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

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UNDERSECRETARY OF CONSUMER
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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 24, 2023
Teleconference

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

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Jeffrey Dougan (JD)
Raymond Glazier (RG)
David Johnson (DJ)
Ana Julian (AJ)
Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
James Plotkin – Legal Counsel (JP)
Jamie Dalton – Legal Counsel (JaD)
Bradley Souders – Office Support Specialist (BS)
Andrew Chase – Compliance Officer (AC)

DG opened the meeting for Roll Call:

PM, JD, RG, DJ, EM, AJ

1. 9:05 AM V23-067 2 Washington Street, Peabody

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant for this use only by JD
2nd by DJ
By Acclamation/Carried

2. 9:18 AM V23-068 196 Havre Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawing and cost estimate showing doors on both side of lift allow-
ing entry into the lobby, and automatic door opener for lift by JD
2nd by DJ
By Acclamation/Carried



3. 9:28 AM V23-69 200 Quannapowitt Parkway, Wakefield

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

4. 9:29 AM V23-070 99 Brattle Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on the condition of wayfinding signage for elevator by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by DJ

2nd by AJ

By Acclamation/Carried'

Discussion of Variance 3:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

5. 9:34 AM V23-071 0 Browns Wharf, Newburyport

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by JD

2nd by DJ

By Acclamation/Carried

Motion to Find that gravel surface at patio does not comply with 521 CMR by PM

2nd by DJ

By Acclamation/Carried

Motion to Find that the 2nd floor bathroom is non-compliant with 521 CMR 30 by JD

2nd by PM

By Acclamation/Carried

6. 9:44 AM V23-072 386 Commercial Street, Provincetown

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to continue for more information on cost estimates of converting the café, the value of the restaurant including ownership of buildings, and cost estimates and test drawing showing access to the courtyard only by JD

2nd by DJ



By Acclamation/Carried

7. 9:54 AM V23-073 1 Salt Island Road, Gloucester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2

Motion to Continue for feasibility study to provide accessible route adjacent to Witham street

by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 3

Motion to Grant on the condition that information about sloped parking space is posted on website during booking by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 4

Motion to Grant by PM

2nd by AJ

By Acclamation/Carried

8. 10:10 AM V23-074 16 Union Street, Tisbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawings showing compliant walkway by DJ

2nd by JD

By Acclamation/Carried

Motion to Find that granite curbing is not an acceptable surface for the walkway due to slip hazards in compliance with 521 CMR section 29, the granite curb as-is is not flush with the walkway, and the 42 inch clearance for entrance is only for doors not equipped with a closer by, stairs are required to have handrails on both sides by JD

2nd by EM

By Acclamation/Carried

Motion to Continue for test drawings showing proposed height of last step by JD

2nd by DJ

By Acclamation/Carried



9. 10:40 AM V23-075 4 Campus Drive, Norton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for re-submission of information breaking down each variance request instead of blanket request with cost estimates for each by JD

2nd by RG

By Acclamation/Carried

10. 10:44 AM V23-076 74 Snow Street, Fitchburg

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for more information on usage of stage, who can access pulpit and stage, and if they are paid employees of the Church, and if stage is used only by employees that plans are stamped to indicate that by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant for this use only by JD

2nd by PM

By Acclamation/Carried

11. 11:00 AM Hearing declared regarding V23-024 343-345 Chelsea Street, Boston:

DG opened the hearing, introduced Board and established procedures. Participants Dan Artiges Frank Schirripa, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-34 is noted. Dan Artiges presented application. Exhibit #2 – Pictures is noted and accepted. Exhibit #3 – BCIL letter of opposition noted and accepted. Additional comments and testimony provided by Frank Schirripa and Michael Muehe. Discussion and Questions of Hearing:

Motion to take under advisement by DJ

2nd by JD

By Acclamation/Carried

12. 1:00 PM Hearing declared regarding V23-044 176 Harvard Avenue, Allston:

PM Recused

DG opened the hearing, introduced Board and established procedures. Participants Keith Flanders, Patrick Siu, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-77 is noted. Exhibit #2 – AAB 1-10. Keith Flanders presented application. Additional comments and testimony provided by Patrick Siu and Michael Muehe. Discussion and Questions of Hearing:

