

MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR



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

1000 Washington Street • Boston • Massachusetts • 02118

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 6, 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)
Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, JD, RG, EM, AJ

1. 9:05 AM V23-005 1 Gibson Way, Revere
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Grant under usual conditions by RG
2nd by EM
By Acclamation/Carried
2. 9:06 AM V23-006 900 Washington Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant as proposed by JD
2nd by RG
By Acclamation/Carried
3. 9:08 AM V23-007 380 Stuart Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance



Motion to Find that no variance is required by JD
2nd by RG
By Acclamation/Carried

4. 9:10 AM V23-008 72 Burbank Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant under the usual conditions by RG
2nd by AJ
By Acclamation/Carried

5. 9:15 AM V23-009 50 Salt Street, Revere
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1 (sink depths):
Motion to Grant under the usual conditions by RG
2nd by AJ
By Acclamation/Carried

Discussion of Variance 2 (outlet location):
Motion to Continue for electrical outlet plan by JD
2nd by RG
By Acclamation/Carried

6. 9:19 AM V23-010 146 South Main Street, Milford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Schedule a hearing by JD
2nd by AJ
By Acclamation/Carried

7. 9:27 AM V23-011 780 Morrissey Drive, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant under the usual conditions for group 1 units by JD
2nd by RG
By Acclamation/Carried

Motion to Grant under the usual conditions for group 2 unit by JD
2nd by RG
By Acclamation/Carried

8. 9:30 AM V23-012 Butters Row, Wilmington
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Find that no corresponding sidewalk exists therefore no variance required by JD
2nd by RG



By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition that a single handrail is provided on one side each street by
JD

2nd by RG

By Acclamation/Carried

9. 9:39 AM V23-013 21 Lexington Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant until March 31, 2023 on the condition a copy of the elevator inspection certificate is provided to the Board and information included in advertising, and information about delayed elevator is furnished to all owners and potential owners by JD

2nd by AJ

By Acclamation/Carried

10. 9:45 AM V20-060 326 Madaket Rd, Nantucket

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by RG

By Acclamation/Carried

11. 9:48 AM V22-020 655 Main Street, Fitchburg

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by RG

2nd by JD

By Acclamation/Carried

12. 9:52 AM V22-112 18 MacIntyre Drive, North Reading

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by RG

By Acclamation/Carried

13. 10:13 AM C20-067/V22-120 Wheeler Road, Grafton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept status report and extend timed relief until August 1, 2023 as petitioner pursues remedies to situation by JD

2nd by EM

By Acclamation/Carried



14. 10:18 AM V22-195 700 Washington Street, Dedham
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed submitted plan is used by JD

2nd by AJ

By Acclamation/Carried

15. 10:21 AM Minutes and Decisions

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept minutes and Decisions by JD

2nd by EM

By Roll Call PM/Y, JD/Y, RG/A, EM/Y, AJ/Y

16. 11:00 AM Hearing declared regarding V22-123 230 2nd Street, Fall River:

DG opened the hearing, introduced Board and established procedures. Participants Chris V, Lance Vaal, Kerry Ryan, and Dennis Polselli are sworn in. Exhibit #1 – the hearing packet AAB 1-40 is noted. Chris V presented application. Additional comments and testimony by Lance Vaal, Kerry Ryan, and Dennis Polselli. Discussion and Questions of Variance:

Motion to uphold previous denial by JD

2nd by RG

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

17. 2:00 PM Hearing declared regarding V22-194 690-694 Broadway, Somerville:

DG Departed

PM opened the hearing, introduced Board and established procedures. Participants Dennis Greenwood and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-20 is noted. Dennis Greenwood presented application. Exhibit #2 – additional drawing is noted and accepted. Additional comments and testimony by Michael Muehe. Discussion and Questions of Variance:

Motion to Continue to explore possibility of reducing slope to 8.3% on the street side entrance and how that would impact the vestibule slope by JD

2nd by AJ

Exhibit List

- Gibson Point, 1 Gibson Way, Revere (V23-005)
 - Exhibit – Variance Application and associated documents
- Josiah Quincy Upper School, 900 Washington Street, Boston (V23-006)
 - Exhibit – Variance Application and associated documents
- Walkways, 380 Stuart Street, Boston (V23-007)
 - Exhibit – Variance Application and associated documents
- Burbank Terrace, 72 Burbank Street, Boston (V23-008)
 - Exhibit – Variance Application and associated documents
- Amaya, 50 Salt Street, Revere (V23-009)



- Exhibit – Variance Application and associated documents
- Central Mass Ball Club, 146 South Main Street, Milford (V23-010)
 - Exhibit – Variance Application and associated documents
- 6 Story Residential, 780 Morrissey Drive, Boston (V23-011)
 - Exhibit – Variance Application and associated documents
- Butters Row Bridge, Butters Row, Wilmington (V23-012)
 - Exhibit – Variance Application and associated documents
- Lexington Landing, 21 Lexington Street, Boston (V23-013)
 - Exhibit – Variance Application and associated documents
- Millies Restaurant, 326 Madaket Rd, Nantucket (V20-060)
 - Exhibit – Amended Variance Application and associated documents
- Dario's Ristorante, 655 Main Street, Fitchburg (V22-020)
 - Exhibit – Amended Variance Application and associated documents
- Community Pool, 18 MacIntyre Drive, North Reading (V22-112)
 - Exhibit – Variance Application and associated documents
- Hiking Trail, Wheeler Road, Grafton (V22-120/C20-067)
 - Exhibit – Variance Application and associated documents
- Yoga Studio, 700 Washington Street, Dedham (V22-195)
 - Exhibit – Variance Application and associated documents
- The Lizzie Borden House, 230 2nd Street, Fall River (V22-123)
 - Exhibit #1 – Hearing packet AAB 1-40
- Mixed Use Building, 690-694 Broadway, Somerville (V22-194)
 - Exhibit #1 – Hearing packet AAB 1-20
 - Exhibit #2 – additional drawing

