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GOVERNOR



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UNDERSECRETARY OF  
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LIEUTENANT GOVERNOR

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

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**Architectural Access Board**  
**Meeting Minutes, April 6, 2026,**  
**Microsoft Teams Remote Meeting**

This meeting was open to the public and began at approximately 9:05 AM  
Architectural Access Board member attendance:

Dawn Guarriello (DG)  
Patricia Mendez (PM)  
Katie Denis (KD)  
David Johnson (DJ)  
Jeff Dougan (JD)  
Elizabeth Myska (EM)  
Kay Bell (KB)  
Pamela Daly (PD)  
Katie Denis (KD)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)  
Jamie Dalton – Board Counsel (JaD)  
Victor Machado- Compliance Officer (VM)

DG opened the meeting for Roll Call:

PM, KD, PD, DJ, JD, EM, KB

1. 9:06 AM V26-047 11 Awl Street, Medway  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Request 1 and 2

Motion to Continue for who the tenants will be, photos of the entrance of the accessible building and the space, and a floor plan of the accessible space and of the bathrooms if bathrooms are going to be offered by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

2. 9:12 AM V26-048 Salisbury Street, Holden  
Exhibit- Amended Variance Application  
WJ presented documentation- Variance application and associated documents

Motion to Grant by PD

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- abstains

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

3. 9:17 AM V26-049 216 Jacobs Street, Cambridge  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant on the condition that the men's bathroom has the 1 foot push clearance  
by JD  
2<sup>nd</sup> by KB  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 recusals- Motion Passes

4. 9:26 AM V26-050 7 Arthur Street, Gloucester  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant timed relief until 9/15/2026 by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 recusals- Motion Passes

5. 9:30 AM V26-051 645 Cambridge Street, Cambridge  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Grant as proposed by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM- abstains  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes

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

6. 9:44 AM V26-052 11 Sever Street, Worcester Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Motion to Deny by PM  
2<sup>nd</sup> by PD  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 recusals- Motion Passes

7. 9:53 AM V26-053 942-946 East Street, Walpole Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents

Request 1  
Motion to Continue for a plan that shows clear dimensions and clear grade elevations and actual proposed dimensions of the ramp by PM  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 recusals- Motion Passes

8. 10:03 AM V26-055 216 Essex Street, Salem  
Exhibit- Variance application  
WJ presented documentation- Variance application and associated documents
- Motion to Grant on the condition of sound-proofing the accessible room by JD  
2<sup>nd</sup> by KD  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 recusals- Motion Passes
9. 10:08 AM C23-007 190 Somerset Street, Winthrop  
Exhibit- Settlement Proposal  
WJ presented documentation- Settlement proposal and associated documents
- Motion to Counter-Offer with a completion date of 12/31/2026 by JD  
2<sup>nd</sup> by PM  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 recusals- Motion Passes
10. 10:12 AM C23-078 19 Monsignor Reynolds Way, Boston  
Exhibit- Letter  
WJ presented documentation- VM presents letter  
KD Recuses  
PM Recuses
- Motion to Deny the request by PD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM- recuses  
KD- recuses

PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
6 yes, 0 no, 2 recusals- Motion Passes

KD Leaves at 10:30 AM

11. 10:23 AM                                    V23-158            Various Streets, Boston  
Exhibit- Additional information  
WJ presented documentation- Additional information

Motion to Packet by JD  
2<sup>nd</sup> by DJ  
Roll Call Vote  
PM- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
7 yes, 0 no, 0 recusals- Motion Passes

12. 10:25 AM                                    V25-021            7 Plymouth Street, New Bedford  
Exhibit- Additional information  
WJ presented documentation- Additional information

Motion to Grant 8.1 and 25.1 for this tenant and use only, and to replace ‘impairment’  
with ‘mobility related disability’ by JD  
2<sup>nd</sup> by PD  
Roll Call Vote  
PM- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
7 yes, 0 no, 0 recusals- Motion Passes

13. 10:29 AM                                    V25-082            114 Temple Street, Somerville  
Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant as proposed by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

14. 10:31 AM V25-193 153 School Street, Manchester

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

15. 10:35 AM V25-234 & C25-006 2 Washington Street, Peabody

Exhibit- Additional information

WJ presented documentation- Additional information

1<sup>st</sup> Staircase

Motion to Grant by DJ

2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

2<sup>nd</sup> Staircase

Motion to Deny by DJ

2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

16. 10:42 AM V25-238 112 Albion Street, Somerville  
Exhibit- Amended application  
WJ presented documentation- Amended application and associated documents

Motion to Grant by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

17. 10:44 AM V26-010 17 Hudson Street, Somerville  
Exhibit-Amended application  
WJ presented documentation- Amended application and associated documents

Motion to Grant as proposed by JD

2<sup>nd</sup> by PD

Roll Call Vote

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

18. 10:48 AM V26-012 70 Vernon Street, Somerville

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition the entry door is self-closing by JD

2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

11:00 AM Hearing V25-115 97 Bradford Street, Provincetown

DG opened the hearing, introduced the Board, and established procedures. Participants Robin Reid (attorney), Jeff Slater (owner), Jim Cote (owner), Marjorie Alonso (Provincetown Commission), and Anne Howard (Provincetown Building Commissioner) are sworn in. Exhibit 1, AAB 1-89 is noted. Robin Reid introduces the project and gives an overview of their entire timeline of the project. Marjorie Alonso states her support for this project as a member of the commission. Exhibit #2 As-Built plans are noted. Discussion and questions of hearing.

