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SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT



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

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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 – April 11, 2022
Teleconference

This meeting was open to the public and began approximately 9:00AM.

Architectural Access Board member attendance

Patricia Mendez, Vice Chairperson (PM)

Jeffrey Dougan (JD)

Ana Julian (AJ)

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)

PM opened the meeting for Roll Call:

MM, RG, DJ, AJ, JD, EM

1. 9:04 AM V22-015 and V22-016 Various Streets, Westford
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept withdrawal by JD

2nd by DJ

By Acclamation/Carried

2. 9:05 AM V22-019 34 North Pearl Street, Brockton
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant for this tenant and use only by JD

2nd by RG

By Acclamation/Carried

3. 9:12 AM V22-025 51 Breed Street, Boston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:



Motion to Accept by RG
2nd by JD
By Acclamation/Carried

4. 9:17 AM V22-029 256 Andover Street, Danvers

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Accept kitchen and wheelchair seating compliance by JD
2nd by DJ
By Acclamation/Carried

Discussion of Prayer Room:

Motion to Find that if this space is open to the public then this plan does not comply with 521
by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance (lift):

Motion to Grant until March 1, 2023 with status report due in first business day of October
2022 by JD
2nd by DJ
By Acclamation/Carried

5. 9:31 AM V22-026 14 Green Street, Northampton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (Tenant A):

Motion to Grant on the condition that exterior automatic door actuator is located on street level
and one on inside of door by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2 (Tenant B):

Motion to Continue for sloped entry estimate and installation of automatic door openers by JD
2nd by RG
By Acclamation/Carried

Discussion of Variance 3 (Tenant C):

Discussion of Variance 4 (Entrance D):

Motion to Find that no variance is required if an automatic door opener is provided by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 5 (Tenant E):

Motion to Continue to explore occupancy load to possibly have door swing reversed, and test
drawings for recessing door an additional foot by DJ



2nd by JD
By Acclamation/Carried

Discussion of Variance 6 (Tenant F)
Motion to Grant as proposed by JD
2nd by RG
By Acclamation/Carried

Discussion of Variance 2 (Elevators, F):
Motion to Find that employee-only spaces do not require variances and re-submit stamped plans indicating this by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 3 (Bathrooms, Tenant C)
Motion to Deny by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 3 (Bathrooms, E)
Motion to Continue for more information on what is in front of toilet that reduces clearances and feasibility study for moving toilet fixtures to meet clearances with cost estimates and clarification of clear width of door entering the bathroom by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 3 (Bathrooms, F)
Motion to Find that no variance is need with the installation of automatic door opener by JD
2nd by RG
By Acclamation/Carried

6. 10:35 AM V22-031 Wellesley College, Wellesley
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:

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

Discussion of Variance 2:
Motion to Grant on the condition that grab bars are installed at side and rear of toilet by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 3:
Motion to Deny except for the noted two doors by JD
2nd by DJ



By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant on the condition that signage is provided showing corresponding accessible route and information is provided to students during orientation by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 5:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 6:

Motion to Continue for more information by DJ

2nd by JD

By Acclamation/Carried

7. 11:09 AM V22-043 596-602 Broadway, Everett

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

8. 11:10 AM V22-044 25 Sachem Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that lift complies with 521 CMR by JD

2nd by DJ

By Acclamation/Carried

9. 11:20 AM V22-045 180 Cambridge Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for stamped drawings with dimensions showing entrance on first floor, either through sloped entry or vertical lift by JD

2nd by DJ

By Acclamation/Carried

10. 11:28 AM V22-046 735 Massachusetts Avenue, Arlington

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried



11. 11:30 AM V22-047 6 East Drive, Amherst
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1 (handrails):
Motion to Grant by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2 (elevator):
Motion to Find that employee-only spaces are not subject to 521 CMR and to provide this information to the building department by JD
2nd by DJ
By Acclamation/Carried

12. 11:48 AM V22-048 34 Quaker Meetinghouse Road, Sandwich
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Grant as proposed by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 2:
Motion to Grant as proposed by JD
2nd by AJ
By Acclamation/Carried

13. 11:52 AM V22-049 51 Watertown Street, Watertown
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant for this tenancy only by JD
2nd by DJ
By Acclamation/Carried

14. 11:53 AM V22-050 475 Franklin Street, Framingham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue for pictures of current conditions and floor plans by DJ
2nd by JD
By Acclamation/Carried

