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

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Architectural Access Board
Meeting Minutes, March 23, 2026,
Microsoft Teams Remote Meeting

This meeting was open to the public and began at approximately 9:05 AM
Architectural Access Board member attendance:

Patricia Mendez (PM)
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)

PM opened the meeting for Roll Call:

KD, PD, JD, EM, KB, DJ joins at 9:16 am

1. 9:06 AM V26-037 & C25-014 367-369 Grant Street, Framing-
ham
Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Continue for a test drawing showing a ramp at the main entrance and what a walkway would look like by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 recusal- Motion Passes

25.1

Motion to Schedule a Hearing by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

2. 9:21 AM V26-039 193-197 Union Street, New Bedford
Exhibit- Amended Variance Application
WJ presented documentation- Variance application and associated documents

Request 1 and 2

Motion to Grant under the usual conditions by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

3. 9:26 AM V26-040 3-9 & 2-10 Columbia Terrace, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Request 1

Motion to Continue for the building floor plans of all floors for all four buildings by

KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

Request 2

Motion to Grant as proposed by KB

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

Request 3

Motion to Continue for the building floor plans of all floors for all four buildings and for pricing information for all types of units by DJ

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

Request 4

Motion to Grant on the condition that laundry room in the other building is accessible

by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

4. 9:44 AM V26-041 1221 Cambridge Street, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant for this location by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

5. 9:51 AM V26-042 66 Leonard Street, Belmont
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Continue for more information on the areas this proposed lift is serving and the public interface and to continue for test drawings and costs for a vertical lift by KD
2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

6. 10:00 AM V26-044 197 Chelsea Street, East Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Grant by JD

2nd by PD

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 1 recusal- Motion Passes

7. 10:14 AM V26-045 55 Pecunit Road, Canton
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Request 1

Motion to Grant as proposed by JD

2nd by PD

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 1 recusal- Motion Passes

Request 2

Motion to Find the slopes of the ramps in the auditorium do not comply with 24.2.1 by

JD

2nd by DJ

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 1 recusal- Motion Passes

Request 3

Motion to Continue for the test drawings of a non-continuous rail on either side for the lower level balcony seating and the bleachers by DJ

2nd by JD

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 1 recusal- Motion Passes

8. 10:36 AM V26-046 219 Littleton Road, Westford
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant with the lease language requirements by JD

2nd by PD

Roll Call Vote

KD- abstains

PD- yes

DJ- abstains

JD- yes

EM- yes

KB- abstains

PM- no

3 yes, 1 no, 3 abstentions Motion Passes

Motion to Reconsider by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

Motion to Grant 9.5.4 and 9.4.2 on the condition that the Group 2A loft units either provide vertical access at construction or equivalent flat units are provided by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

11:00 AM Hearing

V25-141

23 Hudson Street, Boston

PM opened the hearing, introduced the Board, and established procedures. Participants Derric Small (attorney), Bonnie Tan (architect), and Michael Muehe are sworn in. Exhibit 1, AAB 1-

38 is noted. Derric Small introduces the project. Bonnie Tan gives an overview of the project. Derric Small notes that the business will be offering curbside delivery and home delivery via apps like DoorDash and describes challenges with providing a lift. Exhibit #2 a floor plan, is noted. Discussion and questions of hearing.

Michael Muehe testifies on behalf of the BCIL and notes they would support this request on the condition they provide a lit menu with an awning so that inclement weather does not affect the menu.

Motion to Grant on the condition that the info is on the website, curbside delivery is provided, handrails are corrected, a Chinese-English bilingual menu is posted outside, lit and protected, and two-way communication is provided by DJ

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

9. 11:36 AM V22-103 615 Concord Street, Framingham
Exhibit- Amended application
WJ presented documentation- Amended application and associated documents

Motion to Schedule a hearing by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

10. 11:37 AM V24-009 61 Boston Turnpike, Shrewsbury
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant time extension until 5/1/2026 by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

11. 11:38 AM V24-048 5 Harvard Yard, Cambridge

Exhibit- Additional information

WJ presented documentation – Additional information

Motion to Grant relief until 9/1/2028 with status update on 1/1/2028 by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

12. 11:41 AM V25-021 7 Plymouth Street, New Bedford

Exhibit- Amended application

WJ presented documentation- Amended application

Motion to Continue for their referral policy by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

13. 11:47 AM V25-082 114 Temple Street, Somerville
Exhibit- Additional information
WJ presented documentation- Additional information
KD Recuses

Motion to Continue for their policy on laptop sign-out policy, and for providing an equivalent study station with a printer on the accessible level by JD

