

MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR



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

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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 – March 13, 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)
Jeffrey Dougan (JD)
Raymond Glazier (RG)
David Johnson (DJ)
Ana Julian (AJ)
Mary Mahon McCauley (MM)
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, MM, RG, DJ, EM, AJ

1. 9:03 AM V23-029 7 Bedford Terrace, Northampton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Packet by JD
2nd by EM
By Acclamation/Carried

2. 9:04 AM V23-030 497 Main Street, Melrose

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Packet by DJ
2nd by JD
By Acclamation/Carried



3. 9:05 AM V23-031 800 Lynnway, Lynn
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Grant Group 1 sink depths by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2:
Motion to Deny Group 2 sink depths by JD
2nd by PM
By Acclamation/Carried

4. 9:07 AM V23-032 278 Derby Street, Salem
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue for more information test drawings of a compliant bathroom by DJ
2nd by JD
By Acclamation/Carried

5. 9:26 AM V23-033 54 Union Street, Framingham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant by MM
2nd by AJ
By Acclamation/Carried

6. 9:28 AM V23-035 15-21 Lexington Street, Newton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Schedule a hearing by JD
2nd by PM
By Acclamation/Carried

7. 9:36 AM V23-036 4 Boltwood Avenue, Amherst
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue to request photos of accessible route from stair project to entrance by JD
2nd by PM
By Acclamation/Carried

8. 9:46 AM V23-037 50 Bartlett Street, Andover
AJ Recused
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue for phasing plan by DJ
2nd by MM



By Acclamation/Carried

Discussion of Variance 1 (14.6):

Motion to Continue for test drawing for a lift at the stage by DJ

2nd by RG

By Acclamation/Carried

9. 10:00 AM V23-038 Trinity Park, Oak Bluffs

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant until May 31, 2027 for the permanent installation of a 521 CMR compliant wheelchair lift by JD

2nd by EM

By Acclamation/Carried

10. 10:06 AM V23-039 22-28 Veazie Street, North Adams

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for radius of turning space for cars in garage, test drawings for a guard rail for pedestrian path of travel, and a test drawing for an intuitive and clear accessible route including lighting by DJ

2nd by JD

By Acclamation/Carried

11. 10:28 AM V22-181 99-101 Newbury Street, Boston

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 5:

Motion to Grant on the condition plan where closet is removed as submitted is utilized by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 6:

Motion to Accept withdrawal as this is an employee-only space by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 7:

Motion to Grant as proposed by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 8:

Motion to Grant on the condition door is switched to swing out by JD

2nd by PM

By Acclamation/Carried



Discussion of Variance 9:

Motion to Grant on the condition door is switched to swing out by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 10:

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

Discussion of Variance 11:

Motion to Grant on the condition door is switched to swing out and is reversed by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 12:

Motion to Grant by JD
2nd by PM
By Acclamation/Carried

12. 10:50 AM V23-028 1 Green Island Boulevard, Worcester

EM Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant Group 1 sink depths by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant on the condition light switched is equipped with motion sensor by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant on the condition light switched is equipped with motion sensor by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 5 (SB-SA light switches):

Motion to Grant on the condition light switched is equipped with motion sensor by JD
2nd by DJ



By Acclamation/Carried

Discussion of Variance 5 (Closet light switch)

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

13. 11:05 AM Hearing declared regarding V22-202 1315 Washington Street, Norwood:

DG opened the hearing, introduced Board and established procedures. Participants Justin Thibeault and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-19 is noted. Exhibit #2 – Presentation is noted and accepted. Justin Thibeault presented application. Additional comments and testimony by Michael Muehe. Discussion and Questions of Hearing:

Discussion of Variance 2:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3-4:

Motion to Grant on the condition that ramp slope is minimized as much as feasible by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 1:

Motion to Continue for test drawing showing one of the accessible wheelchair seats being moved to the opposite side of the control room by JD

2nd by DJ

By Acclamation/Carried

14. 1:00 PM Hearing declared regarding V22-179 232 Old Colony Avenue, Roxbury:

PM Recused

DG opened the hearing, introduced Board and established procedures. Participants William Christopher and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-37 and Exhibit #2 – the hearing packet AAB 1-8 is noted. William Christopher presented application. Additional comments and testimony by Michael Muehe. Discussion and Questions of Hearing:

Motion to Grant extension until 60 days from receipt of notice by JD

2nd by AJ

By Acclamation/Carried

15. 1:15 PM Advisory Opinion Request – Worthington Golf Course

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion to Find that work performed in 2022 is captured in jurisdiction of 521 CMR and 30% spending has been achieved by JD

2nd by DJ

By Acclamation/Carried



16. 1:21 PM V17-266 Ruggles Station
Exhibit – Status Report and associated documents
WJ presented documentation – Discussion of Status Report:
Motion to Accept status report by DJ
2nd by JD
By Acclamation/Carried

17. 1:22 PM V18-133 175 North Beacon Street, Watertown
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Schedule hearing by JD
2nd by DJ
By Acclamation/Carried

18. 1:30 PM V19-001 Multiple Streets, Cambridge
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Packet by DJ
2nd by EM
By Acclamation/Carried

19. 1:31 PM V22-078 10 Putnam Street, Roxbury
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant 30-day extension by JD
2nd by DJ
By Acclamation/Carried

