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**Commonwealth of Massachusetts Division of
Occupational Licensure Office of Public Safety
and Inspections Architectural Access Board**
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**LAYLA R.
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Y, CONSUMER
AFFAIRS AND
BUSINESS
REGULATION**

**SARAH R.
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COMMISSIONER,
DIVISION OF
OCCUPATIONAL
LICENSURE**

Board Meeting Minutes – March 10, 2025,
Teams Meeting

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

Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)

Patrcia Mendez, Vice Chair (PM)

Elizabeth Myska (EM)

Joan Matsumoto (JM)- Interim Director of MOD

Jeff Dougan (JD)

Kathryn Denis (KD)

Pamela Daly (PD)

Elizabeth Myska (EM)

David Johnson (DJ)

Joe Prochilo (JP)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

Jamie Dalton – Board Counsel (JaD)

Molly Griffin – Program Coordinator (MG)

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

1. 9:06 AM V25-027 374 Athens Street, South Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for a cut sheet and update plans showing the lift platform and not just the shaft by DJ
2nd by JD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

2. 9:09 AM V25-028 76 Brattle Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for MHC Letter by JD
2nd by JP
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

3. 9:10 AM V25-030 12-6, 30 Wellington Street, Worcester
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
KD Recuses

Motion to Continue for the accommodation policy for individuals who cannot use the trash rooms by JD

2nd by JP

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

5 year time variance

Motion to Continue for a proposed schedule and phasing plan by DJ

2nd by JD

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

4. 9:14 AM V25-031 31 Massachusetts Avenue, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for clarification on their flexibility relocating to an accessible space upon request, and what cost or licensing issues may be involved by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention – Motion Passes

5. 9:26 AM Advisory Opinion Vertical Grab Bars

Exhibit- Advisory Opinion

WJ presented documentation- Discussion of Variance

Motion to Find that this is a device under the current regs (a variance would currently be required), but the Board is contemplating changes regarding vertical grab bars in the next edition by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

6. 9:45 AM V25-023 17-19 Prospect Street, Northampton

Exhibit-Variance application and associated documents

WJ presented documentation- Discussion of Variance

26- Doors

Motion to Continue for photographs of 5 of the doors impacted, and more detail on each door and how they do or do not comply, a feasibility study of how offset hinges may alleviate some concerns, as well as cost estimate on each type of work by JD

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD-yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

27.4-Stairs

Motion to Grant reminding petitioner that there needs to be extensions for the wall-side handrails at the top and bottom of the stairs by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

Motion to Find there is no accessible route to the bulletin boards as seen on page AAB 19

by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

28.6.1- Elevator door

Motion to Grant by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

30. 6 & 31.7- Bathrooms and Bathing Rooms

Motion to Deny by PM

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

30.8- Grab Bar

Motion to Continue for test drawings including the height of the toilet paper dispenser and an alternative solution such as one that reaches the floor or goes across the window, or another solution the petitioner may come up with by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- abstain

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

7. 10:31 AM V24-106 & C23-174 35 New Ipswich Road, Ashby
WJ presented documentation- Additional Information

Motion to Find that the building permits submitted are not a full accounting of all work including but not limited to work reflected on building permits performed since 2006 by JD

2nd by DJ

Roll Call Vote

PM- yes

PD- yes

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

8. 10:38 AM V24-210 & C24-019 92 Breen Road Ashby
WJ presented documentation- Additional Information

Motion to Continue for a plan that adequately shows how wide it is and how it connects to each piece of equipment by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention – Motion Passes

Motion to Find that the proposed aggregate is not compliant, and does not seem it is firm, stable, or slip-resistant by PM

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

9. 10:44 AM V25-015 41 Central Street, Andover
WJ presented documentation- Additional Information

Motion to Continue for a feasibility study and test plans on swinging the door out and relocating the sink closer to the door to provide more turning space by KD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

10. 10:54 AM V25-016 16 Garden Street, Cambridge
WJ presented documentation- Additional Information

Motion to Grant on the condition that 25% of the doors to the inaccessible units meet the 32in clearance by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD-yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

11:00 AM Hearing C24-062 Ring Road, Boston

KD Recuses

DG opened the hearing, introduced the Board, and established procedures. Participants Tracey Nicholson from BXP, Erin Braley from BXP, and Alan Snow from BXP, Ken Staffier from VHB, Rick Dupuis from VHB, and Michael Muehe are sworn in. Exhibit #1 AAB 1-83 are noted. WJ is sworn in. WJ gives a brief background of this case, as the complainant did not arrive. Tracey Nicholson from BXP presents and notes that their team has installed signs indicating no parking or double parking at the curb cut as of October 29, 2024. Since then, she notes that they have given out 136 parking violations, 107 drops for the tow truck, and 165 complete tows since then. Erin Braley notes another measure they took as hashing the space in front of the curb cut with yellow lines, but it ended up confusing pedestrians. Rick Dupuis from VHB discusses the drop-off zone that they tried to work out with BXP. BXP shares some photographs of the site in question. Exhibit #2, a Google map image is noted. Discussion and questions of hearing.

