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Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
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LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Board Meeting Minutes – April 22, 2024
Teams Meeting

This meeting was open to the public and began approximately 9:05 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Elizabeth Myska (EM)
Kathryn Denis (KD)
Pamela Daly (PD)
Joe Prochilo (JP)
Mary Mahon McCauley (MM)

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)

DG opened the meeting for Roll Call:

PM, KD, PD, MM, EM, JP



1. 9:05 AM V24-060 285 Westport Road, Dartmouth
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for clarification for height of the walls around the cave,
photographs, dimensions of both spaces, and test drawing of a lift by PD
2nd by JP
By Acclamation/Carried

Request 2
Motion to Grant as proposed by PM
2nd by JP
By Acclamation/Carried

Request 3
Motion to Grant as proposed by KD
2nd by PD
By Acclamation/Carried
2. 9:19 AM V24-061 & C23-162 354 North Main Street, Andover
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by PD
2nd by JP
By Acclamation/Carried
3. 9:29 AM V24-062 & C22-046 632-638 Centre Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by PD
2nd by KD
By Acclamation/Carried
4. 9:31 AM V24-063 266 Canal Street, Salem
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Deny Group 2 sinks by PD
2nd by PM
By Acclamation/Carried

Request 2- Group 1
Motion to Grant with usual conditions by PM
2nd by PD
By Acclamation/Carried

5. 9:36 AM V24-064 117, 127-129, New Bedford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant with usual conditions by PM
2nd by PD
By Acclamation/Carried

6. 9:37 AM V24-065 120 Seminary Avenue, Newton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
JD Recuses

Motion to Continue for the parking counts by use, public versus residential by
KD
2nd by PM
By Acclamation/Carried

- 7.10:22 AM Advisory Opinion Webster High School Exhibit-
Additional information
WJ presented documentation

Motion to Find that this is not within the auditorium so it does not meet the
requirement by PM
2nd By PD
Roll Call Vote
PM- yes
KD-yes
PD-yes
MM-yes
EM-yes
JP-yes
Motion Passes, 6 yes, 0 no, 0 abstention

8. 10:35 AM Advisory Opinion 50 Island Street, Lawrence
WJ presented documentation- Advisory Opinion Request

Motion to Find that if the building has any healthcare uses within it cannot use this
exception by PM
2nd by JP
By Acclamation/Carried

Question 2

Motion to Continue for floor plans by KD

2nd by JP

By Acclamation/Carried

9. 10:47 AM V18-086 1615 Beacon Street, Newton
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance

Motion to Schedule a Hearing by KD

2nd by MM

By Acclamation/Carried

10. 10:47 AM V20-066 3046 Main Street, Barnstable
Exhibit – Variance Application and associated documents
WJ presented documentation- Discussion of Variance:

Motion to Accept Status Report by PM

2nd by KD

By Acclamation/Carried

11. 11:00AM Hearing C22-041 136 Washington Street, Foxboro

DG opened the hearing, introduced Board and established procedures. Participants Adelle Reynolds, Andrew Chase, and Paul Hession are sworn in. Exhibit #1 –hearing packet AAB 1-127 is noted. The complainant, did not attend to present their document. WJ notes he thinks the staff's finding was correct. Discussion and Questions of Hearing:

Motion to Affirm the finding made by Board Staff by MM

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

MM- yes

EM- yes

JP- yes

Motion Passes, 6 yes, 0 no, 0 abstentions

12. 11:16 AM Advisory Opinion Benjamin Lincoln House, Hingham
Exhibit – Advisory Opinion Request Letter
WJ presented documentation – Letter

Motion to Find that an accessible, public route and an accessible entrance
to the second floor is necessary by MM
2nd by PM
By Acclamation/Carried

13. 11:29 AM V23-158 Various Streets, Boston
Exhibit- Variance Application and associated documents
WJ Presented Documentation- Discussion of Variances Requests
KD Recuses

#29
Motion to Grant with an annual status report by MM
2nd by PD
By Acclamation/Carried

#95
Motion to Grant with a one-year status report by PD
2nd by JP
By Acclamation/Carried
#101
Motion to Grant with an annual status report by PD
2nd by MM
By Acclamation/Carried