12:08 Lunch

15. 1:00 PM Hearing declared regarding V22-024 316 Newbury Street, Boston:
PM opened the hearing, introduced Board and established procedures. Doug Anderson, Jon Mendez, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-26 is noted. Doug Anderson presented application. Exhibit #2 – Presentation materials noted and accepted. Exhibit #3 – Seating chart is



noted and accepted. Exhibit #4 – Accommodation policy is noted and accepted. Additional comments and testimony by Michael Muehe, Jon Mendez. Discussion and Questions of Variance:

Motion to Continue for test drawings for portable ramp at right side of entrance and robust accommodation policy including outdoor menu features and delivery services by DJ

2nd by JD

By Roll Call MM/Y, RG/Y, DJ/Y, AJ/Y, EM/Y

16. 2:00 PM Hearing declared regarding V22-022 30 JFK Street, Cambridge:

PM opened the hearing, introduced Board and established procedures. Timothy Mansfield, Josh Rucker, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-71 is noted. Tim Mansfield presented application. Additional comments and testimony by Josh Rucker and Michael Muehe. Exhibit #2 – PowerPoint presentation is noted and accepted. Exhibit #3 – Videos is noted and accepted. Discussion and Questions of Variance:

Motion to Continue for plans showing first floor meeting room and elevator controls provided on both sides of elevator car by MM

2nd by DJ

By Acclamation/Carried

17. 2:59 PM V22-051 87-103 Liberty Street, Lynn

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet JD

2nd by EM

By Acclamation/Carried

18. 2:59 PM V22-052 323 Hanover Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (Automatic Door Opener):

Motion to Deny by JD

2nd by AJ

By Acclamation/Carried

Motion to Find that accessible route within restaurant does not meet 521 CMR by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 2 (Bathroom)

Motion to Continue on the condition that proof of compliance is provided to the Board for accessible bathroom by JD

2nd by DJ

By Acclamation/Carried

19. 3:30 PM V22-053 28 Walker Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (25.1):

Motion to Grant as proposed by JD



2nd by DJ
By Acclamation/Carried

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

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

Discussion of Variance 4:
Motion to Deny by JD
2nd by DJ
By Acclamation/Carried

20. 3:43 PM V22-054 40-42 Ashford Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Packet by DJ
2nd by MM
By Acclamation/Carried

21. 3:44 PM V22-055 15 Girard Avenue, Springfield
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Continue for plans showing compliant plumbing by DJ
2nd JD
By Acclamation/Carried

22. 3:50 PM V22-056 52 Strathmore Road, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant until July 2022 by JD
2nd by DJ
By Acclamation/Carried

23. 3:58 PM V22-012 602 Canterbury Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Find that these units are not townhouses due to the presence of the common garage
JD
2nd by DJ



By Acclamation/Carried

24. 4:02 PM V22-040 12 Federal Street, Nantucket

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on the condition the policy is posted on the website by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2 and 3:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 5:

Motion to Find that winding stairs are non-compliant by JD

2nd by DJ

By Acclamation/Carried

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

25. 4:17 PM V18-375 935 Eastern River, Fall River

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant until September 30, 2022 with status report due August 1, 2022 by JD

2nd by DJ

By Acclamation/Carried

26. 4:24 PM V19-002 580 Mount Auburn Street, Cambridge

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for on-street parking or off-street accessible parking near location by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2 (Bathroom):

Motion to Grant until July 1, 2023 with status report due first business day in January 2023 by

JD

2nd AJ



By Acclamation/Carried

Discussion of Variance (Slope):

Motion to Grant by RG

2nd by EM

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant that the portable lift is deployed anytime public has access to inaccessible levels by JD

2nd by DJ

By Acclamation/Carried

27. 4:45 PM V19-273 26 Middleton Road, Boxford

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

Motion to Accept by JD

2nd by DJ

By Acclamation/Carried

28. 4:46 PM V21-058 181 Hillman Street, New Bedford

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Find request is untimely by JD

2nd by DJ

By Acclamation/Carried

29. 4:56 PM V21-145 4 Hartford North, Upton

Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Status Report:

JD Recused

Motion to Grant extension until July 31, 2022 by DJ

2nd by EM

By Acclamation/Carried

30. 4:58 PM V22-016 264 Huntington Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Deny by JD

2nd by EM

By Acclamation/Carried

31. 5:05 PM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions



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

5:06 PM End of meeting noted

Respectfully submitted,
Bradley Souders, Office Support Specialist

The following cases were postponed until April 25, 2022:

- Foxborough House of Pizza, 34 Central Street, Foxborough (V21-166)
- Building M, 40 Corey Street, Boston (V22-008)
- Building F, 30 Samuel Morse Way, Boston (V22-009)
- Somerset Middle School, 1141 Brayton Avenue, Somerset (V22-023)

Exhibit List

- Playgrounds, Various Streets, Westford (V22-015 and V22-016)
 - Exhibit – Variance Application and associated documents
- Brockton Behavioral Health, 34 North Pearl Street, Brockton (V22-019)
 - Exhibit – Variance Application and associated documents
- 9 Story Mixed Use, 340 Main Street, Worcester (V22-021)
 - Exhibit – Variance Application and associated documents
- 6 Unit Residential, 51 Breed Street, Boston (V22-025)
 - Exhibit – Variance Application and associated documents
- 2 Story Commercial, 14 Green Street, Northampton (V22-026)
 - Exhibit – Variance Application and associated documents
- Great Rock Church, 256 Andover Street, Danvers (V22-029)
 - Exhibit – Variance Application and associated documents
- Severance Hall, Wellesley College, Wellesley (V22-031)
 - Exhibit – Variance Application and associated documents
- 6 Story Mixed Use, 596-602 Broadway, Everett (V22-043)
 - Exhibit – Variance Application and associated documents
- 3 Story Residential, 25 Sachem Street, Boston (V22-044)
 - Exhibit – Variance Application and associated documents
- 4 Story Mixed Use, 180 Cambridge Street, Boston (V22-045)
 - Exhibit – Variance Application and associated documents
- Highrock Covenant Church, 735 Mass Ave, Arlington (V22-046)
 - Exhibit – Variance Application and associated documents
- Service Building, 6 East Drive, Amherst (V22-047)
 - Exhibit – Variance Application and associated documents
- Senior Center, 34 Quaker Meetinghouse Road, Sandwich (V22-048)
 - Exhibit – Variance Application and associated documents
- Pathway Learning Center, 51 Watertown Street, Watertown (V22-049)



- Exhibit – Variance Application and associated documents
- Great Boston Gastroenterology, 475 Franklin Street, Framingham (V22-050)
 - Exhibit – Variance Application and associated documents
- Saloniki, 316 Newbury Street, Boston (V22-024)
 - Exhibit #1 – Hearing packet AAB 1-26
 - Exhibit #2 – Presentation materials
 - Exhibit #3 – Seating chart
 - Exhibit #4 – Accommodation policy
- Waugh Building, 30 JFK Street, Cambridge (V22-022)
 - Exhibit #1 – Hearing packet AAB 1-71
 - Exhibit #2 – PowerPoint presentation
 - Exhibit #3 – Videos
- The Daily Catch, 323 Hanover Street, Boston (V22-052)
 - Exhibit – Variance Application and associated documents
- Edwards Middle School, 28 Walker Street, Boston (V22-053)
 - Exhibit – Variance Application and associated documents
- 12 Unit Residential, 40-42 Ashford Street, Boston (V22-054)
 - Exhibit – Variance Application and associated documents
- Bergen Circle Apartments, 15 Girard Avenue, Springfield (V22-055)
 - Exhibit – Variance Application and associated documents
- Strathmore Condos, 52 Strathmore Road, Boston (V22-056)
 - Exhibit – Variance Application and associated documents
- 3 Story Residential, 602 Canterbury Street, Boston (V22-012)
 - Exhibit – Variance Application and associated documents
- The Boarding House and the Pearl, 12 Federal Street, Nantucket (V22-040)
 - Exhibit – Variance Application and associated documents
- Samuel Watson Elementary School, 935 Eastern River, Fall River (V18-375)
 - Exhibit – Amended Variance Application and associated documents
- Story Chapel, 580 Mount Auburn Street, Cambridge (V19-002)
 - Exhibit – Amended Variance Application and associated documents
- Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)
 - Exhibit – Status Report and associated documents
- Hillman Street Complex, Building 9, 181 Hillman Street, New Bedford (V21-058)
 - Exhibit – Amended Application and associated documents
- Coach Road Apartments, 4 Hartford North, Upton (V21-145)
 - Exhibit – Status Report and associated documents
- Huntington Theatre Company, 264 Huntington Avenue, Boston (V22-014)
 - Exhibit – Amended Application and associated documents
- Minutes and Decisions
 - March 28, 2022 Minutes
 - Longfellow Apartments, 1200 Massachusetts Avenue, Cambridge (V21-082)
 - First United Methodist Church, 55 Fenn Street, Pittsfield (V21-190)

