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GOVERNOR



KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

**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 28, 2022
Teleconference

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

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chairperson (PM)

Jeffrey Dougan (JD)

Ana Julian (AJ)

David Johnson (DJ)

Raymond Glazier (RG)

Elizabeth Myska (EM)

Mary Mahon McCauley (MM)

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, JD, MM, DJ, RG, EM, AJ

1. 9:05 AM V22-010 13 West Street, Douglas
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant not to exceed 3 weeks from receipt of notice, a copy of elevator inspection certificate,
and provide update to Board after installation by JD

2nd by DJ

By Acclamation/Carried

2. 9:12 AM V22-011 485 Hanover Street, Boston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 2 (Unit 1):



TELEPHONE: (617) 727-0660

FAX: (617) 979-5459

TTY/TDD: (617) 701-8645

<http://www.mass.gov/dpl/aab>

Motion to Continue for height of unit by DJ
2nd by JD
By Acclamation/Carried

3. 9:18 AM V22-012 602 Canterbury Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Table until review is complete by city of Boston by DJ
2nd by JD
By Acclamation/Carried

4. 9:24 AM V22-013 917 Memorial Drive, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Grant by RG
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2:
Motion to Grant by JD
2nd RG
By Acclamation/Carried

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

5. 9:40 AM V22-014 264 Huntington Avenue, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Packet by JD
2nd by DJ
By Acclamation/Carried

6. 9:42 AM V22-015 65 Main Street, Westford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Schedule hearing and produce a scaled drawing and plans with photos of planned surface materials to be used by PM
2nd by JD
By Acclamation/Carried

7. 9:54 AM V22-016 170 Plain Road, Westford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Schedule hearing and produce a scaled drawing and plans with photos of planned surface materials to be used by JD
2nd by RG
By Acclamation/Carried



8. 9:56 AM V22-017 280 Western Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant group 1 under usual conditions by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Deny for Group 2 by JD

2nd by RG

By Acclamation/Carried

9. 9:57 AM V22-018 110 Chauncy Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for engineering study for installing handrails onto cast-iron stairs by DJ

2nd by JD

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition that signage is provided at top and base warning of winding stairs with directional signage to nearest elevator by JD

2nd by RG

By Acclamation/Carried

10:15 AM Break

10. 10:24 AM V22-019 34 North Pearl Street, Brockton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for information on pull-side clearance for 28 requested doors by JD

2nd by AJ

By Acclamation/Carried

11. 10:42 AM V22-021 340 Main Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Table until 3/14/2022 by PM

2nd by AJ

By Acclamation/Carried

12. 10:44 AM V22-022 30 JFK Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for dimension of elevator, picture of video evidence of how a manual wheelchair user can enter, turn, and press buttons, and feasibility of installing elevator in separate location of building with cost estimate by JD

2nd by PM

By Acclamation/Carried



13. 11:00 AM Hearing declared regarding V21-210 Multiple Streets, Multiple Towns:
DG opened the hearing, introduced Board and established procedures. Participants Carrie Lavalley, Mark Elder, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-169 is noted. Mark Elder presented application. Additional comments and testimony by Carrie Lavalley and Michael Muehe. Exhibit #2 – BCIL comments and letter is noted and accepted. Discussion and Questions of Variance (Curb Cut PCR 22700):

Motion to Continue for more information for what the least possible slope could be, explore possibility of installing handrail on road-side at current slope, and feasibility study of moving curb cut to be more in line with pedestrian crossing by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance (Curb Cut PCR 6967):

Motion to Continue for feasibility study for installing handrail/guardrail solution on street side by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance (PCR 13413):

Motion to Continue for more information for what the least possible slope could be, explore possibility of installing handrail on road-side handrail at current slope, and feasibility study of a shorter crossing point by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance (All remaining curb cuts):

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

12:00 PM Lunch

14. 1:00 PM Hearing declared regarding V21-205 139 Pleasant Street, Marblehead:
DG opened the hearing, introduced Board and established procedures. Participants Allen Warren, Elizabeth Roth, and Rob Hamon are sworn in. Exhibit #1 – the hearing packet AAB 1-31 is noted. Elizabeth Roth presented application. Additional comments and testimony by Rob Hamon and Allen Warren. Exhibit #2 – Picture of rear is noted and accepted. Exhibit #3 – Original complaint is noted and accepted. Discussion and Questions of Variance:

Motion to Continue for feasibility study for installation of ramp or lift at front or rear of building including cost estimates by DJ

2nd by EM

By Roll Call PM/Y, RG/Y, DJ/Y, EM/Y, AJ/Y

1:54 PM Break

15. 2:00 PM Hearing declared regarding V21-183 Summit Road, Milton:
DG opened the hearing, introduced Board and established procedures. Participants Thomas McCarthy, Rachael Lee, Michael Muehe, and Doug Bliven are sworn in. Exhibit #1 – the hearing packet AAB 1-86 is noted. Thomas McCarthy presented application. Additional comments and testimony by Rachael Lee and Doug Bliven. Exhibit #2 – Presentation is noted and accepted. Discussion and Questions of Variance:



Motion to take under advisement by JD
2nd by DJ
By Acclamation/Carried

16. 3:18 PM Advisory Opinion Request – Children’s Toilet Room
Exhibit – Advisory Opinion Request and associated documents
WJ presented documentation – Discussion of Advisory Opinion Request:
 Motion to Find that a typographical error was made and a variance would be needed for that design by
 JD
 2nd by DJ
 By Acclamation/Carried

17. 3:32 PM V14-293 30 Floral Street, Shrewsbury
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Continue for cost estimate of installation of LULA, dimensions of existing elevator cab, and
 floor plans of proposed changes by PM
 2nd by JD
 By Acclamation/Carried