#102
Motion to Grant by PD
2nd by JP
By Acclamation/Carried

#148
Motion to Grant by PD
2nd by JP
By Acclamation/Carried

#151
Motion to Grant by PD
2nd by JP
By Acclamation/Carried

#155
Motion to Grant by PD
2nd by JP
By Acclamation/Carried

#198

Motion to Grant as long as they change the direction of the curb ramp by JP

2nd by PD

By Acclamation/Carried

#197

Motion to Continue for a plan for changing by the direction of the curb ramp by JP

2nd by PD

By Acclamation/Carried

#214

Motion to Grant by PD

2nd by JP

By Acclamation/Carried

#216

Motion to Grant by PD

2nd by JP

By Acclamation/Carried

#231

Motion to Grant by PD

2nd by JP

By Acclamation/Carried

#237

Motion to Grant, noting the intrusion of the tree is so significant that they are two separate walkways needing a new curb cut on the other side of the tree by PD

2nd by JP

By Acclamation/Carried

#243

Motion to Grant by JP

2nd by PD

By Acclamation/Carried

#244

Motion to Grant by PD

2nd by JP

By Acclamation/Carried

#245

Motion to Grant by JP

2nd by PD

By Acclamation/Carried

#246
Motion to Grant by PD
2nd by JP
By Acclamation/Carried

#247
Motion to Continue for cost to improve the directionality of the
curb cut by PD
2nd by JP
By Acclamation/Carried

#254
Motion to Continue for schematics on how steep the incline is
below the curb cut onto the street by PD
2nd by JP
By Acclamation/Carried

14. 1:00 PM Hearing V23-092 258 Chestnut Street, Chelsea

DG opened the hearing, introduced the Board, and established procedures. Participants Ted Butler of Capital Energy, Kevin Swansen- Garaventa Lift, Major Wendy Kountz, and Michael Muehe are sworn in. Exhibit #1 AAB 1-64 is noted. Ted Butler talks through an overview of the project for the Board. Major Wendy Kountz notes they are investing over \$200,000 into the project, but don't have much more money than that to invest. Kevin Swansen adds details for the construction of the lift. Discussions and questions of Hearing:

Michael Muehe testifies with concerns regarding the 49.5in depth of the proposed wheelchair lift; BCIL would support a time variance to allow the Salvation Army to fundraise for additional funds to install a fully compliant lift.

Motion to Grant by PD
2nd by MM
Roll Call Vote
PM- yes
KD- yes
PD- yes
EM- yes
JP- yes
MM- yes
Motion Passes, 6 yes, 0 no, 0 abstentions

15. 1:49 PM V24-011 2 Ionic Avenue, Worcester
WJ presented documentation – Discussion of Variance

Motion to Packet by PD
2nd by JP
By Acclamation/Carried

16. 9:55 AM V24-038 198 Commercial Street, Provincetown
Exhibit- Variance Application and associated documents
WJ Presented Documentation- Discussion of Variance

Request 1
Motion to Grant as proposed by KD
2nd by PM
By Acclamation/Carried

Requests 2 & 3
Motion to Continue for a feasibility study to widen the corridor by making the bathroom smaller or bedroom smaller, or both; noting the bathroom dimension is 4 inches too large by KD
2nd by PM
By Acclamation/Carried

Requests 4 & 5
Motion to Continue for more information on the specific 521 CMR code issues with Stair 1 by KD
2nd by PM
By Acclamation/Carried

Request 6
Motion to Table pending the outcome from requests 2 & 3 by PD
2nd by MM
By Acclamation/Carried

Requests 7 & 8
Motion to Grant by PD
2nd by KD
By Acclamation/Carried

17. 1:50 PM V24-043 1030 Turnpike Street, Canton
Exhibit- Accommodation policy
WJ presented documentation- Discussion of Policy

Motion to Grant with this Accommodation Policy by KD
2nd By PD
By Acclamation/Carried

18. 1:52 PM V24-057 1-31 Main Street, Taunton
Exhibit- MHC Letter and Additional Documents
WJ presented documentation- Petitioner's Response

Motion to Grant by PD
2nd by JP
By Acclamation/Carried

19. 2:00 PM Hearing V23-155 1500 Massachusetts Avenue, Arlington
DG opened the hearing, introduced the Board, and established procedures.
Participants Darin DiNucci, Emily Driscoll, Monte French, and Michael Muehe
are sworn in. Exhibit #1 AAB 1-122 is noted. Exhibit #2 AAB 1-2, an email is
noted. Discussions and questions of Hearing:

Michael Muehe testifies asking that the Board require a ground floor accessible
unit in this development

