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

**Board Meeting Minutes – February 10,  
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)

Patricia Mendez, Vice Chair (PM)

Elizabeth Myska (EM)

Jeff Dougan (JD)

Kathryn Denis (KD)

Pamela Daly (PD)

Joe Prochilo (JP)

Elizabeth Myska (EM)

David Johnson (DJ)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

Jamie Dalton – Board Counsel (JaD)

Molly Griffin – Program Coordinator (MG)



DG opened the meeting for Roll Call:  
PM, KD, PD, DJ, JD, EM, JP

1. 9:05 AM                                      V25-010                      17 Hartwell Avenue, Lexington  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant with usual conditions by JD  
2<sup>nd</sup> by JP  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
JP- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

2. 9:07 AM                                      V25-011                      57-59 Jackson Street, Lawrence  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

8.2.1  
Motion to Continue for more information on the playroom, laundry room in the basement of 59 Jackson Street, and can they be made on an accessible level by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
JP- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

25.1

Motion to Schedule a Hearing for the 2<sup>nd</sup> means of egress, concrete pad, how you access the porches, and alternate entryway by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD-yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

27.4.1

Motion to Deny by DJ

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD-yes

DJ-yes

JD-yes

EM- yes

JP-yes

DG-yes

8 yes, 0 no, 0 abstention- Motion Passes

27.2

Motion to Grant by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

3. 9:33 AM V25-012 Squareshire Road, Sterling  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Continue for clarification by DJ  
2<sup>nd</sup> by JD  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
JP -yes  
DG- yes  
8 yes, 0 no, 0 abstentions- Motion Passes

4. 9:35 AM V25-013 425 Pleasant Street, Worcester  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Time  
Motion to Continue for a phasing and a funding plan and a timeline within 30 days  
by KD  
2<sup>nd</sup> by JD  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
JP- yes  
DG- yes  
8 yes, 0 no, 0 abstention – Motion Passes

6.3

Motion to Continue for floor plans of the trash rooms by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

5. 9:46 AM V25-014 83 Newbury Street, Boston

Exhibit- Variance application and associated documents

WJ presented documentation- Discussion of Variance

Motion to Continue for a structural test drawing for a vertical lift and cost estimations if different than what they provided by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

6. 10:05 AM V25-015 41 Central Street, Andover

Exhibit-Variance application and associated documents

WJ presented documentation- Discussion of Variance

25.1

Motion to Grant by PD

2<sup>nd</sup> by KD

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD-no

EM- yes

JP -yes

DG- yes

7 yes, 1 no, 0 abstention- Motion Passes

20.1- Basement & Mezzanine Level

Motion to Grant on the condition the mezzanine level is used for overflow seating by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

30

Motion to Continue for a detailed plan for toilet room 119 including fixtures and clearances

by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP-yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

27.1

Motion to Continue for MHC letter by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ-yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

7. 10:34 AM V25-017 185 E Street, South Boston  
WJ presented documentation- Variance Application and associated documents

Motion to Schedule a Hearing by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

PD- yes

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

8. 10:38 AM V25-019 316 New Boston Street, Woburn  
WJ presented documentation- Variance Application and associated documents

Motion to Grant with the usual conditions by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention – Motion Passes

9. 10:45 AM V15-045 374 Commonwealth Avenue,  
Boston  
WJ presented documentation- Variance Application and associated documents

Motion to Schedule a Hearing by DJ  
2<sup>nd</sup> by JP  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
JP -yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

10. 10:47 AM V23-030 497 Main Street, Melrose  
WJ presented documentation- Status Report

Motion to Accept Status Report reminding petitioner their time extension expires on  
5/2./2025 by JD  
2<sup>nd</sup> by JP  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
JP- yes  
DG- yes  
8 yes, 0 no, 0 abstention- Motion Passes

11:00 AM Hearing C24-063 7 Main Street, Brockton  
DG opened the hearing, introduced the Board, and established procedures. Participants Steve Barrett, property manager, and William Joyce, ED are sworn in. Complainant is not present. Exhibit #1 AAB 1-30 is noted. WJ gives background and procedural summary of how this complaint reached a hearing. Mr. Barrett offers a response noting they took over the building in August of 2024. WJ asks about steps they are taking with the owners of the building who will bear the cost for the elevator. Exhibit #2, an agreement is noted. Kenneth Kirkland, the complainant, is sworn in. Discussion and questions of hearing.



Motion to Find the complaint valid by PM

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Motion to Order an executed contract be presented to the Board, to survey all occupants, and to have an accommodation plan for the Board by 30 days of the receipt of the decision by DJ

2<sup>nd</sup> by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

Motion to Order the respondent to cause to be delivered a copy of the order to be sent to Owners of the Condos and a copy of the order be posted in a prominent place in the building by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

1:00 PM Fine Hearing                      C14-134                      154 Cedar Terrace, Natick  
DG opened the hearing, introduced the Board, and established procedures. Participants William Joyce, ED for the Board is sworn in. Exhibit #1 AAB 1-73 is noted. WJ gives an overview of the history of this case, the petitioner failed to appear at a hearing back in November of 2024. Proof of receipt of the notices exists and those are documented. Discussions and questions of hearing.

