



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1000 Washington Street, Suite 710
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Board Meeting Minutes – March 25, 2024
Teams Meeting

This meeting was open to the public and began approximately

9:13 AM Architectural Access Board member attendance pack wt

Dawn Guarriello, Chairperson

(DG) Patricia Mendez, Vice-
Chairperson (PM)

Elizabeth

Myska (EM)

Kathryn

Denis (KD)

Pamela Daly

(PD)

Joe Prochilo

(JP)

Jeff Dougan

(JD)

Division of Occupational Licensure Employees

attendance: William Joyce – AAB Executive

Director (WJ)

Jamie Dalton – Board Counsel (JaD)

Andrew Chase – Compliance Officer (AC)

Molly Griffin – Program Coordinator (MG)

PM opened the meeting for Roll Call:

KD, PD, DJ, EM, JP, JD arrives at 11AM



1. 9:14 AM V24-037 55 Lagrange Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by PD
2nd by JP
Question regarding existing crosswalks
by KD

Motion to Continue to request information on why they
are providing a crosswalk by PD
2nd by DJ
By Acclamation/Carried

2. 9:25 AM V24-038 198 Commercial Street,
Provincetown
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

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

3. 9:26 AM V24-039 795 Massachusetts Avenue,
Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Find that the sidewalk on the left side of the building is not in
compliance with 521 CMR 22.2 by DJ
2nd by JP
By Acclamation/Carried

Request 1 (Outdoor and Mezzanine Stairs)
Motion to Grant with the condition that all necessary signage at every
corner of the building and entrance to the walkway with accessible and
parking language included on the signs and on the website by PD
2nd by DJ
By Acclamation/Carried

Request 2 (Exterior Handrails)
Motion to Continue for more information for more diagrams, photos
and details of handrail by DJ
2nd by JP
By Acclamation/Carried

4. 9:46 AM V24-040 61 Main Street, Hopkinton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of
Variance:

Motion to Grant by DJ
2nd by PD
By Acclamation/Carried
5. 9:58AM V24-041 44 Sumner Avenue, Springfield
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of
Variance:

Motion to Continue for test drawings
of a ramp, an itemized cost estimate of
the ramp, and a site plan by KD
2nd by DJ
By Acclamation/Carried
6. 9:51 AM V24-042 175 William Street, New Bedford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for site plan and test drawings by DJ
2nd by JP
By Acclamation/Carried
7. 9:52 AM V24-043 1030 Turnpike Street, Canton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for more information to see what their proposed
accommodation policy is by PD
2nd by KD
By Acclamation/Carried

8. 10:05 AM V24-044 21 Newton Street, Waltham
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of
Variance

Motion to Grant and to add info to the leasing policy on the
availability of the refrigerators by KD
2nd by PD
By Acclamation/Carried

9. 10:06 AM V24-045 270 Quaker Meetinghouse Road, East
Sandwich
Exhibit – Variance Application and associated documents
Motion to Grant by KD
2nd by PD
By Acclamation/Carried

Request 2 (Mail Room)
Motion to Find No variance is required
as the Board does not have jurisdiction
over employee-only spaces by PD
2nd by DJ
By Acclamation/Carried

10. 10:15 AM V24-046 11 East Newton Street, Boston
Exhibit -Advisory Opinion 3.6.1

Motion to Table by KD
2nd by JD
Request for WJ to clarify question for next packet- when does 3.6 and
3.6.1 apply and how?
By Acclamation/Carried

11. 10:25 AM V24-047 12 Tozer Road, Beverly
WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that they facilitate equivalent facilitation, and
that that information is explicit on the website and marketing materials by PD
2nd By DJ
By Acclamation/Carried

12. 10:33 AM V24-048 5 Harvard Yard, Cambridge
Exhibit- Variance Application and associated documents
WJ Presented Documentation- Discussion of Variances

Motion to Grant until 4.1.2026 on the condition that the petitioner provides a plan and reconstruction of the ramp and that the top of the ramp is repaired immediately by DJ
2nd by PD
By Acclamation/Carried

Request 2
Motion to Grant on the condition that wayfinding signage is provided on the first-floor corridor opposite the elevator by KD
2nd By PM
By Acclamation/Carried

Request 3
Motion to Continue for test drawings by DJ
2nd by PD
By Acclamation/Carried

