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

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UNDERSECRETARY OF CONSUMER
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TION

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF OC-
CUPATIONAL LICENSURE

WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHITEC-
TURAL ACCESS BOARD

Board Meeting Minutes – March 27, 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)

David Johnson (DJ)

Ana Julian (AJ)

Elizabeth Myska (EM)

Mary Mahon McCauley (MM)

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)

Andrew Chase – Compliance Officer (AC)

DG opened the meeting for Roll Call:

PM, JD, DJ, EM, AJ

1. 9:03 AM V23-040 1 Johnny Cake Hill, New Bedford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for detailed breakdown of spending, test drawings for compliance by JD
2nd by DJ

By Acclamation/Carried

2. 9:16 AM V23-041 511 Sutton Street, North Andover

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant on the condition tenants are notified elevator may be out on move-in day by
PM

2nd by JD



By Acclamation/Carried

3. 9:17 AM V23-042 200 Deer Street, Milford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant under the usual conditions by JD

2nd by DJ

By Acclamation/Carried

4. 9:18 AM V23-043 20 Highland Street, Northbridge

JD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by PM

2nd by DJ

By Acclamation/Carried

5. 9:23 AM V23-044 176 Harvard Avenue, Allston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for more information including test drawing and cost estimates for a wheelchair lift at front entrance and an engineer's assessment and structural plan by DJ

2nd by JD

By Acclamation/Carried

6. 9:33 AM V23-045

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant under the usual conditions for Group 1 units by JD

2nd by AJ

By Acclamation/Carried

Motion to Deny Group 2 units by JD

2nd by AJ

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 on the condition a compliant unit is replaced when requested by tenant by PM

2nd by JD

By Acclamation/Carried



Discussion of Variance 4:

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

7. 9:42 AM V23-047 7 Hartwell Avenue, Lexington

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for cost estimate for LULA and vertical lift to second floor and overall spending for the project by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 2

Motion to Continue for test drawing and cost estimates for compliance by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 3-4

Motion to Find that no variance is needed on the condition that stamped plans are submitted to the building department that clearly indicate basement space is employee-only by JD
2nd by PM
By Acclamation/Carried

8. 10:00 AM V23-048 400 Hale Street, Beverly

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

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

9. 10:07 AM V23-049 561 Purchase Street, New Bedford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for stamped plans of proposed project, including temporary inclined lift, indicating what's on second floor, as well as test drawing and cost estimates for wheelchair lift accessing second floor by JD
2nd by AJ
By Acclamation/Carried

10. 10:14 AM V23-050 391 Varnum Avenue, Lowell

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawing showing at least one compliant intermediate landing along 68-foot route by JD
2nd by DJ



By Acclamation/Carried

11. 10:29 AM Advisory Opinion Boys and Girls club YMCA

MM Arrived

Exhibit – Advisory Opinion and associated documents

WJ presented documentation – Discussion of Advisory Opinion

Motion to Find that 3.3.3 in this scenario applies to common use spaces where the owner does not maintain exclusive control by JD

2nd by PM

12. 10:56 AM V22-123 246 Commercial Street, Provincetown

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept report by JD

2nd by DJ

By Acclamation/Carried

13. 10:57 AM V23-036 4 Boltwood Avenue, Amherst

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for current photographs by DJ

2nd by JD

By Acclamation/Carried

14. 11:00 AM Hearing declared regarding V23-010 146 South Main Street, Milford:

PM opened the hearing, introduced Board and established procedures. Participant Gino DiGiallorardo is sworn in. Exhibit #1 – the hearing packet AAB 1-70 is noted. Exhibit #2 – Presentation is noted and accepted. Gino DiGiallorardo presented application. Exhibit #3 – Video is noted and accepted. Discussion and Questions of Hearing:

Motion to Grant on the condition for this use only and the pop-up tent feature on the first floor is available for use at all times and a review of the document allowing use of other tenants facilities by ball club members by MM

2nd by DJ

By Acclamation/Carried

15. 1:00 PM V22-112 18 MacIntyre Drive, North Reading

PM opened the hearing, introduced Board and established procedures. Participant Taylor Morrison is sworn in. Exhibit #1 – the hearing packet AAB 1-81 is noted. Attorney Joseph Keyes presented application. Additional comments and testimony by Taylor Morrison. Discussion and Questions of Hearing:

Motion to take under advisement by DJ

2nd by MM

By Acclamation/Carried



16. 1:50 PM Advisory Opinion – Hotel Elevators

Exhibit – Advisory Opinion and associated documents

WJ presented documentation – Discussion of Advisory Opinion:

Motion to Find that the exception for 8.5.2 is not met due to the square footage of the building, therefore a variance would be needed to not provide an elevator to the third floor by DG

2nd by DJ

By Acclamation/Carried

17. 2:00 PM V21-054 8 Ashton Street, Boston

PM opened the hearing, introduced Board and established procedures. Participant Alfonso Sira, Solmon Chowdhury and Michael Muehe is sworn in. Exhibit #1 – the hearing packet AAB 1-94 is noted. Alfonso Sira presented application. Additional comments and testimony by Solmon Chowdhury and Michael Muehe. Discussion and Questions of Hearing:

Motion to Continue for additional information including updated plans showing group 2 units on the first floor, group 1 units on the second floor, and cost estimates and test drawings for a LULA by MM

2nd by DJ

By Acclamation/Carried

18. 3:04 PM Continued deliberations of V22-112

18 MacIntyre Drive, North Reading

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Conduct straw poll by JD

2nd by EM

By Acclamation/Carried

Motion to Continue for more information including feasibility study for a pool to be made compliant within 10 years by JD

2nd by DJ

By Acclamation/Carried

19. 3:48 PM Advisory Opinion – Classroom Kitchens

Exhibit – Advisory Opinion and associated documents

WJ presented documentation – Discussion of Advisory Opinion:

Motion to find the cooking station described in the email submission would be considered a kitchen under 521 CMR 12.3, which would require all kitchens in that space to be compliant with 521 CMR by JD

2nd by DJ

By Acclamation/Carried

20. 4:03 PM V19-001 Multiple Streets, Cambridge

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1A:

Motion to _____ by JD



2nd by DJ
By Acclamation/Carried

Discussion of 1B:

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

Discussion of 1C and 1D:

Motion to Grant on the condition that the condition of the ramp complies with 24.7 by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2A:

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

Discussion of 2B:

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

Discussion of Variance 3A and 3C

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

Discussion of 3B and 3D

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

Discussion of Variance 4:

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

Discussion of Variance 5:

Motion to Grant on the condition that warning of abrupt nosings are present on stairs by JD
2nd by DJ
By Acclamation/Carried

21. 4:21 PM V22-198 177 West Eighth Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:



Motion to Schedule hearing by DJ
2nd by JD
By Acclamation/Carried

22. 4:23 PM V23-029 7 Bedford Terrace, Northampton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1A:
Motion to Grant until 10/01/2024 by JD
2nd by AJ
By Acclamation/Carried

Discussion of 1B (Laundry facilities):
Motion to Continue for more information including test drawings and clarification why access to the basement cannot be provided or when it will be made accessible via timed relief by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2 (Elm and Bradford entrance):
Motion to Grant by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 3A:
Motion to Grant by DJ
2nd by JD
By Acclamation/Carried

Discussion of 3B:
Motion to Grant on the condition that door hardware is compliant by JD
2nd by DJ
By Acclamation/Carried

Discussion of 3C
Motion to Continue for detailed plans for Bath 1 by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance
Motion to Deny by JD
2nd by DJ
By Acclamation/Carried

23. 4:44 PM V23-036 4 Boltwood Avenue, Amherst
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance



Motion to Grant on the condition that directional signage to the accessible entrance is provided
by JD
2nd by AJ
By Acclamation/Carried

24. 4:48 PM V21-118 179 Commercial Street, Provincetown
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Schedule hearing by JD
2nd by PM
By Acclamation/Carried

25. 4:49 PM V21-176 30 Springdale Avenue, Dover
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Accept status report by PM
2nd by JD
By Acclamation/Carried

26. 4:50 PM V22-042 139 Spring Street, Millis
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant timed as proposed on the condition that semi-annual reports are submitted to
the Board and an additional accessible portable toilets by JD
2nd by AJ
By Acclamation/Carried

