

**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**MIKE KENNEALY**  
SECRETARY OF HOUSING AND  
ECONOMIC DEVELOPMENT



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

1000 Washington Street • Boston • Massachusetts • 02118

**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 28, 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)

David Johnson (DJ)

Raymond Glazier (RG)

Elizabeth Myska (EM)

Mary Mahon McCauley (MM)

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, MM, RG, DJ, EM,

1. 9:03 AM V22-032 16 Morse Street, Foxborough

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

2. 9:07 AM V22-033 1193 Cambridge Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that running slope of temporary ramp not exceed 1:12, provide buzzer for assistance and signage, information provided to Board for policy and location of storage and deployment, and information posted online by JD

2nd by EM

By Acclamation/Carried



3. 9:19 AM V22-034 1 Derby Drive, Woburn

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for cut sheet and cost estimate for a LULA by JD

2nd by PM

By Acclamation/Carried

4. 9:23 AM V22-035 10-80 North Hill Road, Medford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for alternative accessibility options for the mail room by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for furniture layout and maneuvering clearances for all units by DJ

2nd by JD

By Acclamation/Carried

Discussion of Variance 3:

Motion to Continue for additional information for egress of the building by DJ

2nd by JD

By Acclamation/Carried

5. 9:44 AM V22-036 25 Fountain Street, Roxbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant under usual conditions by JD

2nd by DJ

By Acclamation/Carried

6. 9:45 AM V22-037 200 Berkely Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for changing apex to perpendicular, justifying apex, expanding 2% slope further out, and cost estimates for these changes by JD

2nd by DJ

By Acclamation/Carried

7. 9:51 AM V22-038 303 Harvard Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by MM

2nd by DJ

By Acclamation/Carried



8. 10:11 AM V22-039 115 Greenough Street, Brookline

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant temporary relief for this use only to expire at the end of the school year by and  
copy of elevator inspection certificate PM

2nd by MM

By Acclamation/Carried

9. 10:21 AM V22-040 12 Federal Street, Nantucket

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by DJ

2nd JD

By Acclamation/Carried

10. 10:23 AM V22-041 16 Blantyre Road, Lennox

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for more information on cost and cut sheet for LULA by PM

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2 and 3:

Motion to Deny by JD

2nd by DJ

By Acclamation/Carried

11. 10:47 AM V22-042 139 Spring Street, Millis

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Table by PM

2nd by DJ

By Acclamation/Carried

12. 11:00 AM Hearing declared regarding V21-082 1200 Massachusetts Avenue, Cambridge:

DG opened the hearing, introduced Board and established procedures. Samara Tilkin, Hal Cutler, Rachel Tanenhaus, Steve Weinig, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-156 is noted. Hal Cutler presented application. Additional comments and testimony by Samara Tilkin, Michael Muehe. Discussion and Questions of Variance:

Motion to Grant option 2A on the condition that automatic door openers are provided at both  
levels by DJ

2nd by JD

By Acclamation/Carried

13. 11:22 AM Continued deliberations of V22-042



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition status reports are provided to the Board and the accessible  
bathrooms are on an accessible route by MM

2nd by RG

By Acclamation/Carried

14. 11:31 AM Advisory Opinion Request - 32.8.3

Exhibit – Advisory Opinion and associated documents

WJ presented documentation – Discussion of Advisory Opinion:

Motion to find that the Board does not have enough information about the warming drawer to  
make a determination, requests more information of model and type used by JD

2nd by EM

By Acclamation/Carried

15. 11:48 AM V17-266 1150 Tremont Street, Boston

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept by JD

2nd by DJ

By Acclamation/Carried

16. 11:53 AM V20-221 One Armory Square, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept by DJ

2nd by EM

By Acclamation/Carried

17. 11:54 V22-010 13 West Street, Douglas

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by DJ

2nd by JD

By Acclamation/Carried

18. 11:55 AM V21-194 422 River Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept plans and policy by JD

2nd by DJ

By Acclamation/Carried

12:00 Lunch

19. 1:00 PM Hearing declared regarding V21-190 55 Fenn Street, Pittsfield:



DG opened the hearing, introduced Board and established procedures. John Barry and Katerina Economou are sworn in. Exhibit #1 – the hearing packet AAB 1-115 is noted. John Barry presented application. Additional comments and testimony by Katerina Economou. Exhibit #2 – additional presentation is noted and accepted. Discussion and Questions of Variance (Withdrawals):

Motion to Accept withdrawals of variances by PM

2nd by EM

By Acclamation/Carried

Discussion of Variance: (hallway):

Motion to Grant temporary relief until 12/31/23 for running slope and handrails with a status report due in January 2023 by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance (Door clearance push side):

Motion to Grant temporary relief until 12/31/2023 with status report due in January 2023 by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance (Entrance, handrails and hardware):

Motion to Grant temporary relief for handrails and hardware until 12/31/2023 with status report due in January 2023 and permeant relief for entrance JD

2nd by PM

By Acclamation/Carried

Discussion of Variance (Entrance 2):

Motion to Grant for entrance 2 by JD

2nd by EM

By Acclamation/Carried

Discussion of Variance (Egress stair, 1st floor):

Motion to Grant temporary relief until 12/31/2023 with status report due in January 2023 and permeant relief for entrance JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance (Handrail for wall side seating):

Motion for more information on wall side handrail by PM

2nd by JD

By Acclamation/Carried

Discussion of Variance (Center aisle handrail):

