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OCCUPATIONAL LICENSURE

Board Meeting Minutes – February 5th, 2024
Teams Meeting

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

Architectural Access Board member attendance:

Dawn Guarriello (DG)
Patricia Mendez, Vice-Chairperson (PM)
Kathryn Denis (KD)
Pamela Daly (PD)
Elizabeth Myska (EM)
Joseph Prochilo (JP)
Mary Mahon McCauley (MM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
Jamie Dalton – Board Counsel (JaD)
Andrew Chase – Compliance Officer (AC)

DG opened the meeting for Roll Call:

DG, PM, KD, PD, EM, JP, MM

1. Bit Bar, 278 Derby Street, Salem (V23-032)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance #1:

Motion to Grant as proposed by PD

2nd by JP

By Acclamation/Carried

Discussion of Variance #2:

Motion to Grant as proposed by JP

2nd by PD

By Acclamation/Carried



2. New Orchard Estates, 129 New Orchard Hill Drive, Oxford (V23-114)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by KD

2nd by PD

By Acclamation/Carried

3. Buzzard's Bay Professional Center, 258 Main Street Unit C-1, Buzzards Bay (V23-224)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on condition that an accommodation policy is in place for personnel to deploy ramp and that the office's phone number is displayed near entrance as well as on the website by PD

2nd by MM

By Acclamation/Carried

4. The Jewel, 54 Union Street, Attleboro (V24-006)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue until a letter is provided by the Mass. Historic Society by PD

2nd by MM

By Acclamation/Carried

5. Sidewalk, 314 Bay Street, Taunton (V24-007)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant as proposed by MM

2nd by PD

By Acclamation/Carried

6. Residential Building, 43 Fremont Street, Mattapan (V24-008)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Find that a variance is not required and to note that ground floor units must comply with Group 1 requirements by KD

2nd by PD

By Acclamation/Carried

7. Moe's Southwest Grill, 61 Boston Turnpike, Shrewsbury (V24-009)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for floor plans or photos by MM

2nd by KD

By Acclamation/Carried

8. James Pond Preserve, 283, 287, & 289 Lambert's Cove Road, West Tisbury (V24-010)
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on surfacing, photos of proposed viewing area,
and information on accessible route from bus stop to entrance by PD

2nd by KD

By Acclamation/Carried

9. Creative Hub Community Arts Center, 2 Ionic Avenue, Worcester (V24-011)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by PM

2nd by EM

By Acclamation/Carried

10. Chase Hall, 34 Harvard Way, Boston (V24-012)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant as proposed by PD

2nd by KD

By Acclamation/Carried

Discussion of Variance #2:

Motion to Grant as proposed by PD

2nd by KD

By Acclamation/Carried

Discussion of Variance #3

Motion to Continue for structural engineer's report and test drawings of LULA by KD

2nd by PM

By Acclamation/Carried

11. McCulloch Hall, 44 Harvard Way, Boston (V24-013)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant relief for entrances M3 and M8 by KD

2nd by PD

By Acclamation/Carried

Motion to Continue for entrance M2 and whether or not basement level is complying
with accessible means of egress by KD

2nd by PD

By Acclamation/Carried

Discussion of Variance #2

Motion to Grant as proposed by KD

2nd by PM

By Acclamation/Carried

Discussion of Variance #3:

Motion to Continue for structural engineer's report and test drawings of LULA by KD

2nd by EM

By Acclamation/Carried

12. Northbridge Fire Station, 1681 Providence Road, Northbridge (V24-014)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Find that no variance is required and that employees only areas must be indicated on engineers plans with local building department by PD

2nd by KD

By Acclamation/Carried

13. IBA Laundry Room, 630 Tremont Street, Boston (V24-015)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by PD

2nd by KD

By Acclamation/Carried

14. Bookstore, 260 Shawmut Avenue, Boston (V23-170)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant proposed portable ramp on the condition that an accommodation policy is posted on petitioner's website and that staff training be provided by PM

2nd by MM

By Acclamation/Carried

15. Cambridge Preschool for the Arts, 118 Magazine Street, Cambridge (V23-208)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on condition that appropriate lighting and signage be posted at accessible entrance, that an accommodation policy be posted on petitioner's website, and that automatic door opener be implemented at lift by PM

2nd by JP

By Acclamation/Carried

16. Wadsworth House, 1341 Massachusetts Avenue, Cambridge (V23-210)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Find that variance is required by KD

2nd by PM

By Acclamation/Carried

Motion to Grant as proposed by KD

2nd by PM

By Acclamation/Carried

17. Mixed Use Building, 44 Bromfield Street, Boston (V23-213)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant relief from 521 CMR 28.1 by MM

2nd by PD

By Acclamation/Carried

Motion to Find that proposed design is not in compliance with 521 CMR 44.4.1, 45.5, 44.2, and 45.5 by PD

2nd by MM

By Acclamation/Carried

18. Residential Building, 329 Columbia Road, Dorchester (V23-214)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by KD

2nd by PD

By Acclamation/Carried

19. Spa, 454 Hildreth Street, Dracut (V23-217)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant relief from 28.1 by KD

2nd by PM

By Acclamation/Carried

Motion to Find that proposed design is not compliant with 521 CMR 20.11.1 by KD

2nd by PM

By Acclamation/Carried

20. Murphy Playground, 20 Child Street, Boston (V23-222)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept withdrawal of variance application by MM

2nd by PD

By Acclamation/Carried

21. Decisions and Minutes from January 22, 2023

Exhibit – Minutes and Decisions and associated documents

Motion to Approve minutes and decisions by PM

2nd by KD

By Acclamation/Carried

22. Hearing declared regarding Great Brook School, 524 Main Street, Acton (V23-168)

DG opened the hearing, introduced Board and established procedures. Participants Dan DiLullo, Marianne Racioppi, and Michael Muehe are sworn in. Exhibit #1- Hearing packet AAB 1-111 is noted. Dan DiLullo presented Variance application. Additional comments and testimony provided by Marianne Racioppi and Michael Muehe.

Discussion and Questions of Hearing:

Motion to FIND based on the information provided Petitioner does not meet the criteria laid out in Exception A to substitute an appraisal for the assessment when determining the full and fair cash value of the building by KD

2nd by PM

By Acclamation/Carried

Motion to Grant variance for vertical access on the condition that a lift with automatic doors is provided at the ground level with the plans subject to Board approval by KD

2nd by MM

By Acclamation/Carried

23. Deyermund Field, 15 Blanchard Street, Andover (V23-148)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Accept proposed accommodation policy by MM
2nd by PM
By Acclamation/Carried

24. Seven Family Home, 244 L Street, South Boston (V23-194)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Accept withdrawal of variance application by KD
2nd by PM
By Acclamation/Carried

Respectfully submitted,
Andrew Chase, Compliance Officer

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 - Exhibit – Variance Application and associated documents
- Murphy Playground, 20 Child Street, Boston (V23-222)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes from January 22, 2023
 - January 22, 2024 meeting Minutes
 - Waverly Commuter Rail Station, 525 Trapelo Road, Belmont (C12-033 & V13-076)
 - Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
 - Dispensary, 41 Strong Avenue, Northampton (C22-044 & V23-151)
 - Sidewalk, 190 Somerset Avenue, Winthrop (C23-007)
- Great Brook School, 524 Main Street, Acton (V23-168)
 - Exhibit #1 – Hearing packet AAB 1-111
- Deyermund Field, 15 Blanchard Street, Andover (V23-148)
 - Exhibit – Variance Application and associated documents
- Seven Family Home, 244 L Street, South Boston (V23-194)
 - Exhibit – Variance Application and associated documents