2nd by PD

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 1 recusal- Motion Passes

14. 11:54 AM V25-183 95 Olmsted Drive, Belmont
Exhibit- Amended application
WJ presented documentation- Amende application

Motion to Grant on the condition they have 2 in stock at all times for the Group 1 units, and the Group 2A units have the vertical outlets provided at the day of move-in by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

1:00 PM C24-063 7 Main Street, Brockton
PM opened the hearing, introduced the Board, and established procedures. Participant Steve Barrett is sworn in. Exhibit 1, AAB 1-48 is noted. WJ establishes procedural history of this case for the Board members. MG is sworn in to describe correspondence with petitioner. Exhibit #2, a copy of the elevator certificate is noted. Exhibit #3 a copy of the signed contract is noted. Exhibit #4 showing the survey to the owners is noted. Discussion and questions of hearing.

Motion to Issue a fine of \$12,000 and hold it in abeyance on the condition that the elevator

remains in good working order, repairs are made in a timely fashion, and all obligations in terms of licensing and inspections are maintained, and monthly reports are provided to the Board describing any elevator outages and indicating payments made to elevator company; this order will stay in place until Respondent supplies proof to the Board that its full balance is paid to the elevator company by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

2:00 PM

V25-185 28 Stoney Hill Lane, West Tisbury

PM opened the hearing, introduced the Board, and established procedures. Participants David Sprague and Joseph Tierney (building inspector) are sworn in. Exhibit 1, AAB 1-32 is noted. David Sprague gives an overview of this project and their reason for appeal. Inspector Tierney offers some insight as the local inspector for West Tisbury. Discussion and questions of hearing.

Variances 1 & 3

Motion to Continue for a feasibility study including but not limited to test drawings, cost estimates, and a timeline for making the bathrooms accessible and verification if the bathroom can be combined by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

Variances 2 & 4

Motion to Deny by JD

2nd by PD

Roll Call Vote

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

Request 2
Motion to Grant relief until 9/1/27 with status reports in starting 2/1/27 by JD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
7 yes, 0 no, 0 recusal- Motion Passes

Request 3 and 4
Motion to Deny by PD
2nd by KB
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
7 yes, 0 no, 0 recusal- Motion Passes

19. 3:26 PM V26-007 35 Cherry Street, Cambridge
Exhibit- Amended application
WJ presented documentation- Amended application and associated documents

Motion to Grant on the condition that the classrooms with individual bathrooms remain non-specialty use by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

22. 3:39 PM V26-017 210 Whiting Farms Road, Holyoke

Exhibit- Additional information

WJ presented documentation- Additional information

Toilets

Motion to Grant on the condition that the classrooms with individual bathrooms remain non-specialty use and that the nurses restroom is also accessible by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

Sinks

Motion to Grant as proposed by KD

2nd by PD

Roll Call Vote

KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- abstains
PM- yes
6 yes, 0 no, 1 abstention- Motion Passes

23. 3:46 PM V26-020 10 Corinthian Road, Somerville
Exhibit-Amended application
WJ presented documentation- Amended application and associated documents

Motion to Grant with the usual conditions by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
7 yes, 0 no, 0 recusal- Motion Passes

24. 3:58 PM V26-021 12 Corinthian Road, Somerville
Exhibit- Amended application
WJ presented documentation- Amended application and associated documents

Motion to Grant with the usual conditions by KD
2nd by JD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
7 yes, 0 no, 0 recusal- Motion Passes

25. 4:02 PM V26-022 1004 Broadway, Somerville
Exhibit- Amended application
WJ presented documentation- Amended application and associated documents

Motion to Grant with the usual conditions by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

26. 4:03 PM V26-028 142 Center Street, Pembroke

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition that equivalent services are provided such as reservation fees and food policies, and that the reservation system and website note the accessible room reservation policy by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

27. 4:22 PM V26-032 315 Turnpike Street, Andover

Exhibit- Packeted case

WJ presented documentation- Packeted case

Motion to Grant requests 1, 3, 4, and 5 as proposed by KB
2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

Request 2

Motion to Grant on the condition that the oven has a side-hinge door by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 recusal- Motion Passes

28. 4:28 PM

V26-034

161 Devonshire Street, Boston

Exhibit- Packeted case

WJ presented documentation- Packeted case

KD Recuses

Motion to Schedule a Hearing by DJ

2nd by PD

Roll Call Vote

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 1 recusal- Motion Passes

29. 4:39 PM C25-055 75 Exeter, Boston

Exhibit- Request for board guidance

WJ presented documentation- request for board guidance

Board directs staff go back to the operators of this elevator to take steps to curtail this issue, possibly including surveillance, monitoring security, and ensuring safety; the complaint must remain open given these circumstances.