20. 1:32 PM V22-106 1 Charles Street, South, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Schedule hearing by JD
2nd by DJ
By Acclamation/Carried

21. 1:33 PM V22-194 690-694 Broadway, Somerville
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant on the condition of an automatic door opener by JD
2nd DJ
By Acclamation/Carried

22. 1:36 PM V22-198 177 West Eighth Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Packet by JD



2nd by PM
By Acclamation/Carried

23. 1:46 PM V23-009 50 Salt Street, Revere
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant for Group 1 units only by JD
2nd by AJ
By Acclamation/Carried

24. 1:48 PM V23-022 Ice Pond Drive and Rocky Hill Road, Northampton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Table by PM
2nd by RG
By Acclamation/Carried

25. 2:00 PM DG opened the hearing, introduced Board and established procedures.
Participants Kelsey Laser, Peter Kleiner, Tom Ulfelder, Glenn Remick, and Michael Grant are sworn in.
Exhibit #1 – the hearing packet AAB 1-26. Kelsey Laser presented application. Exhibit #2 – Presentation is noted and accepted. Additional comments and testimony by Peter Kleiner. Discussion and Questions of Hearing:
Motion to Uphold previous decision by JD
2nd by RG
By Acclamation/Carried

26. 2:31 PM V22-196 5 Wheeler Road, Burlington
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Accept plan by JD
2nd by PM
By Acclamation/Carried

27. 2:33 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 EM
By Roll Call PM/Y, JD/Y, RG/A, DJ/Y, EM/Y, AJ/Y

2:35 PM End of Meeting noted

Respectfully Submitted,
Bradley Souders, Office Support Specialist

Exhibit List



- Albright House, 7 Bedford Terrace, Northampton (V23-029)
 - Exhibit – Variance Application and associated documents
- Melrose Family YMCA, 497 Main Street, Melrose (V23-030)
 - Exhibit – Variance Application and associated documents
- 6 Story Residential, 800 Lynnway, Lynn (V23-031)
 - Exhibit – Variance Application and associated documents
- Bit Bar, 278 Derby Street, Salem (V23-032)
 - Exhibit – Variance Application and associated documents
- 6 Story Mixed Use, 54 Union Street, Framingham (V23-033)
 - Exhibit – Variance Application and associated documents
- CityLine Apartments, 15-21 Lexington Street, Newton (V23-035)
 - Exhibit – Variance Application and associated documents
- Town Hall, 4 Boltwood Avenue, Amherst (V23-036)
 - Exhibit – Variance Application and associated documents
- Doherty Middle School, 50 Bartlett Street, Andover (V23-037)
 - Exhibit – Variance Application and associated documents
- The Tabernacle, Trinity Park, Oak Bluffs (V23-038)
 - Exhibit – Variance Application and associated documents
- The Porches Hotel, 22-28 Veazie Street, North Adams (V23-039)
 - Exhibit – Variance Application and associated documents
- New England Historic and Genealogical Society, 99-101 Newbury Street, Boston (V22-181)
 - Exhibit – Amended Variance Application and associated documents
- Madison Residential Development, 1 Green Island Boulevard, Worcester (V23-028)
 - Exhibit – Variance Application and associated documents
- Coakley Middle School, 1315 Washington Street, Norwood (V22-202)
 - Exhibit #1 – Hearing packet AAB 1-19
 - Exhibit #2 – Presentation
- Fresh SB LLC, 232 Old Colony Avenue, Roxbury (V22-179)
 - Exhibit #1 – Hearing packet AAB 1-37
 - Exhibit #2 – Hearing packet AAB 1-8
- Advisory Opinion Request – Worthington Golf Course
 - Exhibit – Advisory Opinion Request and associated documents
- MBTA Ruggles Station, 1150 Tremont Street, Boston (V17-266)
 - Exhibit – Status Report and associated documents
- Perkins School for the Blind, 175 North Beacon Street, Watertown (V18-133)
 - Exhibit – Amended Variance Application and associated documents
- Adams House Complex, Multiple Streets, Cambridge (V19-001)
 - Exhibit – Amended Variance Application and associated documents
- UU Urban Ministry, 10 Putnam Street, Roxbury (V22-078)
 - Exhibit – Amended Variance Application and associated documents
- One Charles Condominium, 1 Charles Street, South, Boston (V22-106)
 - Exhibit – Amended Variance Application and associated documents
- Mixed Use Building, 690-694 Broadway, Somerville (V22-194)
 - Exhibit – Variance Application and associated documents
- 177 West Eighth Street Condos, 177 West Eighth Street, Boston (V22-198)



- Exhibit – Variance Application and associated documents
- Amaya, 50 Salt Street, Revere (V23-009)
 - Exhibit – Variance Application and associated documents
- Curb Cut, Ice Pond Drive and Rocky Hill Road, Northampton (V23-022)
 - Exhibit – Variance Application and associated documents
- Wellesley Town Hall, 525 Washington Street, Wellesley (V17-322)
 - Exhibit #1 – Hearing packet AAB 1-26
 - Exhibit #2 – Presentation
- Hilton Garden Inn Burlington, 5 Wheeler Road, Burlington (V22-196)
 - Exhibit – Variance Application and associated documents

