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

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TION

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WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHITEC-
TURAL ACCESS BOARD

1000 Washington Street • Boston • Massachusetts • 02118

Board Meeting Minutes – February 7, 2022
Teleconference

This meeting was open to the public and began approximately 9:05AM.

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Jeffrey Dougan (JD)
Ana Julian (AJ)
David Johnson (DJ)
Mary Mahon McCauley (MM)
Raymond Glazier (RG)
Meagan O'Brien (MO)
Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
James Plotkin – Legal Counsel (JP)
Bradley Souders – Office Support Specialist (BS)

PM opened the meeting for Roll Call:

JD, RG, DJ, EM, MO, AJ

1. 9:05 AM V22-003 1059 Tremont Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawing, cost estimate, impact of installing lift at doorway, and more information about slab on top of sidewalk by DJ

2nd by RG

By Acclamation/Carried

2. 9:13 AM V22-004 127 West Rodney French Boulevard, New Bedford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for scaled floor plans, cost estimate and feasibility study of installing lift by JD

2nd by DJ

By Acclamation/Carried



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

3. 9:16 AM V22-005 96-98 Wellsmere Road, Roslindale

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for cost estimate of bridging new sidewalk's two end points to meet existing sidewalk, measurements of the cross slopes of each panel, and cost estimates of full compliance by JD

2nd by RG

By Acclamation/Carried

4. 9:26 AM V22-006 10 Gove Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 2 (ramp):

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 1 (door swing):

Motion to Grant on the condition that BCIL conditions are implemented by JD

2nd by DJ

By Acclamation/Carried

Discussion of Advisory Request – proposed toilet layout:

Motion to Find that a variance would be required due to minimum dimensions not being met and the location by JD

2nd by AJ

By Acclamation/Carried

Discussion of Advisory Request – Accessible Means of Egress:

Motion to Find that this route does not have to comply due to existence of two accessible egresses and advises to post warning signage of steep slope and to include warning in fire escape plans by JD

2nd DJ

By Acclamation/Carried

5. 9:59 AM V22-007 90B Walden Street, Concord

10:00 AM DG Arrived, Assumed Chair

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that a van accessible parking space is provided by JD

2nd by DJ

By Acclamation/Carried

6. 10:10 AM V22-008 40 Corey Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance (outlet and assembly seating):

Motion to Continue for compliant option including cost for outlet, as well as implementation of accessible seating in spaces that require wheelchair accessible seating by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2 (sink depth)

Motion to Grant sink depths under usual conditions by JD



2nd by PM
By Acclamation/Carried

Discussion of Variance 3 (fridge)

Motion to Grant under the usual conditions by JD
2nd by PM
By Acclamation/Carried

7. 10:20 AM V22-009 30 Samuel Morse Way, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance (sink depths and fridge)

Motion to Grant Group 1 sink depth and Group 2A fridge request under the usual conditions by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 2 (outlets):

Motion to Continue for clear dimensions of where power outlet location is provided as seen in figure 3, clear indication where accessible outlets are provided in figure 4 by JD
2nd by PM
By Acclamation/Carried

8. 10:34 AM V21-183 Summit Road, Milton

AJ Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variances (C and D)

Motion to Grant stairway C and D as proposed by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance G:

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

Discussion of Variance E:

Motion to Continue for feasibility study for providing compliant wall side handrails by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance A,B, and F:

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

11:00 AM Break

9. 11:13 AM V21-203 178 South Street, Needham

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for study of reversing lift door swing by JD



2nd PM
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition of clearance warning signs and ramp deployment policy is provided to the Board and information is posted on website by JD

2nd by DJ
By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant for T1, 2, 4, 5, and 6 by JD

2nd by DJ
By Acclamation/Carried

Motion to Continue for T3 for test drawings for creating opening on the left-most side to reduce door interaction and a test drawing for a 1:8 and 1:10 slope by JD

2nd by PM
By Acclamation/Carried

Discussion of Variance 4

Motion to Grant as proposed by JD

2nd by DJ
By Acclamation/Carried

Discussion of Variance 5:

Motion to Continue for feasibility study for providing compliant nosings and feasibility study for providing handrail at interior stairs by JD

2nd by PM
By Acclamation/Carried

12:00 Lunch break

10. 1:00 PM Hearing declared regarding V21-208 26 Harvard St, Worcester:

DG opened the hearing, introduced Board and established procedures. Participants Don Contois and Sara Masiello are sworn in. Exhibit #1 – the hearing packet AAB 1-27 is noted. Don Contois presented application. Additional comments and testimony by Sara Masiello. Discussion and Questions of Variance 1:

Motion to Continue for cost estimate and cut sheet for providing automatic door opener without moving doors by JD

2nd by DJ
By Acclamation/Carried

Discussion of Variance 2 (sink and toilet rooms)

Motion to Continue for cost breakdown per unit for bringing each unit into full compliance by DJ

2nd JD
By Acclamation/Carried

11. 1:44 PM V16-194 286 Cabot Street, Beverly

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

12. 1:45 PM V20-153 64 Crescent Avenue, Newton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Accept Accommodation Policy by JD
2nd by DJ
By Acclamation/Carried

