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Division of Occupational Licensure
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Architectural Access Board
Meeting Minutes, February 9, 2026,
Microsoft Teams Remote Meeting

This meeting was open to the public and began at approximately 9:04 AM
Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)
Patricia Mendez (PM)
David Johnson (DJ)
Jeff Dougan (JD)
Elizabeth Myska (EM)
Kay Bell (KB)
Pamela Daly (PD)
Katie Denis (KD)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
Jamie Dalton – Board Counsel (JaD)
Molly Griffin – Program Coordinator (MG)
Victor Machado- Compliance Officer (VM)

DG opened the meeting for Roll Call:
PM, KD, PD, DJ, JD, EM, KB

1. 9:05 AM V26-007 35 Cherry Street, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

25.1

Motion to Continue for cost estimates and test drawings for 3 enclosed lifts serving the ground floor units at each building, the lift for building A should be serving unit 1 and whether or not these buildings can be connected by a deck system by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

9.6

Motion to Table Request 2 until Request 1 continuation has been fulfilled by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

Motion to Find the Group 1 bathrooms do not have the clear floor space at the bathing fixture by KD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

2. 9:30 AM V26-008 35 Scudder Avenue, Barnstable
Exhibit- Variance Application
WJ presented documentation- Variance application and associated documents

Motion to Continue for test drawings of a noncontinuous handrail on the seating side by
PD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
DJ- yes
JD- yes
PD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

Motion to Find they are not complying with 14.2; an additional wheelchair seat is
needed by PD
2nd by JD
Roll Call Vote
PM- yes
KD- yes
DJ- yes
JD- yes
PD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

Motion to Continue for a plan indicating all of the entrances, which doorways are
egresses to the exterior, the cost of the project overall, and a site plan by JD
2nd by DJ
PM- yes
KD- yes
DJ- yes
JD- yes
PD- yes
EM- yes

KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

3. 10:00AM V26-009 95 Berkeley Street, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
PM Recuses

Motion to Packet by DJ
2nd by JD
Roll Call Vote
PM- recuses
KD- yes
DJ- yes
JD- yes
PD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal- Motion Passes

4. 10:03 AM V19-045 193 Salem Street, Boston
Exhibit- Status report
WJ presented documentation- Status report
KD recuses

Motion to Accept the status report by PM
2nd by JD
Roll Call Vote
PM- yes
KD- recuses
DJ- yes
JD- yes
PD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal- Motion Passes

5. 10:04 AM V22-063 230 Beach Street, Revere
Exhibit- Status report
WJ presented documentation- Status report

Motion to Accept the status report with a reminder of the deadline by JD
2nd by DJ

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

6. 10:07 AM V24-121 9 Boyd Street, Watertown
Exhibit- Amended application
WJ presented documentation- Amended application and associated documents

Motion to Grant relief until 4/15/2026 by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

7. 10:09 AM V24-214 57 Union Street, Newton
Exhibit-Amended application
WJ presented documentation-Amended application and associated documents

Motion to Grant on the condition a staffer helps operate the lift and that the staff have
adequate training by PM

2nd by PD

Roll Call Vote

PM- yes

KD- yes

DJ- yes
JD- abstains
PD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 1 abstention - Motion Passes

8. 10:13 AM V25-089 1 Sewall Street, Salem
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Packet by DJ
2nd by KD
Roll Call Vote
PM- yes
KD- yes
DJ- yes
JD- yes
PD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

9. 10:14 AM V25-191 74 Faneuil Street, Boston
Exhibit- Amended application
WJ presented documentation- Amended application and associated documents
PM recuses

Motion to Packet by JD
2nd by DJ
Roll Call Vote
PM- recuses
KD- yes
DJ- yes
JD- yes
PD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal- Motion Passes

10. 10:17 AM V25-208 57 Cedar Street, Cambridge
Exhibit- Amended application
WJ presented documentation- Amended application and additional documents

Motion to Grant as proposed to all three requests by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
DJ- yes
JD- yes
PD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

11. 10:21 AM V25-221 75 Kane Road, Holyoke
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant as proposed for this current use only by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
DJ- yes
JD- yes
PD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

12. 10:24 AM V25-222 216 West Street, Holyoke
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant as proposed for this current use only by JD
2nd by KD
Roll Call Vote
PM- yes
KD- yes
DJ- yes

