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GOVERNOR



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

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**Architectural Access Board**  
**Meeting Minutes, February 23, 2026,**  
**Microsoft Teams Remote Meeting**

This meeting was open to the public and began at approximately 9:10 AM  
Architectural Access Board member attendance:

Patricia Mendez (PM)  
Elizabeth Myska (EM)  
Kay Bell (KB)  
Pamela Daly (PD)  
Katie Denis (KD)

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)

PM opened the meeting for Roll Call:  
KD, PD, EM, KB

1. 9:11 AM V26-010 17 Hudson Street, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

9.5.4

Motion to Continue for further study of the lift location options in unit 1 Lot A by KD  
2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Find that the kitchens and bathrooms in the Group 1 units do not fully comply with sections 42 and 43 by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

25.1

Motion to Continue for more information and the spec of the proposed lift as well as information on the sliding door proposed entrance and locking mechanisms by KD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes



Ground Floor Duplex  
Motion to Deny by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

10.2  
Motion to Continue for more information on the intent of request #2 by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

Motion to Grant with the usual conditions by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

3. 10:03AM V26-012 70 Vernon Street, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Continue for a test drawing that shows a wheelchair space outside the swing of either door by PD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Find that the walkway width is noted at less than 48 inches by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Continue for more information on the intent of variance request 3 by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- abstains

4 yes, 0 no, 1 abstention- Motion Passes

Motion to Grant with the usual conditions by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

4. 10:22 AM V26-013 44 White Street, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Table the request for 9.5.4 based on the outcome of request #2 by KD  
2<sup>nd</sup> by EM

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Find the kitchens and bathrooms do not meet group 1 unit requirements by  
KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Continue for a test drawing of an accessible entrance by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Grant with the usual conditions by PD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

5. 10:40 AM V26-014 22-24 Spring Hill Terrace, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant the proposed location of the future vertical lift between the two levels on the condition the information is included in the advertising and lease agreement with no cost to the renter and is installed in a timely fashion upon request. The framing and electrical wiring needed to support the lift are done at the time of construction by PD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Find that the Group 1 bathrooms do not comply by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Grant with the usual conditions by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

11:00 AM C24-002 & V24-192 121 Donald Lynch Boulevard, Marlborough

Motion to Continue based on low attendance by parties, noting recent extreme snow and power outages by KB  
2<sup>nd</sup> by KD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

5 Minute Break at 11:10 AM

6. 11:16 AM V26-015 69 Grove Street, Worcester  
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  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

7. 11:18 AM V26-016 400 Jarvis Avenue, Holyoke  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Continue for a cost estimate and whether or not abatement is included by KD  
2<sup>nd</sup> by EM  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

Motion to Continue for more information on whether these toilet rooms serve specialty classrooms by KD  
2<sup>nd</sup> by  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

8. 11:30 AM V26-017 210 Whiting Farms Road, Holyoke  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Continue for a detailed cost estimate and whether or not the fee includes abatement by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes



10. 11:47 AM V26-019 10 Sargent Street, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

9.5.4

Motion to Grant the interior lift on the condition the information is included in the advertising and lease agreement with no cost to the renter and is installed in a timely fashion upon request. The framing and electrical wiring needed to support the lift are done at the time of construction by PD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Front Entrance and Landing

Motion to Grant on the condition that appropriate lighting is added by PD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Find that the measurement of the ramp width needs to be between the handrails by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

43.3.2  
Motion to Grant with the usual conditions by PD  
2<sup>nd</sup> by KD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

1:00 PM      V25-176                      Various Addresses, Dorchester  
PM opened the hearing, introduced the Board, and established procedures. Participants Moriah Gavrish (Joy Squared Design), Neal Mongold (Joy Squared Design), Ellen Mason (Fields Corner CDC), and Michael Muehe (BCIL) are sworn in. Exhibit 1, AAB 1-166 is noted. Moriah Gavrish gives an overview of the project, going over one building at a time. Discussion and questions of hearing.

