

**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR



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

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**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 – February 27, 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)  
Elizabeth Myska (EM)

**Division of Occupational Licensure Employees attendance:**

William Joyce – AAB Executive Director (WJ)  
James Plotkin – Legal Counsel (JP)  
Jamie Dalton – Legal Counsel (JaD)

DG opened the meeting for Roll Call:

PM, JD, DJ, EM, AJ

1. V23-014 24 Henshaw Avenue, Northampton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed on the condition that trash can is moved to not interfere with clearance requirements and that the Group 2B sleeping room with the captive toilet is held until all other rooms are filled unless filled by a resident requiring its accessible features by JD  
2nd by PM  
By Acclamation/Carried

**Discussion of Variance 2:**

Motion to Grant as proposed on the condition that the wall-side handrails are continuous through any intermediate landings not containing a door or doorway by PM  
2nd by JD  
By Acclamation/Carried

**Discussion of Variance 3:**

Motion to Grant as proposed on the condition that: the exit door is connected to the building's fire alarm system by JD



2nd by DJ  
By Acclamation/Carried

2. V23-015 495 Sutton Street, North Andover  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance

Motion to Grant until March 24, 2023 as proposed on the condition that: tenants and prospective tenants are notified as to the status of the elevator by JD  
2nd by DJ  
By Acclamation/Carried

3. V23-016 33 Severance Street, Shelburne Falls  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance

Motion to Continue to request Petitioner provide the Board with test drawings and cost estimates for the installation of a LULA or passenger elevator to provide access to all levels which are open to the public by JD  
2nd by DJ  
By Acclamation/Carried

4. V23-017 100 Trade Center Drive, Woburn  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by DJ  
2nd by JD  
By Acclamation/Carried

5. V23-018 50 Columbia Street, Watertown  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by JD  
2nd by EM  
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant as proposed by JD  
2nd by AJ  
By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant by JD  
2nd by DJ  
By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant by JD



2nd by AJ  
By Acclamation/Carried

6. V23-019 1479 N Main Street, Palmer  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Continue to request Petitioner provide the Board with: a cost estimate to correct the outstanding violation by JD  
2nd by DJ  
By Acclamation/Carried

7. V23-020 535 East Broadway, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD  
2nd by EM  
By Acclamation/Carried

8. V23-021 446 Mass Ave, Acton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance

Motion to Grant by PM  
2nd by EM  
By Acclamation/Carried

9. V23-022 Ice Pond Drive and Rocky Hill Road, Northampton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance

Motion to Continue to request Petitioner provide the Board with a feasibility study on better aligning the path of travel of the curb cuts to ensure safe use and access by persons who are blind or visually impaired by PM  
2nd by DJ  
By Acclamation/Carried

10. V23-023 290 Hancock Street, Quincy  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance

Motion to Deny by JD  
2nd by DJ  
By Acclamation/Carried

11. V23-024 343-345 Chelsea Street, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance

Motion to Schedule hearing by PM  
2nd by DJ



By Acclamation/Carried

12. V23-025 424-440 Massachusetts Avenue, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (25.1 commercial):

Motion to Continue 25.1 for commercial spaces to request Petitioner provide the Board with information on the running slope of the landings in front of the doors by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2 (27.4 handrails):

Motion to Deny by DJ

2nd by JD

By Acclamation/Carried

Discussion of Variance 3 (nosings):

Motion to Continue to request Petitioner provide the Board with detailed drawings of the stair nosings, and additional information on the structural issues posed by correcting the stairs as well as a test drawing of the corrected staircase by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 4 (25.1 residential):

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 5:

Motion to Grant turning radius request for mail room and Deny reach range for mailbox request by JD

2nd by PM

By Acclamation/Carried

13. Fine Hearing declared regarding C22-008 120 Humboldt Avenue, Dorchester:

DG opened the hearing, introduced Board and established procedures. Participants Lucille Andrew Marius, Chris Sonnie, Michael Muehe, and William Joyce are sworn in. Exhibit #1 – the hearing packet AAB 1-66 and Exhibit #2 AAB 1-48 is noted. Lucille Marius presented application. Additional comments and testimony by Chris Sonnie, Michael Muehe, and William Joyce. Discussion and Questions of Fine Hearing:

Motion to Find that no fine should be imposed by

2nd by DJ

By Acclamation/Carried

14. V23-026 1435 Main Street, Weymouth

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance



Motion to Grant by JD  
2nd by PM  
By Acclamation/Carried

15. V23-027      303 Lincoln Street, Marlborough  
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 DJ  
    By Acclamation/Carried

16. V23-028      1 Green Island Boulevard, Worcester  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
    Motion to Packet by JD  
    2nd by DJ  
    By Acclamation/Carried

17. V23-029      129 Woburn Street, Medford  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
    Motion to Waive 2-week waiting period by JD  
    2nd by AJ  
    By Acclamation/Carried

Motion to Grant by JD  
2nd by DJ  
By Acclamation/Carried

18. V18-133      175 North Beacon Street, Watertown  
Exhibit – Amended Variance Application and associated documents  
WJ presented documentation – Discussion of Variance  
    Motion to Continue for floor plan by DJ  
    2nd by JD  
    By Acclamation/Carried

19. V20-066      3046 Main St, Barnstable  
Exhibit – Status Report and associated documents  
WJ presented documentation – Discussion of Status Report:  
    Motion to Accept status report by JD  
    2nd by PM



By Acclamation/Carried

20. V23-004 695 Atlantic Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

21. Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions

Motion to Accept minutes and decisions by JD

2nd by EM

By Acclamation/Carried

22. Hearing declared regarding C21-005 231 Sutton Street, North Andover:

DG opened the hearing, introduced Board and established procedures. Participants William Mitchell, Ralph Barbagallo, Nick Giacoumakis, Stephen Sakakeeny, Deborah Ryan, Gregory Smith, Peter Farber, Doug Moulton, Greg Johnson, Mark Henry, John Brennan, Carl Goodman, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-451 is noted. Carl Goodman presented application. Exhibit #2 – Complainant's objection is noted and accepted. Exhibit #3 – Attorney Farber's Letter is noted and accepted. Additional comments and testimony by William Mitchell, Ralph Barbagallo, Nick Giacoumakis, Stephen Sakakeeny, Deborah Ryan, Gregory Smith, Peter Farber, Doug Moulton, Greg Johnson, Mark Henry, John Brennan, and Michael Muehe. Discussion and Questions of Hearing:

Motion to Continue for 60 days for parties to submit post-hearing briefs by DJ

2nd by

By Acclamation/Carried

23. Hearing declared regarding V22-196 5 Wheeler Road, Burlington:

DG opened the hearing, introduced Board and established procedures. Participants David Kasprak, Ryan Kosmicki, Melina Garza, Christopher Hanel, Jorge Barragan, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-21 is noted. Melina Garza presented application. Additional comments and testimony by David Kasprak, Ryan Kosmicki, Christopher Hanel, Jorge Barragan, and Michael Muehe. Discussion and Questions of Hearing:

Motion to Continue for Petitioner to submit a further study including full dimensions and measurements for both the bedroom and bathroom portions of the pertinent spaces and to include the possibility of extending the bathroom to ensure compliance with 521 CMR by JD

2nd by PM

By Acclamation/Carried

24. V19-059 400 Beacon Street, Newton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant on the condition the wall-side handrail meets proposed 521 language by DJ

2nd by JD



By Acclamation/Carried

25. V21-054 8 Ashton Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Schedule hearing by JD

2nd by DJ

By Acclamation/Carried

26. V22-020 655 Main Street, Fitchburg

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by JD

2nd by EM

By Acclamation/Carried

27. V22-106 1 Charles Street, South, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Table by JD

2nd by DJ

By Acclamation/Carried

28. V22-175 106 Central Street, Wellesley

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that a new or existing entrance on the southern side of the building is fully compliant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variances 8-13:

Motion to Grant as proposed on the condition the basement and 1st floor doors comply by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variances 14-16:

Motion to Deny by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 20:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried



Discussion of Variance 21-25:

Motion to Grant on the condition the basement level kitchen is compliant by JD  
2nd by AJ  
By Acclamation/Carried

Discussion of Variance 29 (Porte Cochere):

Motion to Deny by JD  
2nd by DJ  
By Acclamation/Carried

Discussion of Variance 29 (Dorm Doors):

Motion to Continue for additional info on why the door frame would need  
to be removed to modify the transom, and a copy of the manifest or other reports confirming  
the presence of asbestos by JD  
2nd by DJ  
By Acclamation/Carried

Discussion of Variance 29 (Single user restroom):