13. 10:56 AM V19-168 16 Salisbury Street, Worcester
Exhibit – Amended Variance Application and associated documents
WJ presented status update:
Motion to Accept their withdrawal by DJ
2nd by EM
By Acclamation/Carried

14. 10:58 AM V23-158 Various Streets, Boston
Exhibit – Additional documents presented
WJ presented documentation – Discussion of Variance
KD Recused
Motion to Packet by JD
2nd by JP
By Acclamation/Carried

15. 11:00AM Hearing C13-010 Kingston and Summer Street, Boston

PM opened the hearing, introduced Board and established procedures. Participants Andrea Patton Julia Campbell, Allan Monteko, Sultan Durzi, Thomas Broom, Andrew Chase, and Michael Muehe are sworn in. Exhibit #1 –hearing packet AAB 1-59 is noted. Allan Monteko presented complaint. Additional comments and testimony provided by Andrea Patton. Exhibit #2- a slide deck is shown to the Board. Julia Campbell added additional testimony. Andrew Chase gives summary of events from Board History. Discussion and Questions of Hearing:

Michael Muehe testifies on behalf of the BCIL acknowledging efforts of the City of Boston and to also note that this took too long for the MAAB to respond to this complaint over the years; requests that the MAAB address complaints in a more timely fashion, and requests the Board makes monthly requests of the staff for updates on complaints

WJ asks what temporary measures can be taken since work is estimated not to begin for over a year

11:56 AM

Motion to Find the Complaint Valid by JP

2nd by PD

By Acclamation/Carried

Motion to Continue until Board receives report on recommendations on how to make the repairs by May 14th and to plan a temporary fix to the ramp in question by DJ

2nd by JP

By Acclamation/Carried

16. 1:00 PM Hearing C22-006 Jackson and Ranger Road, Methuen

KD recused

DG opened the hearing, introduced the Board, and established procedures. Participants Sid Harris, (complainant), Felix Garcia, Andrew Chase, and Sandy Almonte are sworn in. Exhibit #1 AAB 1-43 is noted. Sid Harris presents complaint. Sandy Almonte presents information and Felix Garcia adds additional information regarding timeline. Andrew Chase presents history of complaint to the Board. Sid Harris provides additional information. Exhibit #2, images of the intersection from Google Earth, are presented to the Board. Felix presents Exhibit #3, plans, to the Board. Felix presents Exhibit #4, a photo with the green property line shown, to the Board. Exhibit #5 photo of sidewalk on south side of Jackson Street is presented to the Board. Discussions and questions of Hearing:

Motion to Find the complaint valid by JD

2nd by PD

By Acclamation/Carried

Motion to Continue for curb ramp plans for both curb ramps within 30 days by KD

2nd by JD
By Acclamation/Carried

17. 2:00 PM Hearing V23-113 1026 Commonwealth Avenue,
Brookline
PM opened the hearing, introduced the Board, and established procedures.
Participants Eva Axiotis, Billy Axiotis, and Michael Muehe are sworn in. Exhibit
#1 AAB 1-51 is noted. Exhibit #2, a PowerPoint presentation, is presented to the
Board. Discussions and questions of Hearing:

Michael Muehe testifies on behalf of BCIL they appreciate the efforts they made,
but does not feel it is completely accommodating given the space constraints

Motion to Grant understanding that there will be an 18 inch setback for the
refrigerator from the bathroom floor with the 1 seat on the lower level and 13
seats on the upper level for this use and tenant only by DJ

2nd by JD
By Acclamation/Carried

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

18. 2:57 PM V24-049 700 Commonwealth Avenue,
Boston
Exhibit- Variance Application and associated documents
WJ Presented Documentation- Discussion of Variance
KD recuses

Motion to Find that no variance is required, but recommend that BU have
Group 2B rooms be near the accessible bathrooms, with the recommendation
they give the ability for students to choose by DJ

2nd by JD
By Acclamation/Carried

19. 3:26 PM V24-050 887 Boston Road, Haverhill
Exhibit- Variance Application and associated documents
WJ Presented Documentation- Discussion of Variance

Motion to Grant Group 1 under usual constraints and Deny Group 2 by JD
2nd By DJ
By Acclamation/Carried

