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TURAL ACCESS BOARD

Board Meeting Minutes – March 14, 2022
Teleconference

This meeting was open to the public and began approximately 9:00AM.

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Jeffrey Dougan (JD)
Ana Julian (AJ)
David Johnson (DJ)
Raymond Glazier (RG)
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)

DG opened the meeting for Roll Call:

PM, JD, RG, EM, AJ

1. 9:00 AM V22-020 655 Main Street, Fitchburg

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

2. 9:05 AM V22-023 1141 Brayton Avenue, Somerset

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

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

Discussion of Variance 2:

Motion to Grant by JD
2nd by PM



By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant on the condition that wheelchair seating is provided as required by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 4:

Motion to Continue for seating plan showing required number of wheelchair seats and their locations by JD

2nd by EM

By Acclamation/Carried

3. 9:13 AM V22-024 316 Newbury Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule a hearing by RG

2nd by DJ

By Acclamation/Carried

4. 9:26 AM V22-025 51 Breed Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that blocking is provided inside bathroom and shower walls of non-group 1 units in order to provide future adaptability by PM

2nd by JD

By Acclamation/Carried

5. 9:37 AM V22-026 14 Green Street, Northampton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by AJ

By Acclamation/Carried

6. 9:39 AM V22-027 45 Magnolia Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for two cost estimates and design of inclusion of weather protection: one showing the full route and one for just the ramp, and current lighting and what improved lighting would look like by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for test drawing and cost estimate for plans showing an area of refuge at front entrance by JD

2nd by EM

By Acclamation/Carried



Discussion of Variance 3:

Motion to Grant temporary relief until 2/1/26 on the condition that status reports are provided every 6 months starting 1/1/23, an accessible picnic table is provided on the patio, an accessible grill is provided on the patio, and keeping the patio clear of debris and detritus as best as possible by JD

2nd by AJ

By Acclamation/Carried

7. 10:06 AM V22-028 137 Dorchester Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawings and cost estimates for vertical access to the roof deck by JD

2nd EM

By Acclamation/Carried

8. 10:12 AM V22-029 256 Andover Street, Danvers

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for cost estimate and plans for LULA instead of lift, update plan showing required wheelchair seating and companion seating, explanation of access to staging/prayer room, plans showing compliant stairs to stage, information on compliance of the baptistery, and verify accessibility of kitchen as shown on plans by JD

2nd by AJ

By Acclamation/Carried

9. 10:24 AM V22-030 415 South Street, Waltham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for more information on handrails currently provided, including photographs with dimensions by JD

2nd by PM

By Acclamation/Carried

10. 10:33 AM V22-031 Wellesley College, Wellesley

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Packet by JD

2nd by AJ

By Acclamation/Carried

11. 10:34 AM Advisory Opinion Request 17.3

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion:

Motion to Find that counter service would be required to comply with 17.3 by JD

2nd by PM

By Acclamation/Carried

12. 10:42 AM Advisory Opinion Request 18.5.3.1
Exhibit – Advisory Opinion Request and associated documents
WJ presented documentation – Discussion of Advisory Opinion:

Motion to Find removal of semi-high would not violate section 18 but that a variance would be required for this scenario due to 3.3.4 by JD

2nd EM

By Acclamation/Carried

13. 11:00 AM Hearing declared regarding V21-194 422 River Street, Boston:
DG opened the hearing, introduced Board and established procedures. Kevin Hastings, Danny Moll, Joe Backer, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-35 is noted. Kevin Hastings presented application. Additional comments and testimony by Danny Moll and Michael Muehe. Exhibit #2 – Reasonable Accommodation Policy is noted and accepted. Discussion and Questions of Variance:

Motion to Grant on the condition that access aisle and accessible parking space are swapped by JD

2nd by PM

By Acclamation/Carried

11:20 AM DJ Arrived

14. 11:23 AM Advisory Opinion Request 475 Franklin Street
Exhibit – Advisory Opinion Request and associated documents
WJ presented documentation – Discussion of Advisory Opinion:

Motion to Find that a variance would be required by JD

2nd RG

By Acclamation/Carried

15. 11:31 AM V22-014 264 Huntington Avenue, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant on the condition that a yellow permanent edge treatment is provided by JD

2nd by AJ

By Acclamation/Carried



Discussion of Variance 5:

Motion to Grant on the condition that a yellow permanent edge treatment is provided by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 6:

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

Discussion of Variance 7:

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

Discussion of Variance 8:

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

12:03 Break

16. 1:02 PM V14-293 30 Floral Street, Shrewsbury
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

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

17. 1:15 PM V17-268 575 Washington Street, Newton
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

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

18. 1:16 PM V22-025 33 Harvard Way, Boston
Exhibit – Status Report and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Accept by DJ
2nd by AJ
By Acclamation/Carried

19. 1:17 PM V21-061 677 Winchester Street, Newton
Exhibit – Status Report and associated documents
WJ presented documentation – Discussion of Variance:

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



20. 1:19 PM V21-145 4 Hartford Avenue North, Upton

JD Recused

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept by DJ

2nd by EM

By Acclamation/Carried

21. 1:21 PM V21-156 367 Hancock Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Deny by DJ

2nd by JD

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for itemized cost estimate by DJ

2nd by JD

By Acclamation/Carried

22. 1:40 PM V21-203 178 South Street, Needham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3:

Motion to Accept withdraw by JD

2nd by EM

By Acclamation/Carried

Discussion of Variance 5:

Motion to Grant front stairs by JD

2nd by DJ

By Acclamation/Carried

Motion to Grant rear stairs on the condition signage indicating winder stairs exists by JD