PM leaves the meeting at 4:44 PM

30. 4:54 PM Minutes and Decisions

Exhibit- Minutes and decisions

WJ presented documentation- Minutes and decisions from the March 9, 2026 meetings

Motion to Approve the minutes by KB

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- abstains

EM- yes

KB- yes

JD- yes

5 yes, 0 no, 1 abstention- Motion Passes

Exhibit List

- Mixed Use Building, 367-369 Grant Street, Framingham (V26-037)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 193-197 Union Street, New Bedford (V26-039)

- Exhibit- Variance Application and associated documents
- Cast 1 Apartments, 3-9 & 2-10 Columbia Terrace, Cambridge (V26-040)
 - Exhibit- Variance Application and associated documents
- Inman Square Apartments, 1221 Cambridge Street, Cambridge (V26-041)
 - Exhibit- Variance Application and associated documents
- Leonard Place, 66 Leonard Street, Belmont (V26-042)
 - Exhibit- Variance Application and associated documents
- MA France, 46 Massachusetts Avenue, Lexington (V26-043)
 - Exhibit- Variance Application and associated documents
- Ramp, 197 Chelsea Street, East Boston (V26-044)
 - Exhibit- Variance Application and associated documents
- Galvin Middle School, 55 Pecunit Road, Canton (V26-045)
 - Exhibit- Variance Application and associated documents
- Residential Buildings, 219 Littleton Road, Westford (V26-046)
 - Exhibit- Variance Application and associated documents
- Dental Office, 615 Concord Street, Framingham (V22-103)
 - Exhibit- Amended Application
- Moe's Southwest Grill, 61 Boston Turnpike, Shrewsbury (V24-009)
 - Exhibit- Additional information
- Boylston Hall, 5 Harvard Yard, Cambridge (V24-048)
 - Exhibit- Additional information
- Residential Building, 185 E Street, Boston (V25-017)
 - Exhibit- Amended application
- Freedom House, 7 Plymouth Street, New Bedford (V25-021)
 - Exhibit- Amended application
- Somerville Village, 114 Temple Street, Somerville (V25-082)
 - Exhibit- Additional information
- Residential Building, 95 Olmsted Drive, Belmont (V25-183)
 - Exhibit- Amended application
- Residential Building, 192 Washington Street, Somerville (V25-216)
 - Exhibit- Additional information
- Juniper Hill Elementary School, 29 Upper Joclyn Road, Framingham (V26-005)
 - Exhibit- Amended application
- Residential Buildings, 35 Cherry Street, Cambridge (V26-007)
 - Exhibit- Amended application
- The Irish Village and Conference Center, 35 Scudder Avenue, Barnstable (V26-008)
 - Exhibit- Amended application
- Sullivan School, 400 Jarvis Avenue, Holyoke (V26-016)
 - Exhibit- Additional information
- Donahue School, 210 Whiting Farms Road, Holyoke (V26-017)
 - Exhibit- Additional information
- Residential Building, 10 Corinthian Road, Somerville (V26-020)

- Exhibit- Amended application
- Residential Building, 12 Corinthian Road, Somerville (V26-021)
 - Exhibit- Amended application
- Residential Building, 1004 Broadway, Somerville (V26-022)
 - Exhibit- Amended application
- Pembroke Public Library, 142 Center Street, Pembroke (V26-028)
 - Exhibit- Additional information
- Merrimack College Corner Development, 315 Turnpike Street, North Andover (V26-032)
 - Exhibit- Packeted case
- Club Quarters Hotel, 161 Devonshire Street, Boston (V26-034)
 - Exhibit- Packeted case
- Request for Board guidance (C25-055)
- Bakery, 23 Hudson Street, Boston (V25-141)
 - Exhibit #1- AAB1-38
 - Exhibit #2- Floor Plan
- Times Building, 7 Main Street, Brockton (C24-063)
 - Exhibit #1- AAB1- 48
 - Exhibit #2- Copy of elevator certificate
 - Exhibit #3- Signed contract
 - Exhibit #4- Survey to the owners of the condos
- Stoney Hill Farms Homeowners Trust, 28 Stoney Hill Lane, West Tisbury (V25-185)
 - Exhibit #1- AAB 1-32
- Minutes from the March 23, 2026 meeting
 - Exhibit- Minutes