20. 3:30 PM Advisory Opinion 700 Huron Avenue
WJ Presents Documentation
- Motion to Find that there are 2 accessible entrances on the ground level by KD
2nd by PD
By Acclamation/Carried
21. 3:35 PM Advisory Opinion 521 CMR 30.15
WJ Presents Documentation
- Motion to Find a variance would be required by JD
2nd by PD
By Acclamation/Carried
22. 3:40PM C22-044/V23-151 41 Strong Avenue, Northampton
WJ Presents Documentation
KD Recuses
- Motion to Grant with the condition that they post notice on their storefront until lift
part arrives with a July 1st, 2024 deadline by PD
2nd by JD
By Acclamation/Carried
23. 3:51 PM Request to Substitute Appraised Value, 115
Mill Street, Belmont
WJ Presents Documentation
- Motion to Accept the appraised value of \$13,600,000 as the full and fair
cash price of the building by JD
2nd By DJ
By Acclamation/Carried
24. 3:55 PM V23-003 32 Orleans Street, Boston
Exhibit- Amended Variance Application and associated documents
WJ presented documentation:
- Motion to Deny by DJ
2nd by PD
By Acclamation/Carried
25. 4:04 PM V23-105 57 Elm Street, Millbury
Exhibit – Additional Documents Presented
Motion to Packet by JD
2nd by DJ

By Acclamation/Carried

26. 4:05 PM V23-166 199 Commercial Street,
Provincetown
Exhibit- Additional information re accommodation policy
WJ presented documentation- discussion

Motion to Grant as proposed for this use and tenant only by PD
2nd By JD
By Acclamation/ Carried

27. 4:11 PM V23-172 604 Central Street, Lowell
Exhibit – Additional documents presented
WJ presented documentation –

Motion to Grant as proposed including policy by JD
2nd by DJ
By Acclamation/Carried

28. 4:15 PM V23-200 4-6 Ashmont Park,
Dorchester
Exhibit – Additional documents presented
WJ presented documentation – Discussion of Variance

Motion to Grant on the condition that Option 2 and Option 3
are included (build a lift and ramp) by JD
2nd by KD
By Acclamation/Carried

29. 4:23 PM V23-204 191 Commonwealth Avenue,
Boston
Exhibit – Additional documents presented
WJ presented documentation – Discussion of Variance

Motion to Continue for floor plan, test drawings, and cost
estimates to make the entrance accessible by KD
2nd by DJ
By Acclamation/Carried

30. 4:26 PM V23-220 300 Gardner Street, Boston

Exhibit –Additional documents

WJ presented documentation – Discussion of Variance

Motion to Continue for petitioner to provide a cut sheet of the roadway for pathway 2

DJ

2nd by PD

By Acclamation/Carried

Motion to Grant as proposed for pathways 1,3,4, and 5 by KD

2nd by JD

DJ Objects

Roll Call Vote

KD- yes

PD- yes

JD- yes

DJ- no

JP-yes

EM-yes

PM- yes

6 in favor 1 opposed 0 abstentions

31. 4:50 PM V24-001 79 Prospect Street,
Milford

Exhibit – Additional Documents

WJ presented documentation – Discussion of Documents

Motion to Grant for this tenant and use only by JD

2nd by PD

By Acclamation/Carried

32. 4:52 V24-018 67-69 Newburyport
Turnpike, Newbury

WJ Presents Additional Documentation

Motion to Continue to clarify if 2-3 year olds can use the indoor play area if
needed by KD

