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LIEUTENANT
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**Commonwealth of Massachusetts Division of
Occupational Licensure Office of Public Safety
and Inspections Architectural Access Board**
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**SARAH R.
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COMMISSIONER,
DIVISION OF
OCCUPATIONAL
LICENSURE**

Architectural Access Board
Meeting Minutes – March 24, 2025,
Teams 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, Vice Chair (PM)

Elizabeth Myska (EM)

Jeff Dougan (JD)

Kay Bell (KB)

Kathryn Denis (KD)

Pamela Daly (PD)

Elizabeth Myska (EM)

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)

Arelyn Benitez- Compliance Officer (AB)



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

1. 9:05 AM V25-032 Harrison Avenue
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
KD Recuses

Motion to Grant by PD

2nd by JD

Roll Call Vote

PM- yes

KD- recused

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

2. 9:10 AM V25-033 21 Jackson Street, Methuen
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for cost and test drawings for providing an elevator or lift to
the second floor by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that 26.6.4, 26.6.3, 30.1, and 30.6.1 are not compliant in their current plan
by JD

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes
JP- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

3. 9:14 AM V25-034 2 Rockefeller Road, South Hadley
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

] Motion to Packet by JD
2nd by PM
Roll Call Vote
PM- yes
KD- recuses
PD- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

4. 9:15 AM V25-035 1403 Massachusetts Avenue,
Lexington
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

25.1
Motion to Grant for this use only by JD
2nd by KD
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
JP- yes
KN- yes
DG- yes
8 yes, 0 no, 0 abstention – Motion Passes

Motion to Find that the women’s restroom does not comply with 30.1 by PD
2nd by PM
Roll Call Vote
PM- yes
KD- yes

PM-yes
KD- yes
PD- yes
JD-yes
EM- yes
JP- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

7. 9:48 AM V25-038 Main and Ash Street, Spencer
WJ presented documentation- Variance Application and associated documents

Curb Cut 3
Motion to Grant as proposed by JD
2nd by KD
Roll Call Vote
PM- yes
PD- yes
KD- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

Curb Cut 4
Motion to Grant as proposed on the condition that the ramp and landing are free from obstructions by JD
2nd by PD
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

8. 9:57 AM V25-039 49 6th Street and Thorndike Street,
Cambridge
WJ presented documentation- Variance Application and associated documents

Motion to Continue for cost estimates for compliant handrails and the overall project spend, and floor plans for each floor by KD
2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention – Motion Passes

9. 10:02 AM V25-040 85 Edgartown Vineyard Haven
Road, Oak Bluffs
WJ presented documentation- Variance Application and associated documents

Motion to Packet by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

10. 10:06 AM V25-041 70 Commerce Way, Marshfield
WJ presented documentation- Variance Application and associated documents

43.3.2

Motion to Grant with the usual conditions by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD-yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

Motion to Deny by PM

2nd by KD

Roll Call Vote

PM- yes

KD- yes
PD- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstentions- Motion Passes

Motion to Find that the winder stairs in the loft do not comply with 521 CMR 27.2
by JD
2nd by PM
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

11. 10:33 V23-201 1 Oxford Street, Cambridge
WJ presented documentation- Status Report

Motion to Accept status report by JD
2nd by PD
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- abstain
JP- yes
KB- yes
DG- yes
7 yes, 0 no, 1 abstention- Motion Passes

12. 10:35 AM V24-172 22 Kane Industrial Drive, Hudson
WJ presented documentation- Additional Information

Motion to Deny by JD
2nd by KD
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes

EM- abstain
JP- yes
KB- yes
DG- yes
7 yes, 0 no, 1 abstention- Motion Passes

Motion to Find that Option 4 complies by right by JD
2nd by PM

Roll Call Vote

PM- yes
KD- yes
PD- yes
JD- yes
EM- abstain
JP – yes
KB- yes
DG- yes
7 yes, 0 no, 1 abstention- Motion Passes