Request 62  
Motion to Grant by KB  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

Arcadia Building  
Request 8  
Motion to Find no variance is required for the stair nosing's by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

Request 7

Motion to Grant timed relief for 3 years to provide an accessible entrance to the rear entry as shown at the hearing in which case an accessible route in the front would not be required by

KD

2<sup>nd</sup> KB

Roll Call Vote

KD- no

PD- no

EM- no

KB- no

PM- abstains

0 yes, 4 no, 1 abstention- Motion Fails

Request 7

Motion to Continue for the financial impacts of providing the rear entrance and the potential loss of income due to a potential loss of a bedroom by KD

2<sup>nd</sup> by EM

Roll Call Vote

KD- yes

PD- abstain

EM- yes

KB- yes

PM- yes

4 yes, 0 no, 1 abstention- Motion Passes

Requests 1,2,3,4,5 and 6

Motion to Table until the Board receives the information regarding request #7 by KD

2<sup>nd</sup> by EM

Roll Call Vote

KD- yes

PD- abstains

EM- yes

KB- yes

PM- yes

4 yes, 0 no, 1 abstention- Motion Passes

Request 9  
Motion to Grant as proposed by KD  
2<sup>nd</sup> by KB  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 abstentions- Motion Passes

Request 10  
Motion to Table until the Board receives the information regarding request #7 by KD  
2<sup>nd</sup> by EM  
Roll Call Vote  
KD- yes  
PD- abstains  
EM- yes  
KB- yes  
PM- yes  
4 yes, 0 no, 1 abstention- Motion Passes

#### Geneva/Josephine Building

Request 33  
Motion to Grant on the condition an accommodation policy is submitted to the Board by KB  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

Request 34  
Motion to Grant by PD  
2<sup>nd</sup> by KD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

Request 35  
Motion to Grant by PD  
2<sup>nd</sup> by KB  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

Request 36  
Motion to Find no variance is required by PD  
2<sup>nd</sup> by KD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

Request 37  
Motion to Grant by PD  
2<sup>nd</sup> by KB  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

Request 38

Motion to Grant by PD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Request 39

Motion to Continue for a feasibility study to see if the stair c can be made safer and to extend the handrail on the wall-side by PD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Grant Stairs A, B and D as proposed by PD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Take this under advisement by KB

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

5 Minute break taken at 3:12 PM

3:18 PM meeting resumes

Request 40

Motion to Grant as proposed by KB

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Leroy Building

Requests 52 -59

Motion to Find variances 52-29 are not required as this building has less than 12 units by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Request 60

Motion to Find no variance is required by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Request 61

Motion to Continue for scalable drawings of the proposed bathroom and corridor layout by KD  
2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Find the Group 2 showers are not fully open due to the sink overlap, the bathrooms lack 60 inches of turning space without coming into contact with any fixture, and the kitchen in unit 10 lacks the required wheelchair turning space without coming into contact with any fixture  
by KD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Variance 56

Motion to Continue for more information (elevation change) on the accessible entrance to unit 10  
by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

11. 3:50 PM V26-020 10 Corinthian Road, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

9.5.4

Motion to Deny by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

12. 3:53 PM V26-021 12 Corinthian Road, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Deny by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

13. 3:54 PM V26-022 1004 Broadway, Somerville  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Deny by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

14. 3:55 PM V26-023 1006 Broadway, Somerville

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant for the future lift on the condition that the door maneuvering clearance will be provided at the lower level when the lift is installed and that the information is included in the advertising and lease agreement with no cost to the renter and is installed in a timely fashion upon request. The framing and electrical wiring needed to support the lift are done at the time of construction by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Motion to Find the kitchen and bathroom in the group 1 unit \do not comply by KD

2<sup>nd</sup> by KB

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

15. 4:02 PM V26-024 259 Lenox Street, Norwood

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant under the usual conditions by PD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

16. 4:03 PM V26-009 95 Berkeley Street, Boston

Exhibit- Packeted case

WJ presented documentation- Variance application and associated documents

Requests 1, 2, and 3 (outlets in the Group 1)  
Motion to Find no variance is needed by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- abstains  
4 yes, 0 no, 1 abstention- Motion Passes

Request 3 (outlets in the Group 2A)  
Motion to Grant by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
4 yes, 0 no, 1 abstention- Motion Passes

