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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 25, 2022
Teleconference

This meeting was open to the public and began approximately 9:20AM.

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chairperson (PM)

Ana Julian (AJ)

David Johnson (DJ)

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:

MM, DJ, EM, AJ

1. 9:20 AM V21-166 34 Central Street, Foxborough
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Deny by DJ

2nd by MM

By Acclamation/Carried

2. 9:26 AM V22-008 40 Corey Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant and Accept withdrawal by DJ

2nd by AJ

By Acclamation/Carried

3. 9:31 AM V22-009 30 Samuel Morse Way, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant and Accept withdrawal by MM



2nd by DJ
By Acclamation/Carried

4. 9:34 AM V22-023 1141 Brayton Avenue, Somerset
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Schedule hearing and require dimensional plans by DJ
2nd by EM
By Acclamation/Carried

5. 9:35 am V22-058 590 Main Street, Melrose
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Packet by DJ
2nd by EM
Roll Call DG/Y, MM/Y, DJ/Y, EM/Y, AJ/A

6. 9:48 AM V22-059 214 Main Street, Amherst
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Packet by DJ
2nd by EM
By Acclamation/Carried

7. 9:49 AM V22-060 1420-1430 Massachusetts Avenue, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1 (lift):
Motion to Grant by DJ
2nd by AJ
By Acclamation/Carried

Discussion of Variance 2 (platform size):
Motion to Continue for test drawings showing full compliance by DJ
2nd by AJ
By Acclamation/Carried

Discussion of Variance 3 (head room):
Motion to Grant by MM
2nd by DJ
By Acclamation/Carried

8. 9:59 AM V22-061 21 Soldiers Field Place, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1 (group 2 sink depth):
Motion that no variance is required by MM
2nd by AJ



By Acclamation/Carried

Discussion of Variance 1 (group 1 sink depth):

Motion to Grant under the usual conditions by AJ

2nd by EM

By Acclamation/Carried

9. 10:07 AM V22-062 1550 Soldiers Field Road, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (group 1 sink depth)

Motion to Grant under the usual conditions by DJ

2nd by MM

By Acclamation/Carried

Motion to Deny group 2 by DJ

2nd by EM

By Acclamation/Carried

10. 10:12 AM V22-063 230 Beach Street, Revere

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by MM

2nd by DJ

By Acclamation/Carried

11. 10:16 AM V22-064 40 Highland Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by MM

2nd by DJ

By Acclamation/Carried

10:22 AM PM Arrived

12. 10:23 AM V22-065 88 East Newton Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (clear floor space):

Motion to Grant by PM

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2 (toilet height)

Motion to Continue for total amount of toilets provided at different heights by PM

2nd by MM

By Acclamation/Carried



Discussion of Variance 3 (location of mixing valves):

Motion to Continue for feasibility study separating mixing device from the shower and note that showerheads must comply with 521 CMR by PM

2nd by MM

By Acclamation/Carried

13. 10:44 AM V22-066 1160 Great Pond Road, North Andover

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by DJ

2nd by MM

By Acclamation/Carried

14. 10:49 AM V21-067 745 Atlantic Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for feasibility study of extending pedestrian path to 5-foot width by PM

2nd by DJ

By Acclamation/Carried

15. 11:00 AM Hearing declared regarding C21-005 231 Sutton Street, North Andover:

PM opened the hearing, introduced Board and established procedures. Deborah Ryan, Stephen Sakakeeny, Marc Lesser, William Joyce, and Gregory Smith, are sworn in. Exhibit #1 – the hearing packet AAB 1-354 is noted. Marc Lesser presented case history. Additional comments and testimony by Stephen Sakakeeny, Deborah Ryan, and William Joyce. Exhibit #2 – Assessment email is noted and accepted. Exhibit #3 – Assessed Value Analysis is noted and accepted. Discussion and Questions of Variance:

Motion to Find in favor of the Complainant and have staff issue First Notice by MM

2nd by DJ

By Acclamation/Carried

16. 11:54 AM V22-068 424 Belmont Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Deny by DJ

2nd by AJ

By Acclamation/Carried

Motion to Find if automatic door opener is provided then no variance is needed, and that parking lot does not comply with 521 CMR Section 23 by DJ

2nd by MM

By Acclamation/Carried

12:05 PM Lunch

17. 1:18 PM V12-270 351 Boylston Street, Boston



Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant until April 25, 2025 by MM

2nd by DJ

By Acclamation/Carried

18. 1:24 PM V20-192 96 Winthrop Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Accept withdrawal by PM

2nd by DJ

By Acclamation/Carried

19. 1:26 PM V21-108 129 Washington Street, Brighton

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (group 1 sink depths):

Motion to Grant under the usual conditions by PM

2nd by AJ

By Acclamation/Carried

Discussion of Variance 2 (kitchen outlets):

Motion to Grant by DJ

2nd by PM

By Acclamation/Carried

Discussion of Variance 3 (window outlets)

Motion to Grant as proposed by PM

2nd by MM

By Acclamation/Carried

20. 1:32 PM V21-168 156 Main Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by PM

2nd by DJ

By Acclamation/Carried

21. 1:45 PM V21-195 22-28 Mulberry Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Deny by DJ

2nd by MM

By Acclamation/Carried

22. 1:51 PM V21-199 1252-1270 Boylston Street, Boston

Exhibit – Variance Application and associated documents



WJ presented documentation – Discussion of Variance 1:

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

Discussion of Variance 2:

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

23. 2:18 PM V22-004 127 West Rodney French Boulevard, New Bedford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for pictures looking out from mezzanine level by DJ
2nd by AJ
By Acclamation/Carried

24. 2:42 PM V22-010 13 West Street, Douglas

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

25. 2:43 PM V22-024 316 Newbury Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

26. 3:09 PM V22-030 415 South Street, Waltham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

27. 3:10 PM V22-037 200 Berkeley Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by MM
2nd by PM
By Acclamation/Carried



28. 3:22 PM V22-050 475 Franklin Street, Framingham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Grant by PM
 2nd by DJ
 By Acclamation/Carried

29. 3:29 PM Minutes and Decisions
Exhibit – Minutes and Decisions and associated documents
WJ presented documentation – Discussion of Minutes and Decisions:
 Motion to Accept by DJ
 2nd by PM
 Roll Call DG/A, PM/Y, MM/Y, DJ/Y, AJ/Y

3:31 End of meeting noted

Respectfully submitted,
Bradley Souders, Office Support Specialist

The following cases were postponed until May 9, 2022:

- Eliot Tower Complex, Summit Road, Milton (V21-183)
- Osmund Building, 87-103 Liberty Street, Lynn (V22-051)
- 12 Unit Residential, 40-42 Ashford Street, Boston (V22-054)

Exhibit List

- Foxborough House of Pizza, 34 Central Street, Foxborough (V21-166)
 - Exhibit – Amended Variance Application and associated documents
- Building M, 40 Corey Street, Boston (V22-008)
 - Exhibit – Variance Application and associated documents
- Building F, 30 Samuel Morse Way, Boston (V22-009)
 - Exhibit – Variance Application and associated documents
- Somerset Middle School, 1141 Brayton Avenue, Somerset (V22-023)
 - Exhibit – Variance Application and associated documents
- Soldiers and Sailors Memorial Building, 590 Main Street, Melrose (V22-058)
 - Exhibit – Variance Application and associated documents
- The Evergreens, 214 Main Street, Amherst (V22-059)
 - Exhibit – Variance Application and associated documents
- 6 Story Commercial, 1420-1430 Massachusetts Avenue, Cambridge (V22-060)
 - Exhibit – Variance Application and associated documents
- Soldiers Field Place Condominium, 21 Soldiers Field Place, Boston (V22-061)
 - Exhibit – Variance Application and associated documents
- Residences at 1550 Soldiers Field Road, 1550 Soldiers Field Road, Boston (V22-062)
 - Exhibit – Variance Application and associated documents
- First Congregational Church of Revere, 230 Beach Street, Revere (V22-063)
 - Exhibit – Variance Application and associated documents
- Paige Academy, 40 Highland Avenue, Boston (V22-064)



- Exhibit – Variance Application and associated documents
- Shattuck Hospital Replacement, 88 East Newton Street, Boston (V22-065)
 - Exhibit – Variance Application and associated documents
- Brooks School Boathouse, 1160 Great Pond Road, North Andover (V22-066)
 - Exhibit – Variance Application and associated documents
- Sidewalk, 745 Atlantic Avenue, Boston (V22-067)
 - Exhibit – Variance Application and associated documents
- Cash Energy Condominium, 231 Sutton Street, North Andover (C21-005)
 - Exhibit #1 – Hearing packet AAB 1-354
 - Exhibit #2 – Assessment email
 - Exhibit #3 – Assessed Value Analysis
- El Basha Restaurant, 424 Belmont Street, Worcester (V22-068)
 - Exhibit – Variance Application and associated documents
- Arlington Street Church, 351 Boylston Street, Boston (V12-270)
 - Exhibit – Amended Variance Application and associated documents
- The Boiling Crab, 96 Winthrop Street, Cambridge (V20-192)
 - Exhibit – Variance Application and associated documents
- Avalon Brighton, 139 Washington Street, Brighton (V21-108)
 - Exhibit – Amended Variance Application and associated document
- Elwood Adams Apartments, 156 Main Street, Worcester (V21-168)
 - Exhibit – Variance Application and associated documents
- Alta Seven Hills, 22-28 Mulberry Street, Worcester (V21-195)
 - Exhibit – Variance Application and associated documents
- 15 Story Residential, 1252-1270 Boylston Street, Boston (V21-199)
 - Exhibit – Variance Application and associated documents
- The Dough Company, 127 West Rodney French Boulevard, New Bedford (V22-004)
 - Exhibit – Variance Application and associated documents
- Riddlebrook Apartments, 13 West Street, Douglas (V22-010)
 - Exhibit – Variance Application and associated documents
- Saloniki, 316 Newbury Street, Boston (V22-024)
 - Exhibit – Variance Application and associated documents
- Brown Social Science Center, 415 South Street, Waltham (V22-030)
 - Exhibit – Variance Application and associated documents
- 200 Berkeley Building, 200 Berkeley Street, Boston (V22-037)
 - Exhibit – Variance Application and associated documents
- Greater Boston Gastroenterology, 475 Franklin Street, Framingham (V22-050)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from April 11, 2022
 - April 11, 2022 Minutes
 - Saloniki, 316 Newbury Street, Boston (V22-024)
 - Waugh Building, 30 JFK Street, Cambridge (V22-022)

