)
 - Exhibit – Status Report and associated documents
- Student Center Milton Academy, 170 Centre Street, Milton (V19-224)
 - Exhibit – Amended Variance Application and associated documents
- Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)
 - Exhibit – Status Report and associated documents
- The Pawnee, 20H Kennebec Avenue, Oak Bluffs (V19-344)
 - Exhibit – Amended Variance Application and associated documents
- MIT Building 54, 21 Ames Street, Cambridge (V20-198)
 - Exhibit – Status Report and associated documents
- Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V21-026)
 - Exhibit – Status Report and associated documents
- Suffolk Downs, 525 William F McClellan Highway, Boston (V21-067)
 - Exhibit – Status Report and associated documents
- Northbridge Elementary School, 21 Crescent Street, Whitinsville (V21-174)
 - Exhibit – Amended Variance Application and associated documents
- Soldiers and Sailors Memorial Building, 590 Main Street, Melrose (V22-058)
 - Exhibit – Amended Variance Application and associated documents
- Avalon Milford, 19 Birch Street, Milford (V22-170)
 - Exhibit – Variance Application and associated documents
- 4 Unit Residential Building, 59 Gove Street, East Boston (V22-192)
 - Exhibit – Variance Application and associated documents
- Cannabis Dispensary, 73 Lansdowne Street, Boston (V22-193)
 - Exhibit – Variance Application and associated documents
- Fresh SB LLC, 232 Old Colony Avenue, Roxbury (V22-179)
 - Exhibit #1 – Hearing packet AAB 1-16
 - Exhibit #2 – AAB 1-7
- Yoga Studio, 700 Washington Street, Dedham (V22-195)
 - Exhibit – Variance Application and associated documents
- Minutes
 - Exhibit – December 19, 2022 Minutes and associated documents
- The Cove at Rockport, 1 King Street, Rockport (V22-178)
 - Exhibit #1 – Hearing packet AAB 1-34



- Exhibit #2 AAB 1-9
- Minutes and Decisions
 - Exhibit – November 28, 2022 minutes
 - Exhibit – Avalon Milford, Birch Street, Milford (V22-170) Decision
- Old North Church, 193 Salem Street, Boston (V19-045)
 - Exhibit #1 – Hearing packet AAB 1-24
 - Exhibit #2 – presentation