Motion to Deny full relief by PM
2nd by KD
Roll Call Vote
PM- yes
KD- yes
PD- yes
MM- yes
EM- yes
JP- yes
Motion Passes, 6 yes, 0 no, 0 abstentions

20. 3:11 PM Complaint Report
WJ Presents Complaint Report as of Q2 2024

21. 3:12 PM V24-048 5 Harvard Yard, Cambridge
WJ presented documentation- Petitioner's Response

Motion to Grant as proposed by KD
2nd by JP
By Acclamation/Carried

22. 4:05 PM V24-004 536 Massachusetts Avenue, Cambridge
Exhibit – Cambridge Historic Letter
WJ presented status update:

Motion to Schedule a Hearing by PM
2nd by KD
By Acclamation/Carried

23. 4:07 PM V24-055 Boston City Hall Plaza, Boston
WJ presented documentation- Amended Application, Letter

Motion to Grant the 36” wide ramps by KD
2nd by PD
By Acclamation/Carried

Motion to Grant door clearance, noting a staffer onsite to be able to help
people onto or off of the premises by PD

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

JP – yes

Motion Passes, 4 yes, 0 no, 0 abstentions

Motion to Find that to remind the applicant that full compliance with 521
CMR is required where relief was not granted including ramp handrails and
the interior door maneuvering clearance by KD

2nd by JP

By Acclamation/Carried

24. 4:35 PM Minutes and Decisions
Motion to Accept Minutes and Decisions from April 8, 2024 by JP

2nd by KD

Roll Call Vote

PM- abstains

KD- yes

PD- yes

JP – yes

Motion Passes, 3 yes, 1 abstention, 0 no

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- UMass Dartmouth LARTS Building, 285 Westport Road, Dartmouth (V24-060)
 - Exhibit – Variance Application and associated documents
- Aberdeen Condominium, 354 North Main Street, Andover (V24-061)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 632-638 Centre Street, Boston (V24-062)
 - Exhibit – Variance Application and associated documents
- Lore Apartments, 266 Canal Street, Salem (V24-063)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 117, 127-129 Union Street, New Bedford (V24-064)
 - Exhibit – Variance Application and associated documents
- Town Hall Building & Robin Dell Expansion Building, 120 Seminary Avenue, Newton (V24-065)
 - Exhibit – Variance Application and associated documents
- Suzuki School of Newton, 1615 Beacon Street, Newton (V18-086)
 - Exhibit – Variance Application and associated documents
- Olde Colonial Courthouse, 3046 Main Street, Barnstable (V20-066)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Various Streets, Boston (V23-158)
 - Exhibit – Variance Application and associated documents
- The Dance Complex, 536 Massachusetts Avenue, Cambridge (V24-004)
 - Exhibit – Variance Application and associated documents
- Creative Hub Community Arts Center, 2 Ionic Avenue, Worcester (V24-011)
 - Exhibit-Variance Application and associated documents
- Crew’s Quarters, 198 Commercial Street, Provincetown (V24-038)
 - Exhibit – Variance Application and associated documents
- La Distinction Academy, 1030 Turnpike Street, Canton (V24-043)
 - Exhibit – Variance Application and associated documents
- Boylston Hall, 5 Harvard Yard, Cambridge (V24-048)
 - Exhibit – Variance Application and associated documents
- Temporary Tunnel Exhibit, Boston City Hall Plaza, Boston (V24-055)
 - Exhibit – Variance Application and associated documents
- Union Block Condominiums, 1-31 Main Street, Taunton (V24-057)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion- Webster High School Auditorium
 - Exhibit- Advisory Opinion and supporting documents
- Advisory Opinion- 50 Island Street, Lawrence
 - Exhibit- Advisory Opinion and supporting documents
- Advisory Opinion- Benjamin Lincoln House, Hingham
 - Exhibit- Advisory Opinion and supporting documents
- Foxboro State Police Barracks, 136 Washington Street, Foxboro (C22-041)
 - Exhibit #1- AAB 1-127
- The Salvation Army, 258 Chestnut Street, Chelsea (V23-092)
 - Exhibit #1 – AAB 1-64
- Mixed Use Building, 1500 Massachusetts Avenue, Arlington (V23-155)
 - Exhibit #1- AAB 1-122
 - Exhibit #2 – AAB 1-2

- Complaint Report
 - Q2 2024
- Decisions and Minutes to approve from April 8, 2024
 - April 8, 2024, minutes
 - April 8, 2024, draft decisions