13. 10:40 AM V24-212 1 Atlantic Avenue, Marblehead
WJ presented documentation- Additional Information

Motion to Grant as proposed by JD

2nd by PD

Roll Call Vote

PM- yes
KD- yes
PD- yes
JD- yes
JP- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstentions- Motion Passes

Motion to Find that the 18” clearance on the pull-side of that door is the exact minimum dimension and that you could do an auto-door opener by right to relieve the need of this door maneuvering clearance by KD

2nd by PD

Roll Call Vote

PM- yes
KD- yes
PD- yes
JD- yes
JP- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstentions- Motion Passes

11:00 AM Hearing

C24-040 & V24-154 42 Harrison Archway, Boston

PM opened the hearing, introduced the Board, and established procedures. Participants David Gleich from the Boston Housing Authority, Complainant Dawn Oates, a disability advocate, Joshua Oftring of the Boston Housing Authority, and Michael Muehe from the BCIL are sworn in. Exhibit #1 AAB 1-51 and Exhibit #2 a PowerPoint presentation are noted. Dawn Oates begins by giving an overview of the ongoing problems at the Ruth Barkley Apartment complex and other BHA properties. She recounts numerous times she personally was trapped in the elevators at 42 Harrison Archway and other instances shared with her by residents. She argues that there are problems across BHA properties. She urges the Board to stop allowing time relief. James N. Worden, BHA counsel, offers a response and describes their bidding process. David Gleich goes over a presentation which highlights work being done, to be done, invoicing, and the work order for all BHA sites. He notes the BHA will be applying for an additional time variance for this project. Discussion and questions of hearing.

Michael Muehe testifies on behalf of BCIL and urges the MAAB to ensure compliance.

Motion to Take this under advisement by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB-yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Order the staff to hold the June 30, 2025, 1PM slot by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes\

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

Motion to Order the petitioner to publicly post within 48 hours a copy of the mitigations they offer and how to request repairs to the elevator prominently on every level of the building, within the elevator lobby and inside the elevator itself and provide a copy to the Board by 4/2/2025; by 4/7/2025, provide proof that elevator repairs are completed and provide as soon as possible the inspection certificate, and first at 30 days and again at 60 days, provide a log of outages including the time the outage started and the time the elevator was repaired, and within 60 days provide the Board a status update of the modernization project.

2nd by PM

Roll Call Vote

PM – yes

KD- yes

PD- yes

JD- yes

EM- yes

JP-yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

1:00 PM Hearing

C23-139

181 North Street, Hyannis

DG opened the hearing, introduced the Board, and established procedures. Participants, Jacob Schwartz with the landlord, Paul Logan the complainant, and William Joyce are sworn in. Exhibit #1 AAB 1-37 is noted. Paul Logn gives a brief history as the complainant in this case regarding some work that was done and some work that has not been done. WJ gives a history of the case and an overview of the ongoing correspondence regarding this case. Exhibit #2 a Google Street image is noted, Exhibit #3 another photo is noted. Exhibit #4 another photo is noted. Exhibit#5 is noted, another photo. Discussions and questions of hearing.

Motion to Take this under advisement by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

Motion to Find in favor of the complainant by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- no

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

7 yes, 1 no, 0 abstentions- Motion Passes

Motion to Continue for 30 days to get the measurement of the running slope and cross slope of the area from the parking lot leading onto the walkway and showing there is no change in level at the top by half an inch by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

Motion to Expedite by KB

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

2:00 PM Hearing

V18-218

46 Millmont Street, Roxbury

DG opened the hearing, introduced the Board, and established procedures. Participants William Griffin, Pastor of the Refuge Church of Boston and Michael Muehe of the BCIL are sworn in. Exhibit #1 AAB 1-120 is noted. William Griffin gives a brief history of the project and shares updates regarding the variance application. Discussions and questions of hearing.