Motion to Grant timed relief until May 1, 2031 on the condition the owners provide a yearly status report on the fundraising status beginning on 3/1/2027 and the final set of plans by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

19. 11:36 AM V26-013 44 White Street, Somerville

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition that the lift is installed prior to leasing it out by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

20. 11:47 AM V26-025 340 Union Avenue, Framingham

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Schedule a hearing by DJ

2<sup>nd</sup> by PM

Roll Call Vote

PM- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

KD Returns to meeting

1:00 PM V25-191 74 Faneuil Street, Boston

DG opened the hearing, introduced the Board, and established procedures. Participants Nelle Ward (Project Manager), Liat Berry (resident), Michael Muehe (BCIL), Kristen McCosh (Boston Disability Commissioner), DB Reiff (Resident), Moira McCrave (Councilor Breadon's Office), Megan Tomkins (architect), Pam Mullaney (resident), Sonya Owens (resident), Lauren Bryant (Project Manager), and Benjamin Tocchi (Senator Moran's Office) are sworn in. Exhibit 1, AAB 1-105 is noted. Exhibit #2 a slide deck is noted. Nelle Ward begins the presentation. Commissioner McCosh reads a statement of support. Megan Tomkins goes over the slide deck and discusses some of the details of the project and their arguments for infeasibility. Discussion and questions of hearing.

PM Recuses

Michael Muehe speaks on behalf of the BCIL. He asks the applicants about the possibility of closing the Leicester Street entrance altogether if the Board decides to uphold their entrance. He states that he has not heard an argument for impracticability and that people with disabilities would greatly benefit from this entrance being accessible. He notes that the BCIL supports the Board upholding their original denial of this variance.

DB Reiff, a local resident, speaks. She feels that with three accessible entrances and making the stairway accessible would be the best solution, and she hopes that the Board grants the variance.

Sonya Owens, a resident, states that this community houses hundreds of children and they look forward to the renovation of McKinney Park and hopes the Board grants the variance.

Moria McCrave representing Councilor Breadon states their position of supporting this variance.

Liat Berry, a resident, notes she finds walking around (as a stroller user) to the Faneuil Street entrance very reasonable as she lives closer to the Leicester Street entrance.

Motion to Take this under advisement by DJ

2<sup>nd</sup> by PD

Roll Call Vote

PM- recuses

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 recusal- Motion Passes

Motion to Grant on the condition that signage is provided at all entrances providing information about other entrances and their accessibility by DJ

2<sup>nd</sup> by KD

Roll Call Vote

PM- recuses

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- no

DG- yes

6 yes, 1 no, 1 recusal- Motion Passes

2:00 PM C25-022 4 Liberty Square, Boston  
DG opened the hearing, introduced the Board, and established procedures. Participants Douglas George (new owner), Greg McCarthy (representing past ownership), WJ, and Michael Muehe are sworn in. Exhibit 1, AAB 1-211 is noted. Mr. McCarthy states that he never received a physical notice for this hearing and is requesting a continuance regarding this case. Exhibit #2 between Mr. McCarthy and WJ is noted. WJ gives a summary of this case. Mr. McCarthy disputes receiving notice and that the elevator is out of compliance. VM is sworn in and gives an update regarding this case. Doug George objects to the hearing and asserts he did not receive adequate notice. Discussion and questions of hearing.

Motion to Find that no fine is needed at this time and to Order the Respondent (the new owner) of their elevator certificate and to notify the Board once they know a date for their new inspection and to send the Board the new certificate once received by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

21. 2:58 PM V26-036 964 Parker Street, Jamaica Plain

Exhibit-Additional information

WJ presented documentation- Additional information

Motion to Grant as proposed (until 1/1/2027) with a status report submitted by 12/1/2026 by KB

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes  
KB- yes  
DG- yes  
7 yes, 0 no, 1 recusal- Motion Passes

22. 3:20 PM V26-038 100 Summit Avenue, Chelsea  
Exhibit- Additional information  
WJ presented documentation- Additional information  
KD Recuses

Motion to Deny by JD  
2<sup>nd</sup> by PD  
Roll Call Vote  
PM- yes  
KD- recuses  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
7 yes, 0 no, 1 recusal- Motion Passes

23. 3:36 PM V26-040 3-9 & 2-10 Columbia Terrace, Cambridge  
Exhibit- Amended application  
WJ presented documentation- Amended application and associated documents

(10.1)  
Motion to Grant as proposed by JD  
2<sup>nd</sup> by KD  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 recusal- Motion Passes

(9.4.2)  
Motion to Continue to request Petitioner provide the Board with a feasibility study on providing a Group 2A studio in lieu of one of the Group 2A one-bedroom units, and the

proposed monthly rent for a Group 2A studio and the average of the Group 2A one bed-rooms by JD