2nd by JD

By Acclamation/Carried

33. 4:56 PM V24-026 19 Main Street, Taunton Exhibit –

Additional documents presented

WJ presented documentation – Discussion of

Documents

Request 1

Motion to Grant by PD

2nd by JD

By Acclamation/Carried

Request 2

Motion to Grant by DJ

2nd by PD

By Acclamation/Carried

34. 5:06 PM Staff Complaint Request

Motion to Authorize a Staff Complaint JD

2nd by JP

By Acclamation/Carried

35. Minutes and Decisions

Motion to Accept Minutes from March 11, 2024 by JD

2nd by DJ

By Acclamation/ Carried

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Residential Building, 55 Lagrange Street, Boston (V24-037)
 - Exhibit – Variance Application and associated documents
- Crew’s Quarters, 198 Commercial Street, Provincetown (V24-038)
 - Exhibit – Variance Application and associated documents
- Cambridge City Hall, 795 Massachusetts Avenue, Cambridge (V24-039)
 - Exhibit – Variance Application and associated documents
- CVS Pharmacy and Marty’s Liquors, 61 Main Street, Hopkinton (V24-040)
 - Exhibit – Variance Application and associated documents
- Ascher-Zimmerman Funeral Home, 44 Sumner Avenue, Springfield (V24-041)
 - Exhibit – Variance Application and associated documents
- The Beyond House Team Young Adult Access Center, 175 William Street, New Bedford (V24-042)
 - Exhibit – Variance Application and associated documents
- Residential Building, 1030 Turnpike Street, Canton (V24-043)
 - Exhibit – Variance Application and associated documents
- Leland House, 21 Newton Street, Waltham (V24-044)
 - Exhibit – Variance Application and associated documents
- Sandwich School Administration, 270 Quaker Meetinghouse Road, East Sandwich (V24-045)
 - Exhibit – Variance Application and associated documents
- Tozer Self Storage, 12 Tozer Road, Beverly (V22-047)
 - Exhibit – Variance Application and associated documents
- Boylston Hall, 5 Harvard Yard, Cambridge (V24-048)
 - Exhibit-Variance Application and associated documents
- Warren Towers, 700 Commonwealth Avenue, Boston (V24-049)
 - Exhibit – Variance Application and associated documents
- The James, 887 Boston Road, Haverhill (V24-050)
 - Exhibit – Variance Application and associated documents
- Curb Cut, Kingston and Summer Street, Boston (C13-010)
 - Exhibit #1- AAB 1-59
 - Exhibit #2- PowerPoint provided by City of Boston
- Curb Cut, Jackston Street and Ranger Road, Methuen (C22-006)
 - Exhibit #1- AAB 1-43
 - Exhibit #2- Images of the intersection
 - Exhibit #3- Site plans
 - Exhibit #4- Photo noting property line for private property
 - Exhibit #5- Photo showing sidewalk on south side of Jackson Street
- Mixed Use Building, 1026 Commonwealth Avenue, Brookline (V23-113)
 - Exhibit #1 AAB 1-51
 - Exhibit #2 PowerPoint Presentation
- Former Worcester Boys Club, 16 Salisbury Street, Worcester (V19-168)
 - Exhibit – Variance Application and associated documents
- 5 Story Residential, 32 Orleans Street, Boston (V23-003)
 - Exhibit – Variance Application and associated documents
- Shaw Elementary School, 57 Elm Street, Millbury (V23-105)

- Exhibit – Variance Application and associated documents
- Various Curb Cuts, Various Streets, Boston (V23-158)
 - Exhibit – Variance Application and associated documents
- Market Wharf Building, 199 Commercial Street, Provincetown (V23-166)
 - Exhibit – Variance Application and associated documents
- Maximus Sign, 604 Central Street, Lowell (V23-172)
 - Exhibit – Variance Application and associated documents
- Residential Buildings, 4-6 Ashmont Park, Boston (V23-200)
 - Exhibit- Variance Application and associated documents
- Residential Building, 191 Commonwealth Avenue, Boston (V23-204)
 - Exhibit- Variance Application and associated documents
- Millenium Park, 300 Gardner Street, Boston (V23-220)
 - Exhibit- Variance Application and associated documents
- Noah’s Ark Christian Childcare, 79 Prospect Street, Milford (V24-001)
 - Exhibit- Variance Application and associated documents
- Harmony Nature Learning Center, 67-69 Newburyport Turnpike, Newbury (V24-018)
 - Exhibit – Variance Application and associated documents
- Taunton Antiques Center, Union Block, 19 Main Street, Taunton (V24-026)
 - Exhibit- Variance Application and associated documents
- Honey, Mulino’s, Bishop’s Lounge, 41 Strong Avenue, Northampton (C22-044, V23-151)
 - Exhibit- Variance Application and associated documents
- Staff Complaint Request
- Advisory Opinion- 521 CMR 30.15
 - Exhibit- Advisory Opinion and supporting documents
- Advisory Opinion- 700 Huron Avenue, Means of Egress
 - Exhibit- Advisory Opinion and supporting documents
- Request to Substitute Appraised Value, 115 Mill Street, Belmont
 - Appraisal documents
- Decisions and Minutes to approve from March 11, 2024
 - March 11, 2024 minutes