Motion to Continue to request Petitioner provide the Board with: a cost estimate for bringing  
the affected doors into compliance by JD  
2nd by DJ  
By Acclamation/Carried

29. V22-181 99-101 Newbury Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD  
2nd by DJ  
By Acclamation/Carried

Respectfully submitted,  
Bradley Souders, Office Support Specialist

Exhibit List

- Parsons House, 24 Henshaw Avenue, Northampton (V23-014)
  - Exhibit – Variance Application and associated documents
- 3 Story Residential, 495 Sutton Street, North Andover (V23-015)
  - Exhibit – Variance Application and associated documents
- Shelburne Historical Society, 33 Severance Street, Shelburne Falls (V23-016)
  - Exhibit – Variance Application and associated documents
- 100 Trade Center, 100 Trade Center Drive, Woburn (V23-017)
  - Exhibit – Variance Application and associated documents
- Watertown High School, 50 Columbia Street, Watertown (V23-018)
  - Exhibit – Variance Application and associated documents
- Pet Grooming, 1479 N Main Street, Palmer (V23-019)





- Exhibit – Variance Application and associated documents
- South Boston Municipal Courthouse, 535 East Broadway, Boston (V23-020)
  - Exhibit – Variance Application and associated documents
- Tavernier Place, 446 Mass Ave, Acton (V23-021)
  - Exhibit – Variance Application and associated documents
- Intersection, Ice Pond Drive and Rocky Hill Road, Northampton (V23-022)
  - Exhibit – Variance Application and associated documents
- The Abby, 290 Hancock Street, Quincy (V23-023)
  - Exhibit – Variance Application and associated documents
- Commercial Building, 343-345 Chelsea Street, Boston (V23-024)
  - Exhibit – Variance Application and associated documents
- The Kennedy Building, 424-440 Massachusetts Avenue, Cambridge (V23-025)
  - Exhibit – Variance Application and associated documents
- Taurus Apartments, 120 Humboldt Avenue, Dorchester (C22-008)
  - Exhibit #1 – Hearing packet AAB 1-66
  - Exhibit #2 – AAB 1-48
- Residential Building, 1435 Main Street, Weymouth (V23-026)
  - Exhibit – Variance Application and associated documents
- Alta French Hill, 303 Lincoln Street, Marlborough (V23-027)
  - Exhibit – Variance Application and associated documents
- Madison Residential Development, 1 Green Island Boulevard, Worcester (V23-028)
  - Exhibit – Variance Application and associated documents
- Sidewalk, 129 Woburn Street, Medford (V23-029)
  - Exhibit – Variance Application and associated documents
- Perkins School for the Blind, 175 North Beacon Street, Watertown (V18-133)
  - Exhibit – Amended Variance Application and associated documents
- Old Colonial Courthouse, 3046 Main St, Barnstable (V20-066)
  - Exhibit – Status Report and associated documents
- Susan's Deli, 695 Atlantic Avenue, Boston (V23-004)
  - Exhibit – Variance Application and associated documents
- Decisions and Minutes
  - Exhibit – February 6, 2023 minutes
  - Exhibit – The Lizzie Borden House, 230 2nd Street, Fall River (V22-123) Decision
  - Exhibit – Mixed Use Building, 690-694 Broadway, Somerville (V22-194) Decision
- Cash Energy Condominium Association, 231 Sutton Street, North Andover (C21-005)
  - Exhibit #1 – Hearing packet AAB 1-451
  - Exhibit #2 – Complainant's objection
  - Exhibit #3 – Attorney Farber's Letter
- Hilton Garden Inn Burlington, 5 Wheeler Road, Burlington (V22-196)
  - Exhibit #1 – Hearing packet AAB 1-21
- Mary Baker Eddy House, 400 Beacon Street, Newton (V19-059)
  - Exhibit – Variance Application and associated documents
- 6 Unit Residential, 8 Ashton Street, Boston (V21-054)
  - Exhibit – Variance Application and associated documents
- Dario's Ristorante, 655 Main Street, Fitchburg (V22-020)



- Exhibit – Amended Variance Application and associated documents
- One Charles Condominium, 1 Charles Street, South, Boston (V22-106)
  - Exhibit – Variance Application and associated documents
- Tower Court, Wellesley College, 106 Central Street, Wellesley (V22-175)
  - Exhibit – Variance Application and associated documents
- New England Historic and Geonealogical Society, 99-101 Newbury Street, Boston (V22-181)
  - Exhibit – Variance Application and associated documents