18. 3:45 PM V19-295 1127 Harrison 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

19. 3:47 PM V20-066 3046 Main Street, 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

Motion to Instruct staff to write a letter of support for accessibility project by JD
2nd by PM
By Acclamation/Carried

20. 3:53 PM V21-082 1200 Massachusetts Avenue, Cambridge
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to schedule a hearing by PM
 2nd by JD
 By Acclamation/Carried

21. 3:57 PM V21-114 264 Boston Turnpike, Shrewsbury
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Grant by JD
 2nd by PM



By Acclamation/Carried

22. 3:39 PM V21-130 120 Commerce Way, Woburn
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1,2,3,5,7,8,10:
Motion to Grant by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 4:
Motion to Grant by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 6:
Motion to Grant by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 9:
Motion to Grant on the condition that a powered solution be provided by JD
2nd by PM
By Acclamation/Carried

23. 4:12 PM V21-137 Various Streets, Edgartown
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant relief until March 1, 2025 with 6 month status reports due starting July 1, 2022 by JD
2nd by PM
By Acclamation/Carried

24. 4:15 PM V21-190 55 Fenn Street, Pittsfield
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Schedule a hearing by PM
2nd by MM
By Acclamation/Carried

25. 4:30 PM V21-205 96-98 Wellsmere Road, Roslindale
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Continue for cost estimate and plans for full compliance by JD
2nd by DJ
By Acclamation/Carried

26. 4:33 PM 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 PM



By Acclamation/Carried

27. 4:34 PM Continued deliberations of V21-083

Motion to Continue to request a feasibility study to provide at least one handrail at each stair via a post below and above stair runs to avoid drilling into existing stone by DJ

2nd by EM

By Acclamation/Carried

4:45 PM End of meeting noted

Respectfully Submitted,
Bradley Souders, Office Support Specialist

Exhibits List

- Riddlebrook Apartments, 13 West Street, Douglas (V22-010)
 - Exhibit – Variance Application and associated documents
- 2 Story Residential, 485 Hanover Street, Boston (V22-011)
 - Exhibit – Variance Application and associated documents
- 3 Story Residential, 602 Canterbury Street, Boston (V22-012)
 - Exhibit – Variance Application and associated documents
- Weld Boathouse, 917 Memorial Drive, Cambridge (V22-013)
 - Exhibit – Variance Application and associated documents
- Huntington Theatre Company, 264 Huntington Avenue, Boston (V22-014)
 - Exhibit – Variance Application and associated documents
- Roudenbush Community Center, 65 Main Street, Westford (V22-015)
 - Exhibit – Variance Application and associated documents
- Roudenbush Children's Center, 170 Plain Road, Westford (V22-016)
 - Exhibit – Variance Application and associated documents
- 6 Story Residential, 280 Western Avenue, Boston (V22-017)
 - Exhibit – Variance Application and associated documents
- 8 Story Residential, 110 Chauncy Street, Boston (V22-018)
 - Exhibit – Variance Application and associated documents
- Brockton Behavioral Health, 34 North Pearl Street, Brockton (V22-019)
 - Exhibit – Variance Application and associated documents
- 9 Story Mixed Use, 340 Main Street, Worcester (V22-021)
 - Exhibit – Variance Application and associated documents
- Waugh Building, 30 JFK Street, Cambridge (V22-022)
 - Exhibit – Variance Application and associated documents
- MassDOT Curb Cuts, Multiple Streets, Multiple Towns (V21-210)
 - Exhibit #1 – Hearing packet AAB 1-169
 - Exhibit #2 – BCIL comments
- Mixed Use Building, 139 Pleasant Street, Marblehead (V21-205)
 - Exhibit #1 – the hearing packet AAB 1-31
 - Exhibit #2 – Picture of rear
- Eliot Tower Complex, Summit Road, Milton (V21-183)
 - Exhibit #1 – the hearing packet AAB 1-86
 - Exhibit #2 – Presentation
- Advisory Opinion Request - Children's toilet stall
 - Exhibit – Advisory Opinion and associated documents



- Little Beginnings Preschool, 30 Floral Street, Shrewsbury (V14-293)
 - Exhibit – Amended Variance Application and associated documents
- Two Story Building, 1127 Harrison Avenue, Boston (V19-295)
 - Exhibit – Status Report and associated documents
- Old Colonial Courthouse, 3046 Main St, Barnstable (V20-066)
 - Exhibit – Status Report and associated documents
- Longfellow Apartments, 1200 Massachusetts Avenue, Cambridge (V21-082)
 - Exhibit – Amended Variance Application and associated documents
- Big Bois Meat Market, 264 Boston Turnpike, Shrewsbury (V21-114)
 - Exhibit – Amended Variance Application and associated documents
- Emblem 120, 120 Commerce Way, Woburn (V21-130)
 - Exhibit – Amended Variance Application and associated documents
- Kelley House Hotel, Various Streets, Edgartown (V21-137)
 - Exhibit – Amended Variance Application and associated documents
- First United, 55 Fenn Street, Pittsfield (V21-190)
 - Exhibit – Amended Variance Application and associated documents
- Sidewalk, 96-98 Wellsmere Road, Roslindale (V22-005)
 - Exhibit – Amended Variance Application and associated documents
- Decisions and Minutes to approve from February 7, 2022
 - Exhibit - February 7, 2022 Minutes
 - Exhibit - Lutheran Rehabilitation and Skilled Care Center, 26 Harvard St, Worcester (V21-208) Decision
 - Exhibit - 15 Story Residential, 1252-1270 Boylston Street, Boston (V21-199) Decision