JD- yes
PD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

5 minute break- meeting resumes at 10:34 AM

13. 10:34 AM V25-224 190 VFW Parkway, Revere
Exhibit- Additional information
WJ presented documentation- Additional information
DG Recuses

24.4
Motion to Grant as proposed by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
DJ- yes
JD- yes
PD- yes
EM- yes
KB- yes
DG- recuses
7 yes, 0 no, 1 recusal- Motion Passes

24.5.3
Motion to Grant on the condition that the noncontinuous handrails are on the seating
sides by JD
2nd by PD
Roll Call Vote
PM- yes
KD- yes
DJ- yes
JD- yes
PD- yes
EM- yes
KB- yes
DG- recuses
7 yes, 0 no, 1 recusal- Motion Passes

26.6.2

Motion to Grant as proposed by KD

2nd by KB

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- recuses

7 yes, 0 no, 1 recusal- Motion Passes

14. 10:47 AM V25-235 37 Plymouth Street, Cambridge

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Continue for reasoning why the elevator cannot service the level of grade by

JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

15. 10:51 AM V26-002 29 Lowell Street, Somerville

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition that the route is well-lit by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

16. 11:02 AM Advisory Opinion

Exhibit- Advisory opinion

WJ presented documentation- Advisory opinion

Motion to Find that no variance is required as change in use only applies to places that have never been open to the public by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

17. 11:05 AM V26-005 29 Upper Joclyn Road, Framingham

Exhibit- Packeted case

WJ presented documentation- Packeted case

Motion to Grant until 9/1/27 on the condition that 6 month status reports are submitted starting 7/1/26, the main entrance is made accessible now, and one restroom is made accessible now by JD

2nd by KB

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- abstain

7 yes, 0 no, 1 abstention- Motion Passes

18. 11:12 AM Minutes and Decisions

Exhibit- Minutes and decisions from January 26, 2026 meeting

WJ presented documentation-

Motion to Accept minutes from the January 26, 2026 minutes by KD

2nd by KB

Roll Call Vote

PM- abstains

KD- yes

DJ- abstains

JD- abstains

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 3 abstentions- Motion Passes

Motion to Accept White Stadium decision by JD

2nd by KB

Roll Call Vote

PM- abstains

KD- abstains

DJ- abstains

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 3 abstentions- Motion Passes

Motion to Accept Mondo Café decision with the edit on page 3 changing above to about by KB

2nd by KD

Roll Call Vote

PM- abstains

KD- yes

DJ- abstains

JD- abstains

PD- yes

EM- yes

KB- yes

DG- abstain

5 yes, 0 no, 3 recusal- Motion Passes

1:00 PM V25-178 54-56 Hayes Street. Cambridge

PM opened the hearing, introduced the Board, and established procedures. Participants Mary Joseph (Rimkus), Michael Muehe (BCIL), Rachel Tanenhaus (Cambridge Commission), and Adam Glassman (project architect) are sworn in. Exhibit 1, AAB 1-33 is noted. Mary Joseph

presents and gives an overview of the project, specifically focusing on why Petitioner should not have to build stacked closets as ordered by the Board in previously granting relief. Discussion and questions of hearing.

Michael Muehe notes BCIL acknowledges and appreciates the Group 2A unit, as 521 CMR does not require the Group 2A unit in this type of dwelling. He encourages all new units to be built as flats. BCIL objects to any additional relief being given for this project, specifically noting the concern that it will be difficult to hold future owners to future obligations and that conditions are better imposed now.

Rachel Tanenhaus from the Cambridge Commission joined in Mr. Muehe's comments, and noted that design of buildings inherently involves choosing who can enter them

Motion to Take this under advisement by KB

2nd by PD

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

3:20 PM

Motion to Continue to request alternative solution such as a counter to protect the space where the lift will be installed by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

PD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

2:00 PM

PM, PD, and KD Recuse

C23-078

19 Monsignor Reynolds Way, Boston

DG opened the hearing, introduced the Board, and established procedures. Participants WJ, Dawn Oates (complainant), David Gleich (BHA), James Worden (BHA), and Michael Muehe (BCIL) are sworn in. Exhibit 1, AAB 1-356 is noted. WJ gives an administrative overview regarding this case for the Board. David Gleich offers a response on behalf of the BHA, noting that the BHA takes issue with the hearing notice, but confirming when asked that BHA is prepared to proceed and is not requesting the hearing be postponed. Mr. Gleich contends the BHA has not violated the Board's order to provide monthly reports as that order did not specify any due date, and notes the imposition of a fine would take away from the already limited resources the BHA has to spend on elevator improvements. Administrative item previously submitted on January 27, 2026 is marked as Exhibit #2. Discussion and questions of hearing.