Motion to Grant on the condition that two way intercom system is utilized with an illuminated menu, signage with services provided including ISA placard, staff is trained to prioritize



service of persons needed accessibility features, shortest ramp that is 48 inches wide and cut sheet provided to Board, and cut sheet showing deployment of longest possible ramp to maintain maneuverability, and Board review of staff training material, the installation of an awning if authorized by the city of Boston, and information posted on website by JD

2nd by RG

By Acclamation/Carried

13. 1:47 PM V23-045 378 Plantation Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition a handrail on the wetlands side is provided for the entire run and the width is 5 feet by JD

2nd by

JD/Y, RG/Y, DJ/Y, EM/A, AJ/Y

14. 2:00 PM Hearing declared regarding V23-035 15-21 Lexington Street, Newton:

DG opened the hearing, introduced Board and established procedures. Participants Christopher Tuck, Michelle Tuck, Dante Capasso, Jini Fairley, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-20 is noted. Dante Capasso presented application. Exhibit #2 – proposed drawings noted and accepted. Additional comments and testimony provided by Christopher Tuck, Michelle Tuck, Michael Muehe. Discussion and Questions of Variance 1 (parking):

Motion to Grant on the condition that Newton COD conditions are utilized by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2 (Group 1 washer/dryer)

Motion to grant on the condition of the reasonable accommodation policy and Newton COD conditions are utilized by JD

2nd by DJ

By Acclamation/Carried

15. 2:44 PM V23-077 2240 Iyannough Road, Barnstable

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant door in series request by PM



2nd by JD
By Acclamation/Carried

16. 2:53 PM Continued deliberations of V23-024

Exhibit – Hearing packet and associated documents

WJ presented documentation – Discussion of Hearing:

Motion to Continue for stamped engineering report showing what the concrete beam is supporting, and pictures showing location of utilities in basement by DJ

2nd by JD

By Acclamation/Carried

17. 3:15 PM V23-054 25 Prospect Street, Northampton

EM Departed

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to grant until 10/01/24 with semiannual status reports due 12/1/23 by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2A and B:

Motion to Continue for feasibility study making parking space accessible while maintain passenger drop off zone by JD

2nd by DJ

By Acclamation/Carried

2B:

Motion to Continue to require petitioner to engage in the MHC consultation process by JD

2nd by DJ (entrance)

By Acclamation/Carried

Discussion of Variance 3A-3C:

Motion to Continue for test drawings and feasibility study for LULA by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3B:

Motion to Grant relief to 26.5 and 26.6 by JD

2nd by DJ

By Acclamation/Carried

Motion to Deny relief to 26.11 by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3C:



Motion to Continue to request enlarged plans with dimensions for all accessible restrooms by JD
2nd by PM
By Acclamation/Carried

Motion to Find toilet room 101A does not confirm 30.6.1.a and 44.6.2.a for the 101A ensuite shower room by JD
2nd by PM
By Acclamation/Carried

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

18. 3:45 PM V23-058 197 Main Street, Gloucester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for test drawings and cost estimates for making 5 unique offices compliant by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2:
Motion to Continue for more information on who has access to the vaults or if this space is employee-only by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 3:
Motion to Continue for more information on who has access to the vaults or if this space is employee-only by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 4:
Motion to Order petitioner provide Board with proposed finished plans by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 5:
Motion to Find no variance required by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 6:



Motion to Find no variance required by JD
2nd by DJ
By Acclamation/Carried

19. 4:02 PM C22-024 58 South St, Quincy
Exhibit – Complaint and associated documents

AC presented documentation – Discussion of Complaint:

Motion to Order property owner through the condo association to provide a sworn affidavit of all money spent on work from January 1 2019 through present date, and provide signed contracts for work performed by JD

2nd by DJ

By Acclamation/Carried

20. 4:09 PM V23-037 50 Bartlett Street, Andover

AJ Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that the Board does not expect to issue any continuances by JD

2nd by DJ

By Acclamation/Carried

Motion to Continue to explore installing inclined wheelchair lift at stars by JD

2nd by PM

By Acclamation/Carried

21. 4:19 PM 278 Derby Street, Salem V23-032

DG Departed

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by DJ

By Acclamation/Carried

22. 4:22 PM V22-164 327 Quaker Meeting House Road, Sandwich

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant for this use only by JD

2nd by DJ

By Acclamation/Carried

23. 4:24 PM V23-040 1 Johnny Cake Hill, New Bedford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant for this use only by JD