Motion to Fine \$100 per violation a day beginning today by JP

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

11. 1:24 PM                      V25-005                      49 Hemlock Road, Sudbury

WJ Presents documentation- Variance Application

KD Recuses

Motion to Schedule a Hearing by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- recuse

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

12. 1:30 PM V20-160 36 Winthrop Street, Taunton  
WJ Presented documentation- Updates

Motion to Grant an extension until April 1, 2025 for the full plans and cost estimates by JD  
2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

13. 1:37 PM V23-124 44 JFK Street, Cambridge  
WJ Presents documentation- Amended application for variance

Motion to Grant until 5/1/2025 by JD

2<sup>nd</sup> by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

41.1.1

Motion to Deny by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD-yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

14. 1:47 PM V23-187 15 Pleasant Street, Lynn  
WJ Presents documentation- Additional Info

Motion to Schedule a 4<sup>th</sup> hearing for 2/24/25 at 10:00 AM by KD

2<sup>nd</sup> by PD

Roll Call Vote

PM- abstain

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 2 abstention- Motion Passes

2:00 PM Hearing V24-181 12 Green Street, Bolton

DG opened the hearing, introduced the Board, and established procedures. Participant Joe Milani is sworn in. Exhibit #1 AAB 1-32 is noted. Joe Milani presents and discusses the project. Exhibit #2, a color-coded plan is noted. William Joyce offers information with Joe Milani for the Board to think about. Discussions and questions of hearing.

Motion to Continue for test drawings for a non-continuous handrail on the seating side, and to confirm with the local building official to see if he can narrow the landing by KD

2<sup>nd</sup> by JD

Roll Call Vote

PM- no

KD- yes

PD- yes

DJ- no

JD-yes

EM- no

JP- yes

DG- yes

5 yes, 3 no, 0 abstention – Motion Passes

15. 3:09 PM V24-166 8 Tremont Street, Cambridge  
WJ Presents documentation- Additional information

Motion to Continue for a cost estimate and a phasing plan by JD

2<sup>nd</sup> by JP

Roll Call Vote

PM- yes

KD-yes

PD- yes

DJ- yes

JD-yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

16. 3:11 PM V24-204 413 Worcester Road, Framingham  
WJ Presents documentation- Additional information

Motion to Grant on the condition no unique services, seating, and programming happens on the second floor by JD

2<sup>nd</sup> by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

17. 3:16 PM V24-205 56 Hatch Street, Marshfield  
WJ Presents documentation- Additional information

Motion to Deny by PM

2<sup>nd</sup> by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM-.yes

JP-yes

DG-yes

8 yes, 0 no, 0 abstention- Motion Passes

18. 3:25 PM V24-209 244 Commercial Street, Provincetown

WJ Presented documentation- Additional information

Motion to Grant for this use only and as an appointment-only business with language on their website and signage by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ-yes

JD-yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

19. 3:36 PM C23-006 33 Garnet Street, Fitchburg

WJ Presented documentation- Additional information

Motion to Continue for proof of compliance for the 10x10 deck and the installed stair balusters by JD

2<sup>nd</sup> by JP

Roll Call Vote

PM-. yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

20. 3:42 PM Minutes and Decisions

WJ Presented documentation- minutes and decisions

Motion to Approve minutes and decisions with one edit adding the word “construct” to the Brigham Hall decision under the first grant by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

7 yes, 0 no, 0 abstention- Motion Passes

Respectfully submitted,  
Molly Griffin, Program Coordinator

### Exhibit List

- Residential Building, 17 Hartwell Avenue, Lexington (V25-010)
  - Exhibit – Variance Application and associated documents
- Shelter, 57-59 Jackson Street, Lawrence (V25-011)
  - Exhibit – Variance Application and associated documents
- Squareshire Road Bridge, over CSX railroad between #12 and #16 Squareshire Road, Sterling (V25-012)
  - Exhibit – Variance Application and associated documents
- Elm Park Tower, 425 Pleasant Street, Worcester (V25-013)
  - Exhibit – Variance Application and associated documents
- Zimmermann Retail Space, 83 Newbury Street, Boston (V25-014)
  - Exhibit – Variance Application and associated documents
- South Church, 41 Central Street, Andover (V25-015)
  - Exhibit – Variance Application and associated documents
- 4 Unit Residential, 185 E Street, South Boston (V25-017)
  - Exhibit- Variance Application and associated documents
- Station 316, 316 New Boston Street, Woburn (V25-019)
  - Exhibit- Variance Application and associated documents
- Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V15-045)
  - Exhibit- Amended Application for Variance
- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160)
  - Exhibit- Additional Information
- Jeffrey's House, 33 Garnet Street, Fitchburg (C23-006)
  - Exhibit- Additional Information
- Melrose Family YMCA, 497 Main Street, Melrose (V23-030)
  - Exhibit- Status Report
- Fox Club, 44 JFK Street, Cambridge (V23-124)
  - Exhibit- Amended Application for variance
- Lynn Armory, 15 Pleasant Street, Lynn (V23-187)
  - Exhibit- Additional Information
- Temple Beth Shalom of Cambridge, 8 Tremont Street, Cambridge (V24-166)
  - Exhibit- Additional Information
- Costa Restaurant, 413 Worcester Road, Framingham (V24-204)
  - Exhibit- Additional Information
- South River School, 56 Hatch Street, Marshfield (V24-205)
  - Exhibit- Additional Information
- Helltown Aesthetics, 244 Commercial Street, Provincetown (V24-209)
  - Exhibit- Additional Information
- Sudbury Swim and Tennis, 49 Hemlock Road, Sudbury (V25-005)
  - Exhibit- Variance Application and associated documents
- Concord Center for the Visual Arts, 37 Lexington Road, Concord (V25-008)
  - Exhibit- Additional Information
- Times Building, 7 Main Street, Brockton (C24-063)
  - Exhibit #1- AAB 1-30
  - Exhibit #2- Condo Board document

- Cedar Gardens, 154 Cedar Terrace, Natick (C14-134)
  - Exhibit #1- AAB 1-73
- Nashoba Regional High School, 12 Green Road, Bolton (V24-181)
  - Exhibit #1- AAB 1-32
  - Exhibit #2- plans and photos
- Minutes and decisions from January 3, and January 27, 2025, meetings
  - Exhibit- draft minutes and decisions