Request 4  
Motion to Grant as proposed by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- abstains  
4 yes, 0 no, 1 abstention- Motion Passes

Request 5  
Motion to Grant on the condition the wall-side handrails are compliant by KB  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- abstain  
4 yes, 0 no, 1 abstention- Motion Passes

Request 6  
Motion to Grant by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- abstain  
4 yes, 0 no, 1 abstention- Motion Passes

Request 7  
Motion to Continue for more information if the parking is resident-only by KB  
2<sup>nd</sup> by KD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- abstains  
4 yes, 0 no, 1 abstention - Motion Passes

17. 4:24 PM            V25-089            1 Sewall Drive, Salem  
Exhibit- Packeted application  
WJ presented documentation- packeted application

Request 1  
Motion to Grant on the condition that two forms of contact information are provided on the accommodation policy plan and to submit a status report within a year to see how the accommodation policy is working by KD  
2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

Request 2 -3

Motion to Grant on the condition that two forms of contact information are provided on the accommodation policy plan and to submit a status report within a year to see how the accommodation policy is working by PD

2<sup>nd</sup> by KD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Request 4

(no motion needed- compliance met)

Request 5

Motion to Grant as proposed by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

Request 6

Motion to Continue labelled spaces on the floor plans and clarification of which clearance they are missing push or pull side and to include dimensions by KD

2<sup>nd</sup> by PD

Roll Call Vote

KD- yes

PD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 0 recusal- Motion Passes

18. 5:05 PM V25-178

54-56 Hayes Street, Cambridge

Exhibit- application

WJ presented documentation-application

Motion to Grant by KB

2<sup>nd</sup> by PD  
Roll Call Vote  
KD- yes  
PD- yes  
EM- yes  
KB- yes  
PM- yes  
5 yes, 0 no, 0 recusal- Motion Passes

### Exhibit List

- Residential Buildings, 17 Hudson Street, Somerville (V26-010)
  - Exhibit – Variance Application and associated documents
- Residential Building, 18 Thingvalla Street, Cambridge (V26-011)
  - Exhibit- Variance Application and associated documents
- Residential Building, 70 Vernon Street, Somerville (V26-012)
  - Exhibit- Variance Application and associated documents
- Residential Building, 44 White Street, Somerville (V26-013)
  - Exhibit- Variance Application and associated documents
- Residential Building, 22-24 Spring Hill Terrace, Somerville (V26-014)
  - Exhibit- Variance Application and associated documents
- Veterans Inc, 69 Grove Street, Worcester (V26-015)
  - Exhibit- Variance Application and associated documents
- Lt. Clayre Sullivan Middle School, 400 Jarvis Avenue, Holyoke (V26-016)
  - Exhibit- Variance Application and associated documents
- Maurice A. Donahue Elementary School, 210 Whiting Farms Road, Holyoke (V26-017)
  - Exhibit- Variance Application and associated documents
- Residential Building, 322 Prospect Street, Cambridge (V26-018)
  - Exhibit- Variance Application and associated documents
- Residential Building, 10 Sargent Street, Somerville (V26-019)
  - Exhibit- Variance Application and associated documents
- Residential Building, 10 Corinthian Road, Somerville (V26-020)
  - Exhibit- Variance Application and associated documents
- Residential Building, 12 Corinthian Road, Somerville (V26-021)
  - Exhibit- Variance Application and associated documents
- Residential Building, 1004 Broadway, Somerville (V26-022)
  - Exhibit- Variance Application and associated documents
- Residential Building, 1006 Broadway, Somerville (V26-023)
  - Exhibit- Variance Application and associated documents
- Residential Building, 259 Lenox Street, Norwood (V26-024)
  - Exhibit- Variance Application and associated documents
- Salem YMCA, 1 Sewall Drive, Salem (V25-089)
  - Exhibit- Packeted case

- Residential Building, 95 Berkeley Street, Boston (V26-009)
  - Exhibit- Packeted case
- Residential Building, 54-56 Hayes Street, Cambridge (V25-178)
  - Exhibit- Additional information
- Residential Buildings, Multiple Addresses, Dorchester (V25-176)
  - Exhibit #1- AAB 1-166