27. 4:58 PM V22-046 735 Mass Ave, Arlington
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Continue for additional information including detailed floor plan with dimensions by
JD
2nd by DJ
By Acclamation/Carried

28. 4:59 PM V22-202 1315 Washington Street, Norwood
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant on the condition that provided plan is used by JD
2nd by DJ
By Acclamation/Carried

29. 5:01 PM Minutes and Decisions
Motion to Accept by JD
2nd by PM
By Acclamation/Carried



30. 5:01 PM V23-014 24 Henshaw Avenue, Northampton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to grant on the condition that signage is provided indicating not an entrance by JD
2nd by PM

By Acclamation/Carried

Exhibit List

- 2 Story Commercial, 1 Johnny Cake Hill, New Bedford (V23-040)
 - Exhibit – Variance Application and associated documents
- 4 Story Residential, 511 Sutton Street, North Andover (V23-041)
 - Exhibit – Variance Application and associated documents
- Residences at Stone Ridge, 200 Deer Street, Milford (V23-042)
 - Exhibit – Variance Application and associated documents
- Senior Center, 20 Highland Street, Northbridge (V23-043)
 - Exhibit – Variance Application and associated documents
- Bubble Tea Shop, 176 Harvard Avenue, Allston (V23-044)
 - Exhibit – Variance Application and associated documents
- Residential Building, 121 Broadway, Cambridge (V23-046)
 - Exhibit – Variance Application and associated documents
- Russian School of Mathematics, 7 Hartwell Avenue, Lexington (V23-047)
 - Exhibit – Variance Application and associated documents
- Endicott College, 400 Hale Street, Beverly (V23-048)
 - Exhibit – Variance Application and associated documents
- Veterans Hall, 561 Purchase Street, New Bedford (V23-049)
 - Exhibit – Variance Application and associated documents
- Health Center, 391 Varnum Avenue, Lowell (V23-050)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request - Boys & Girls Club of Stoneham and Wakefield
 - Exhibit – Advisory Opinion and associated documents
- HENNEP, 246 Commercial Street, Provincetown (V22-133)
 - Exhibit – Variance Application and associated documents
- Town Hall, 4 Boltwood Avenue, Amherst (V23-036)
 - Exhibit – Variance Application and associated documents
- Central Mass Ball Club, 146 South Main Street, Milford (V23-010)
 - Exhibit #1 – Hearing packet AAB 1-70
 - Exhibit #2 – Presentation
- Community Pool, 18 MacIntyre Drive, North Reading (V22-112)
 - Exhibit #1 – Hearing packet AAB 1-81
- Advisory Opinion Request – Hotel Elevator



- Exhibit – Advisory Opinion and associated documents
- 6 Unit Residential, 8 Ashton Street, Boston (V21-054)
 - Exhibit #1 – Hearing packet AAB 1-94
- Advisory Opinion Request – Kitchens in Classrooms
 - Exhibit – Advisory Opinion and associated documents
- Adams House Complex, Multiple Streets, Cambridge (V19-001)
 - Exhibit – Amended Variance Application and associated documents
- 177 West Eighth Street Condos, 177 West Eighth Street, Boston (V22-198)
 - Exhibit – Variance Application and associated documents
- Albright House, 7 Bedford Terrace, Northampton (V23-029)
 - Exhibit – Variance Application and associated documents
- Jimmy's Hideaway Restaurant, 179 Commercial Street, Provincetown (V21-118)
 - Exhibit – Variance Application and associated documents
- Day Care Center, 30 Springdale Avenue, Dover (V21-176)
 - Exhibit – Status Report and associated documents
- Tangerini Spring Street Farm, 139 Spring Street, Millis (V22-042)
 - Exhibit – Amended Variance Application and associated documents
- Highrock Covenant Church, 735 Mass Ave, Arlington (V22-046)
 - Exhibit – Variance Application and associated documents
- Coakley Middle School, 1315 Washington Street, Norwood (V22-202)
 - Exhibit – Variance Application and associated documents
- Parsons House, 24 Henshaw Avenue, Northampton (V23-014)
 - Exhibit – Variance Application and associated documents