Michael Muehe testifies on behalf of BCIL and clarifies that BXP owns both the road and the sidewalk. He suggests that a crosswalk could work between the Prudential Center and the entrance to Star Market. He does agree with using tall cones as a temporary measure but would advocate for something more permanent.

Motion to Find that the complaint is valid by JD

2nd by PD

Roll Call Vote

PM- yes

KD- recused

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Order 60 day test period with large cones or solutions and report findings within 120 days of receipt of hearing Decision by JD

2nd by PD

Roll Call Vote

PM- yes

KD- recused

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

1:00 PM Hearing

C22-018

271 Worcester Street, Framingham

DG opened the hearing, introduced the Board, and established procedures. Participants Ron Bello and William Joyce are sworn in. Exhibit #1 AAB 1-102 is noted. WJ gives a history of the case and an overview of the ongoing correspondence regarding this case. Ron Bello offers a response. Exhibit #2, photos are noted. Discussions and questions of hearing.

Motion to Accept Exhibit #2 provided today as compliance being met and no fine is to be issued by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

11. 1:15 PM V25-025 25 Exchange Street, Lynn
WJ Presents documentation- Amended application and Additional Information

Handrails

Motion to Grant as proposed by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

20.11.1

Motion to Continue for test drawings and cost estimates for a compliant second means of egress by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

12. 1:22 PM Minutes and Decisions
WJ Presented documentation- minutes and decisions

Motion to Approve minutes and decisions from February 24, 2025 by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

DG opened the hearing, introduced the Board, and established procedures. Participants Georges Ghazal, owner of Deep Pond Farm, Robert Pirozzi, Building Commissioner for Taunton, and William Joyce are sworn in. Exhibit #1 AAB 1-65 is noted. WJ gives a history of the case and an overview of the ongoing correspondence regarding this case. George Ghazal offers a response and more information regarding this case. Discussions and questions of hearing.

Motion to Grant a 1 year variance to explore options for accessibility for the food truck by DJ
2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Motion to Find the complaint valid by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

Respectfully submitted,

Molly Griffin, Program Coordinator

Exhibit List

- Residential Building, 374 Athens Street, South Boston (V25-027)
 - Exhibit – Variance Application and associated documents
- Greenleaf House, 76 Brattle Street, Cambridge (V25-028)
 - Exhibit – Variance Application and associated documents
- Wellington Apartments, 12-6, 30 Wellington Street, Worcester (V25-030)
 - Exhibit – Variance Application and associated documents
- Commercial Space, 31 Massachusetts Avenue, Unit 1-4, Boston (V25-031)
 - Exhibit – Variance Application and associated documents
- Ashby American Legion Post 361, 35 New Ipswich Road, Ashby (V24-106 & C23-174)
 - Exhibit – Additional Information

- Allen Playground, 92 Breen Road, Ashby (C24-019 & V24-210)
 - Exhibit – Additional Information
- South Church, 41 Central Street, Andover (V25-015)
 - Exhibit- Additional Information
- Sheraton Commander Hotel, 16 Garden Street, Cambridge (V25-016)
 - Exhibit-Additional Information
- Lamont House, 17-19 Prospect Street, Northampton (V25-023)
 - Exhibit- Variance Application and associated documents
- Lynn Arts Building, 25 Exchange Street, Lynn (V25-025)
 - Exhibit- Additional Information & Amended Variance Application
- Curb Cuts, Ring Road, Boston (C24-062)
 - Exhibit #1- AAB 1-83
 - Exhibit #2- Photos
- Plaza, 271 Worcester Street, Framingham (C22-018)
 - Exhibit #1- AAB 1-102
 - Exhibit #2- Photos (Proof of compliance)
- Deep Pond Farm and Stables, 123 Dolan Circle, Taunton (V24-200 & C24-001)
 - Exhibit #1- AAB 1-65
- Minutes and decisions from February 24, 2025, meeting
 - Exhibit- draft minutes and decisions