Michael Muehe testifies on behalf of the BCIL and recommends the petitioner not to use stair chairs but to instead be more diligent with their staff and be cautious with their planning and programming on the ground floor level and to not open the second floor level until the Lula is put in.

Motion to Continue for 30 days for the petitioner to discuss with the building official as to why the CO is delayed and whether the access board granting an extension would have an effect on that by

JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

14. 4:05 PM V25-007
WJ presented documentation- Additional Information

4-6 Haynes Street, East Boston

Motion to Grant option 1 with adequate signage directing people from inside the lobby by JD
2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

15. 4:11 PM V25-014 83 Newbury Street, Boston
WJ presented documentation- Additional Information

Motion to Grant by PM

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

16. 4:13 PM V25-024 1785 Columbus Avenue, Boston
WJ presented documentation- Additional Information

Motion to Grant by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstentions- Motion Passes

17. 4:14 PM V25-031 31 Massachusetts Avenue, Boston
WJ presented documentation- Additional Information

- Roadway, Harrison Avenue, Boston (V25-032)
 - Exhibit – Variance Application and associated documents
- Sweet Day Care, 21 Jackson Street, Methuen (V25-033)
 - Exhibit – Variance Application and associated documents
- Mead Hall, 2 Rockefeller Road, South Hadley (V25-034)
 - Exhibit – Variance Application and associated documents
- Munroe Center for the Arts, 1403 Massachusetts Avenue, Lexington (V25-035)
 - Exhibit – Variance Application and associated documents
- Maxwell Dworkin, 33 Oxford Street, Cambridge (V25-036)
 - Exhibit – Variance Application and associated documents
- First Unitarian Church in New Bedford, 71 Eighth Street, New Bedford (V25-037)
 - Exhibit – Variance Application and associated documents
- Intersection of Main Street and Ash Street, Spencer (V25-038)
 - Exhibit- Variance Application and associated documents
- Sacred Heart Rehab, 49 6th Street and Thorndike Street, Cambridge (V25-039)
 - Exhibit-Variance Application and associated documents
- Tackenash Knoll, 85 Edgartown-Vineyard Haven Road, Oak Bluffs (V25-040)
 - Exhibit- Variance Application and associated documents
- Modera South Shore Marshfield, 70 Commerce Way, Marshfield (V25-041)
 - Exhibit- Variance Application and associated documents
- Harvard Science Center, 1 Oxford Street, Cambridge (V23-201)
 - Exhibit- Status Report
- Church, 22 Kane Industrial Drive, Hudson (V24-172)
 - Exhibit- Additional Information
- Restaurant, 1 Atlantic Avenue, Marblehead (V24-212)
 - Exhibit- Additional Information
- Residential Building, 4-6 Haynes Street, East Boston, (V25-007)
 - Exhibit- Additional Information
- Zimmermann Retail Space, 83 Newbury Street, Boston (V25-031)
 - Exhibit- Additional Information
- Horizons for Homeless Children, 1785 Columbus Avenue, Roxbury (V25-024)
 - Exhibit- Additional Information
- Commercial Space, 31 Massachusetts Avenue, Boston (V25-031)
 - Exhibit- Additional Information
- Ruth Barkley Cathedral Development, 42 Harrison Archway, Boston (C24-040 & V24-154)
 - Exhibit #1- AAB 1-51
 - Exhibit #2- PowerPoint Presentation
- Mass DTA Building, 181 North Street, Hyannis (C23-139)
 - Exhibit #1- AAB 1-37
 - Exhibit #2- Photo
 - Exhibit #3- Photo
 - Exhibit #4- Photo
 - Exhibit #5- Photo
- Refuge Church of Christ, 46 Millmont Street, Roxbury (V18-218)
 - Exhibit #1- AAB 1-120
- Advisory Opinion- Showers
 - Exhibit- Advisory Opinion
- Minutes and decisions from February 24, 2025, meeting

- Exhibit- draft minutes and decisions