2nd by DJ

By Acclamation/Carried



24. 4:33 PM V23-051 44 Old Upton Road, Grafton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant for this use only by DJ

2nd by JD

By Acclamation/Carried

25. 4:35 PM V23-053 48 Village Street, Reading

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that space and wiring is provided for the future installation of a wheelchair lift and advertise to all future buyers by JD

2nd by DJ

By Acclamation/Carried

26. 4:50 PM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions:

Motion to Approve minutes by JD

2nd by DJ

By Acclamation/Carried

Motion to Approve V23-017 Decision by JD

2nd by DJ

By Acclamation/Carried

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibit List

- Hotel, 2 Washington Street, Peabody (V23-067)
 - Exhibit – Variance Application and associated documents
- 4 Story Residential, 196 Havre Street, Boston (V23-068)
 - Exhibit – Variance Application and associated documents
- Mixed Use Residential, 200 Quannapowitt Parkway, Wakefield (V23-069)
 - Exhibit – Variance Application and associated documents
- Reed and Burnham Hall, 99 Brattle Street, Cambridge (V23-070)
 - Exhibit – Variance Application and associated documents
- The Goat Restaurant, 0 Browns Wharf, Newburyport (V23-071)
 - Exhibit – Variance Application and associated documents
- The Waterford Inn, 386 Commercial Street, Provincetown (V23-072)
 - Exhibit – Variance Application and associated documents
- Good Harbor Beach Inn, 1 Salt Island Road, Gloucester (V23-073)
 - Exhibit – Variance Application and associated documents



- Building E, 16 Union Street, Tisbury (V23-074)
 - Exhibit – Variance Application and associated documents
- Stanton Hall, 4 Campus Drive, Norton (V23-075)
 - Exhibit – Variance Application and associated documents
- Church, 74 Snow Street, Fitchburg (V23-076)
 - Exhibit – Variance Application and associated documents
- Commercial Building, 343-345 Chelsea Street, Boston (V23-024)
 - Exhibit #1 – Hearing packet AAB 1-34
 - Exhibit #2 – Picture portfolio
 - Exhibit #3 – BCIL letter of opposition
- Bubble Tea Shop, 176 Harvard Avenue, Allston (V23-044)
 - Exhibit #1 – Hearing packet AAB 1-77
 - Exhibit #2 – AAB 1-10
- Inpatient Building, 378 Plantation Street, Worcester (V23-045)
 - Exhibit – Variance Application and associated documents
- CityLine Apartments, 15-21 Lexington Street, Newton (V23-035)
 - Exhibit #1 –Hearing packet AAB 1-20
 - Exhibit #2 – proposed drawings
- Nickerson Admin Building, 2240 Iyannough Road, Barnstable (V23-077)
 - Exhibit – Variance Application and associated documents
- Talbot House, 25 Prospect Street, Northampton (V23-054)
 - Exhibit – Variance Application and associated documents
- Police Courthouse, 197 Main Street, Gloucester (V23-058)
 - Exhibit – Variance Application and associated documents
- Aquarius Estates Condominium, 58 South St, Quincy (C22-024)
 - Exhibit – Complaint and associated documents
- Doherty Middle School, 50 Bartlett Street, Andover (V23-037)
 - Exhibit – Variance Application and associated documents
- Bit Bar, 278 Derby Street, Salem (V23-032)
 - Exhibit – Variance Application and associated documents
- Childcare Center, 327 Quaker Meeting House Road, Sandwich (V22-164)
 - Exhibit – Amended Variance Application and associated documents
- 2 Story Commercial, 1 Johnny Cake Hill, New Bedford (V23-040)
 - Exhibit – Variance Application and associated documents
- Silver Spruce Montesorri School, 44 Old Upton Road, Grafton (V23-051)
 - Exhibit – Variance Application and associated documents
- Residential Building, 48 Village Street, Reading (V23-053)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from April 10, 2023
 - Exhibit – March 27, 2023 minutes
 - Exhibit – April 10, 2023 minutes
 - Exhibit – 100 Trade Center, 100 Trade Center Drive, Woburn (V23-017) Decision