Motion to Grant by JD

2nd by PM

By Acclamation/Carried



Discussion of Variance (Access to performing areas):

Motion to Grant on the conditions that portable ramp is used, clearances are verified on plans, maneuvering space is provided, policy on staff training, location, reasonable accommodation policy is provided to the Board by JD

2nd by EM

By Acclamation/Carried

Discussion of Variance (Slope to egress door):

Motion to Grant on condition at least one handrail is provided as indicated in drawing from pinch point to egress door by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance (Accessible seating):

Motion to Grant temporary relief until 12/31/2023 with status report due in January 2023 by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance (Assisted listening devices):

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

3:20 PM DJ Departed

20. 3:22 PM V20-023 Multiple Streets, Fitchburg

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Re-open V20-023 by JD

2nd by PM

By Acclamation/Carried

Motion to Grant by MM

2nd by EM

By Acclamation/Carried

21. 3:36 PM V22-003 1059 Tremont Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition for this use only and transportation provided must meet the needs of the client, and services are comparable for someone needing this service, and by appointment only by MM

2nd by EM

By Acclamation/Carried

22. 3:48 PM V22-012 602 Canterbury Street, Boston



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by EM

By Acclamation/Carried

23. 3:51 PM V22-018 110 Chauncy Street, Boston (V22-018)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that a compliant wall side handrail is provided by JD

2nd by EM

By Acclamation/Carried

24. 4:03 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 Acclamation/Carried

4:03 PM Board lost quorum, meeting ended. The following cases were postponed until April 11, 2022:

- Playgrounds, Various Streets, Westford (V22-015 and V22-016)
- Brockton Behavioral Health, 34 North Pearl Street, Brockton (V22-019)
- 9 Story Mixed Use, 340 Main Street, Worcester (V22-021)
- 6 Unit Residential, 51 Breed Street, Boston (V22-025)
- 2 Story Commercial, 14 Green Street, Northampton (V22-026)
- Great Rock Church, 256 Andover Street, Danvers (V22-029)
- Severance Hall, Wellesley College, Wellesley (V22-031)

Respectfully submitted,

Bradley Souders, Office Support Specialist

#### Exhibit List

- Elementary School, 16 Morse Street, Foxborough (V22-032)
  - Exhibit – Variance Application and associated documents
- An Sibin, 1193 Cambridge Street, Cambridge (V22-033)
  - Exhibit – Variance Application and associated documents
- Winning Farm Clubhouse, 1 Derby Drive, Woburn (V22-034)
  - Exhibit – Variance Application and associated documents
- Hillside Housing Complex, 10-80 North Hill Road, Medford (V22-035)
  - Exhibit – Variance Application and associated documents
- Fountain Hill, 25 Fountain Street, Roxbury (V22-036)
  - Exhibit – Variance Application and associated documents
- 200 Berkeley Building, 200 Berkeley Street, Boston (V22-037)
  - Exhibit – Variance Application and associated documents



- 16 Unit Residential, 303 Harvard Street, Cambridge (V22-038)
  - Exhibit – Variance Application and associated documents
- Brookline High School, 115 Greenough Street, Brookline (V22-039)
  - Exhibit – Variance Application and associated documents
- The Boarding House and the Pearl, 12 Federal Street, Nantucket (V22-040)
  - Exhibit – Variance Application and associated documents
- Blantyre, 16 Blantyre Road, Lennox (V22-041)
  - Exhibit – Variance Application and associated documents
- Tangerini Spring Street Farm, 139 Spring Street, Millis (V22-042)
  - Exhibit – Variance Application and associated documents
- Longfellow Apartments, 1200 Massachusetts Avenue, Cambridge (V21-082)
  - Exhibit #1 – Hearing packet AAB 1-156
- Advisory Opinion Request - 32.8.3
  - Exhibit – Status Report and associated documents
- MBTA Ruggles Station, 1150 Tremont Street, Boston (V17-266)
  - Exhibit – Status Report and associated documents
- Garvey Hall Building 16, One Armory Square, Springfield (V20-221)
  - Exhibit – Variance Application and associated documents
- Riddlebrook Apartments, 13 West Street, Douglas (V22-010)
  - Exhibit – Amended Variance Application and associated documents
- 4 Story Apartment Building, 422 River Street, Boston (V21-194)
  - Exhibit – Variance Application and associated documents
- First United Methodist Church, 55 Fenn Street, Pittsfield (V21-190)
  - Exhibit #1 – Hearing packet AAB 1-115
  - Exhibit #2 – Additional presentation
- Cleghorn Properties, Multiple Streets, Fitchburg (V20-023)
  - Exhibit – Amended Variance Application and associated documents
- Story Mixed Use, 1059 Tremont Street, Boston (V22-003)
  - Exhibit – Variance Application and associated documents
- 3 Story Residential, 602 Canterbury Street, Boston (V22-012)
  - Exhibit – Variance Application and associated documents
- Office Building, 110 Chauncy Street, Boston (V22-018)
  - Exhibit – Variance Application and associated documents
- Minutes and Decisions from March 14, 2022
  - March 14, 2022 Minutes
  - Playgrounds, Various Streets, Westford (V22-015 and V22-016)
  - 4 Story Apartment Building, 422 River Street, Boston (V21-194)
  - Mixed Use Building, 139 Pleasant Street, Marblehead (V21-205)