Michael Muehe notes the BHA's history of elevator issues and expresses disappointment at the BHA asserting that the hearing notice was defective rather than focusing on issues of rectifying elevator problems for residents.

Complainant Dawn Oates also expresses concerns with the BHA's unwillingness to engage on larger elevator outage issues during this fine hearing.

Motion to Take this under advisement by DJ

2nd by JD

Roll Call Vote

PM- recuses

KD- recuses

DJ- yes

JD- yes

PD- recuses

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 3 recusals- Motion Passes

3:47 PM

Motion to Enter quasi-judicial session by JD

2nd by DJ

Roll Call Vote

PM- recuses

KD- recuses

DJ- yes

JD- yes

PD- recuses

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 3 recusals- Motion Passes

Motion to : 1) impose no fine at this time; and 2) to order the following information be provided to the Board, by the last day of each month, covering the period through the 15th of each month (for example, information through March 15, 2026 must arrive to the Board by March 31, 2026), and BHA should seek Board staff guidance in advance if BHA will be unable to meet any month's deadline: a) for each scheduled or unscheduled outage, (i) a description of how and when residents were notified; (ii) documents evidencing such notifications in the form of postings, emails, text messages, or other documents; (b) for each instance the elevator was returned to service, (i) a description of how and when residents were notified; (ii) documents evidencing such notifications in the form of postings, emails, text messages, or other documents; (c) a detailed description of each type of training provided to staff regarding the elevator outage and return to services policies, including the dates and format of trainings (for example, in-person, recorded video, or other); (d) a detailed description of (i) all steps taken by BHA to ensure that all outages are properly recorded by staff; (ii) a detailed description of all systems in place at BHA to report elevator outages and returns to service; (iii) documents evidencing that these systems are properly maintained; (iv) a detailed description of how each unresolved outage should be handed off to other staff when a staffer's shift ends; and, (e) a log of all contacts with elevator repair vendors by any BHA personnel.

2nd by JD

Roll Call Vote

PM- recuses

KD- recuses

DJ- yes

JD- yes

PD- recuses

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 3 recusals- Motion Passes

Motion to Adjourn

Exhibit List

- Residential Buildings, 35 Cherry Street, Cambridge (V26-007)
 - Exhibit – Variance Application and associated documents
- The Irish Village and Conference Center, 35 Scudder Avenue, Barnstable (V26-008)
 - Exhibit – Variance Application and associated documents
- Residential Building, 95 Berkeley Street, Boston (V26-009)
 - Exhibit – Variance Application and associated documents
- Old North Church, 193 Salem Street, Boston (V19-045)
 - Exhibit – Status report
- First Congregational Church of Revere, 230 Beach Street, Revere (V22-063)
 - Exhibit – Status report
- The University Prints Building, 9 Boyd Street, Watertown (V24-121)

- Exhibit – Amended application
- Café St. Petersburg, 57 Union Street, Newton (V24-214)
 - Exhibit- Amended application
- Salem YMCA, 1 Sewall Drive, Salem (V25-089)
 - Exhibit- Additional information
- McKinney Park, 74 Faneuil Street, Boston (V25-191)
 - Exhibit- Amended application
- Residential Building, 57 Cedar Street, Cambridge (V25-208)
 - Exhibit- Additional information
- McMahon Elementary School, 75 Kane Road, Holyoke (V25-221)
 - Exhibit- Additional information
- Kelly Elementary School, 216 West Street, Holyoke (V25-222)
 - Exhibit- Additional information
- Revere High School, 190 VFW Parkway, Revere (V25-224)
 - Exhibit- Additional information
- Residential Building, 29 Lowell Street, Somerville (V26-002)
 - Exhibit- Additional information
- Juniper Hill Elementary School, 29 Upper Joclyn Avenue, Framingham (V26-005)
 - Exhibit- Additional information
- Residential Building, 54-56 Hayes Street, Cambridge (V25-178)
 - Exhibit#1 AAB1-33
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
 - Exhibit#1 AAB1-356
 - Exhibit #2-Administrative case review AAB 1-26
- Advisory Opinion- Pierce House
 - Exhibit- Advisory Opinion
- Minutes and decisions from the January 26, 2026, meeting
 - Exhibit- draft minutes and decisions