13. 1:47 PM V21-031 15 Winthrop Street, Holliston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant for this tenant only on the condition the proposed plan is used by DJ
2nd by JD
By Acclamation/Carried

14. 2:00 PM Hearing declared regarding V21-199 1252-1270 Boylston Street, Boston:
DG opened the hearing, introduced Board and established procedures. Participants Caitlin Gamache, Anna Correia, Rich Curtiss, Steven Ng, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-70 is noted. Rich Curtiss presented application. Additional comments and testimony by Caitlin Gamache, Steven Ng, Anna Correia, Exhibit #2 – floor plan is noted and accepted. Discussion and Questions of Variance 1 (sink depths):

Motion to Grant under the usual conditions by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 2 (fridge)
Motion to Grant under the usual conditions by JD
2nd by DJ

Discussion of Variance 3 (oven):
Motion to Grant as proposed by JD
2nd by MO
By Acclamation/Carried

Discussion of Variance 4 (Group 2A shower):
Motion to Grant as proposed by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 5 (outlet locations)
Motion to Grant as proposed by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 7 (accessible route in unit)
Motion to Grant as proposed by JD
2nd by DJ
By Roll Call: PM/Y, JD/Y, RG/Y, DJ/Y, EM/Y, MO/Y, AJ/N



Discussion of Variance 8:

Motion to Continue for cost estimate by PM

2nd by EM

By Acclamation/Carried

Discussion of Variance 6:

Motion to Continue for cost estimate of installing LULA by PM

2nd by DJ

By Acclamation/Carried

15. 3:26 PM V20-100 Various streets, Boston

PM Recused

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

16. 3:28 PM V20-101 Various Streets, Boston

PM Recused

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by MO

By Acclamation/Carried

17. 3:30 PM V21-145 4 Hartford Avenue North

JD Recused

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept by RG

2nd by DJ

By Acclamation/Carried

18. 3:37 PM V21-151 497 and 503 Columbus Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition solution SK1A is utilized by JD

2nd by DJ

By Acclamation/Carried

19. 3:42 PM V21-194 422 River Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule a hearing by JD

2nd by RG

By Acclamation/Carried

20. 3:53 PM V21-207 14B Geneva Street, Boston



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

21. 3:55 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 DJ

By Acclamation/Carried

3:55 PM End of meeting noted

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibit List

- 5 Story Mixed Use, 1059 Tremont Street, Boston (V22-003)
 - Exhibit – Variance Application and associated documents
- The Dough Company, 127 West Rodney French Boulevard, New Bedford (V22-004)
 - Exhibit – Variance Application and associated documents
- Sidewalk, 96-98 Wellsmere Road, Roslindale (V22-005)
 - Exhibit – Variance Application and associated documents
- East Boston Neighborhood Health Clinic, 10 Gove Street, Boston (V22-006)
 - Exhibit – Variance Application and associated documents
- Walden Pond Boat Ramp, 90B Walden Street, Concord (V22-007)
 - Exhibit – Variance Application and associated documents
- Building M, 40 Corey Street, Boston (V22-008)
 - Exhibit – Variance Application and associated documents
- Building F, 30 Samuel Morse Way, Boston (V22-009)
 - Exhibit – Variance Application and associated documents
- Eliot Tower Complex, Summit Road, Milton (V21-183)
 - Exhibit – Variance Application and associated documents
- Research Center, 178 South Street, Needham (V21-203)
 - Exhibit – Amended Variance Application and associated documents
- Lutheran Rehabilitation and Skilled Care Center, 26 Harvard St, Worcester (V21-208)
 - Exhibit #1 – Hearing packet AAB 1-27
- Cabot Performing Arts Center, 286 Cabot Street, Beverly (V16-194)
 - Exhibit – Status Report and associated documents
- Sacred Heart Parish Convent, 64 Crecent Avenue, Newton (V20-153)
 - Exhibit – Variance Application and associated documents
- 2 Story Commercial, 15 Winthrop Street, Holliston (V21-031)
 - Exhibit – Variance Application and associated documents
- 15 Story Residential, 1252-1270 Boylston Street, Boston (V21-199)
 - Exhibit #1 – Hearing packet AAB 1-70



- Exhibit #2 – Floor Plan
- City of Boston Temp Ramp Program (V20-100)\
 - Exhibit – Amended Variance Application and associated documents
- City of Boston Park Surface Program (V20-101)
 - Exhibit – Amended Variance Application and associated documents
- Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145)
 - Exhibit – Status Report and associated documents
- Haley House Inc, 497 and 503 Columbus Avenue, Boston (V21-15)
 - Exhibit – Variance Application and associated documents
- 4 Story Apartment Building, 422 River Street, Boston (V21-194)
 - Exhibit – Variance Application and associated documents
- 4 Story Residential, 14B Geneva Street, Boston (V21-207)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from January 24, 2022
 - January 24, 2022 Minutes
 - Big Bois Meat Market, 264 Boston Turnpike, Shrewsbury (V21-114) Decision
 - Emblem 120, 120 Commerce Way, Woburn (V21-130) Decision