2nd by DJ

By Acclamation/Carried

23. 1:53 PM V22-021 340 Main Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Table by JD

2nd by AJ

By Acclamation/Carried



24. 2:00 PM Hearing declared regarding V22-015 and V22-016 Various Streets, Westford:
DG opened the hearing, introduced Board and established procedures. Michelle Sullivan, Amanda Krohn, and Diane Woods are sworn in. Exhibit #1 – the hearing packet AAB 1-23 and AAB 1-22 is noted. Michelle Sullivan presented application. Discussion and Questions of Variance:

Motion to Continue to research alternatives for accessible surfaces for routes for both V22-015 and V22-016 by JD

2nd by DJ

By Acclamation/Carried

25. 2:43 PM Continuation of V14-293
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

26. 2:47 PM V21-208 26 Harvard Street, Worcester
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2 and 3:

Motion to Grant by PM

2nd by JD

By Acclamation/Carried

27. 3:04 PM V21-210 Various Streets and Towns
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Accept reallocation of project on the condition it does not exceed 3 years by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2 (Parker Street)

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3 (Lexington Street)

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

28. 3:25 PM V22-005 96-98 Wellsmere Road, Roslindale
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Deny by JD

2nd by DJ

By Acclamation/Carried

29. 3:32 PM V22-022 30 JFK Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by DJ

2nd by JD

By Acclamation/Carried

30. 3:50 PM Minutes and Decisions

Motion to Accept all minutes and decisions except Mixed Use Building, 139 Pleasant Street, Marblehead (V21-205) by JD

2nd by DJ

By Acclamation/Carried

Motion to Accept Marblehead decision by DJ

2nd by PM

By DJ/Y, PM/Y, RG/Y, EM/Y, AJ/Y, JD/A

Motion to Withdraw acceptance by DJ

2nd by PM

By Acclamation/Carried

4:00 PM End of meeting noted

Respectfully submitted,
Bradley Souders, Office Support Specialist

Exhibit List

- Dario's Ristorante, 655 Main Street, Fitchburg (V22-020)
 - Exhibit – Variance Application and associated documents
- Somerset Middle School, 1141 Brayton Avenue, Somerset (V22-023)
 - Exhibit – Variance Application and associated documents
- Saloniki, 316 Newbury Street, Boston (V22-024)
 - Exhibit – Variance Application and associated documents
- 6 Unit Residential, 51 Breed Street, Boston (V22-025)
 - Exhibit – Variance Application and associated documents
- 2 Story Commercial, 14 Green Street, Northampton (V22-026)
 - Exhibit – Variance Application and associated documents
- Project Hope, 45 Magnolia Street, Boston (V22-027)
 - Exhibit – Variance Application and associated documents
- 3 Story Residential, 137 Dorchester Street, Boston (V22-028)
 - Exhibit – Variance Application and associated documents
- Great Rock Church, 256 Andover Street, Danvers (V22-029)
 - Exhibit – Variance Application and associated documents
- Brown Social Science Center, 415 South Street, Waltham (V22-030)
 - Exhibit – Variance Application and associated documents
- Severance Hall, Wellesley College, Wellesley (V22-031)
 - Exhibit – Variance Application and associated documents



- Advisory Opinion Request – 17.3
 - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request – 18.5.3.1
 - Exhibit – Advisory Opinion Request and associated documents
- 4 Story Apartment Building, 422 River Street, Boston (V21-194)
 - Exhibit #1 – Hearing packet AAB 1-35
 - Exhibit #2 – Reasonable Accommodation Policy
- Advisory Opinion Request – 475 Franklin Street
 - Exhibit – Advisory Opinion Request and associated documents
- Huntington Theatre Company, 264 Huntington Avenue, Boston (V22-014)
 - Exhibit – Variance Application and associated documents
- Little Beginnings Preschool, 30 Floral Street, Shrewsbury (V14-293)
 - Exhibit – Amended Variance Application and associated documents
- Dearborn Academy, 575 Washington Street, Newton (V17-268)
 - Exhibit – Status Report and associated documents
- Cumnock Hall, 33 Harvard Way, Boston (V20-225)
 - Exhibit – Status Report and associated documents
- Coleman House, 677 Winchester Street, Newton (V21-061)
 - Exhibit – Variance Application and associated documents
- Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145)
 - Exhibit – Status Report and associated documents
- Elias Brookings School Apartments, 367 Hancock Street, Springfield (V21-156)
 - Exhibit – Variance Application and associated documents
- Research Center, 178 South Street, Needham (V21-203)
 - Exhibit – Variance Application and associated documents
- 9 Story Mixed Use, 340 Main Street, Worcester (V22-021)
 - Exhibit – Variance Application and associated documents
- Playgrounds, Various Streets, Westford (V22-015 and V22-016)
 - Exhibit #1 – Hearing packet AAB 1-23 and AAB 1-22
- Rehabilitation Center, 26 Harvard St, Worcester (V21-208)
 - Exhibit – Variance Application and associated documents
- MassDOT Curb Cuts, Multiple Streets, Multiple Towns (V21-210)
 - Exhibit – Variance Application and associated documents
- Sidewalk, 96-98 Wellsmere Road, Roslindale (V22-005)
 - Exhibit – Amended Variance Application and associated documents
- Waugh Building, 30 JFK Street, Cambridge (V22-022)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from February 28, 2022
 - February 28, 2022 Minutes
 - MassDOT Curb Cuts, Multiple Streets, Multiple Towns (V21-210) Decision
 - Eliot Tower Complex, Summit Road, Milton (V21-183) Decision