2<sup>nd</sup> by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

24. 3:53 PM V26-042 66 Leonard Street, Belmont

Exhibit- Additional information

WJ presented documentation-Additional information

Motion to Continue for what is on the second floor by DJ

2<sup>nd</sup> by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

25. 3:54 PM C25-032 29 Monsignor Reynolds Way, Boston

Exhibit- Complaint packet

WJ presented documentation- Complaint packet and associated documents

KD and PM Recuse

Motion to Order the respondent to supply monthly status reports noting the date, the issue, the times reported, the times resolved and to be received no later by the 12<sup>th</sup> of the month every month until they are otherwise notified by JD

2<sup>nd</sup> by DJ

Roll Call Vote

PM- recuses



PM- yes  
KD- yes  
PD- yes  
DJ- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
8 yes, 0 no, 0 recusal- Motion Passes

Motion to Accept the decisions by KD  
2<sup>nd</sup> by JD  
Roll Call Vote  
PM- yes  
KD- yes  
PD- yes  
JD- yes  
EM- yes  
KB- yes  
DG- yes  
7 yes, 0 no, 0 recusal- Motion Passes

28. 4:08 PM BHA Memo  
Exhibit- BHA Memo  
WJ presented documentation- BHA Memo  
KD Recuses and PM Recuses

Board acknowledges report and expresses gratitude for the updates. (No motion needed)

#### Exhibit List

- Commercial Building, 11 Awl Street, Medway (V26-047)
  - Exhibit – Variance Application and associated documents
- Bridge, Salisbury Street, Holden (V26-048)
  - Exhibit- Variance Application and associated documents
- Bon Me, 216 Jacobs Street, Cambridge (V26-049)
  - Exhibit- Variance Application and associated documents
- Residential Building Unit 8, 7 Arthur Street, Gloucester (V26-050)
  - Exhibit- Variance Application and associated documents
- Silk Road Uyghur Cuisine, 645 Cambridge Street, Cambridge (V26-051)
  - Exhibit- Variance Application and associated documents
- Merrick at the Square Housing Development, 11 Sever Street, Worcester (V26-052)
  - Exhibit- Variance Application and associated documents

- Mixed Use Building, 942-946 East Street, Walpole (V26-053)
  - Exhibit- Variance Application and associated documents
- Mixed Use Building, 216 Essex Street, Salem (V26-055)
  - Exhibit- Variance Application and associated documents
- Sidewalks, 190 Somerset Street, Winthrop (C23-007)
  - Exhibit- Settlement proposal
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
  - Exhibit- Additional information
- Various Curb Cuts, Various Locations, Boston (V23-158)
  - Exhibit- Additional information
- Freedom House, 7 Plymouth Street, New Bedford (V25-021)
  - Exhibit- Additional information
- Somerville Village, 114 Temple Street, Somerville (V25-082)
  - Exhibit- Additional information
- Essex County Club, 153 School Street, Manchester (V25-193)
  - Exhibit- Additional information
- Bell Inn and Tavern, 2 Washington Street, Peabody (V25-234 & C25-006)
  - Exhibit- Additional information
- Residential Building, 112 Albion Street Lots A and B, Somerville (V25-238)
  - Exhibit- Amended application
- Residential Building, 17 Hudson Street, Somerville (V26-010)
  - Exhibit- Amended application
- Residential Building, 70 Vernon Street, Somerville (V26-012)
  - Exhibit- Additional information
- Residential Building, 44 White Street, Somerville (V26-013)
  - Exhibit- Amended application
- Foglia and Associates Law Offices, 340 Union Avenue, Framingham (V26-025)
  - Exhibit- Additional information
- Mildred Hailey Development, 964 Parker Street, Jamaica Plain (V26-036)
  - Exhibit- Additional information
- Veterans Home Chelsea Keville Building, 100 Summit Avenue, Chelsea (V26-038)
  - Exhibit- Additional information
- Cast 1 Apartments, 3-9 & 2-10 Columbia Terrace, Cambridge (V26-040)
  - Exhibit- Additional information
- Leonard Place, 66 Leonard Street, Belmont (V26-042)
  - Exhibit- Additional information
- Emerald Square Mall, 999 South Washington Street, North Attleboro (C25-001)
  - Exhibit- Complaint packet
- Ruth Barkley Apartments, 29 Monsignor Reynolds Way, Boston (C25-032)
  - Exhibit- Complaint packet
- BHA Memo
  - Exhibit- Complaint packet
- The Gaslamp, 97 Bradford Street, Provincetown (V25-115)

- Exhibit #1- AAB1-89
  - Exhibit #2- As-built plans
- McKinney Park, 74 Faneuil Street, Boston (V25-191)
  - Exhibit #1- AAB1- 105
  - Exhibit #2-Slide deck
- Commercial Building, 4 Liberty Square, Boston (C25-022)
  - Exhibit #1- AAB 1-211
  - Exhibit #2- Email correspondence
- Minutes and decisions from the March 23, 2026 meeting
  - Exhibit- Minutes and decisions