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

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SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

**Architectural Access Board
Meeting Minutes – April 28, 2025,
Teams Meeting**

This meeting was open to the public and began at approximately 9:04 AM
Architectural Access Board member attendance:

Patricia Mendez, Vice Chair (PM)
Elizabeth Myska (EM)
Jeff Dougan (JD)
Kay Bell (KB)
Kathryn Denis (KD)
Pamela Daly (PD)
Elizabeth Myska (EM)
Joe Prochilo (JP)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
Jamie Dalton – Board Counsel (JaD)
Molly Griffin – Program Coordinator (MG)
Arelyn Benitez- Compliance Officer (AB)

PM opened the meeting for Roll Call:
KD, PD, JD, EM, KB, JP (joins late)

1. 9:06 AM V25-054 9 Village Green Street, Plymouth
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by KD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

2. 9:08 AM V25-055 238 Main Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant the LULA by PD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Find the walkway has an exact slope of 5% and if they go above this it would be considered a ramp and curved ramps are not allowed by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

3. 9:15 AM V25-056 700 Centre Street, Newton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by PD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

4. 9:23 AM V25-057 401 Park Drive, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention – Motion Passes

5. 9:27 AM V25-058 48 Clinton Street, Framingham
Exhibit- Variance Application and associated documents
WJ presented documentation- Discussion of Variance

Motion to Grant on the condition they submit an accommodation policy for review by PD
2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

6. 9:43 AM V25-059 1219 State Street, Springfield
Exhibit-Variance application and associated documents
WJ presented documentation- Discussion of Variance

28.1

Motion to Grant for this use only on the condition that there are no unique services
on the inaccessible level by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD-yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

20.11.1

Motion to Find there is no second means of accessible egress by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD-yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that in the accessible stalls the doors swing inward rather than outward by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD-yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

7. 9:55 AM V25-060 259-267 Summer Street, Boston
WJ presented documentation- Variance Application and associated documents
PM Recuses- JD is acting Chair

Motion to Continue for feasibility and cost studies of providing accessible storage and accessible bike storage on an accessible level by KD

2nd by PD

Roll Call Vote

PD- yes

KD- yes

JD- yes

EM- yes

KB- yes

PM- recuses

5 yes, 0 no, 1 abstention- Motion Passes

8. 10:10AM V25-061 3 Map Hill Drive, Wellesley
WJ presented documentation- Variance Application and associated documents

Motion to Continue for a more well-developed accommodation policy, how themed groups are assigned and clarification regarding the Board's jurisdiction by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP-yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention – Motion Passes

9. 10:32 AM V25-062 30 Bickford Street, Boston
WJ presented documentation- Variance Application and associated documents
KD Recuses

Motion to Grant by JD

2nd by KB

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

6 yes, 0 no, 1 abstention- Motion Passes

10. 10:38 AM V25-063 124 Watertown Street, Watertown
WJ presented documentation- Variance Application and associated documents
KD Recuses

Motion to Packet by JD

2nd by JP

Roll Call Vote

KD- recuses

PD-yes

JD- yes

EM- yes

JP- yes

KB- abstain

PM- yes

4 yes, 0 no, 2 abstention- Motion Passes

11. 10:40 AM

V25-064

225 South Street,

Williamstown

WJ presented documentation- Variance application and associated documents

KD Recuses

Motion to Grant by PD

2nd by JD

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

6 yes, 0 no, 1 abstention- Motion Passes

12. 10:46 AM

V25-065

Hemenway Street, Boston

WJ presented documentation- Variance application and associated documents

KD Recuses

23.3 and 23.4

Motion to Continue for clarification of their request by JD

2nd by JP

Roll Call Vote

KD- recuse

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

6 yes, 0 no, 1 abstention- Motion Passes

21.8

Motion to Deny by JD

2nd by PD

Roll Call Vote

KD- recuse

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

6 yes, 0 no, 1 abstention- Motion Passes

11:00 AM Hearing C23-034 617 Main Street, Lynnfield

PM opened the hearing, introduced the Board, and established procedures. Participants Leslie Scott-Lysan, Arelyn Benitez, William Joyce, and Joe O'Callaghan, building inspector for Lynnfield, are sworn in. Exhibit #1 AAB 1-55 is noted. Leslie Scott-Lysan, as the complainant, gives an overview of the complaint. WJ gives the procedural history of this complaint and the dismissal for lack of jurisdiction. Joe O'Callaghan notes the amount of work done on the building did not trigger a requirement for an accessible entry, and the work that was done complies with 521 CMR where needed. Discussion and questions of hearing.

Motion to Uphold the prior decision by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB-yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

13. 11:31 AM

V25-066

123 Newbury Street, Boston

WJ presented documentation- Variance application and associated documents

25.1

Motion to Grant on the condition that the menu is posted on Newbury street side along with a buzzer, that the back door is welcoming and well-lit, and information is posted on their website, and appropriate training is given to their staff by PD

2nd by EM

Roll Call Vote

KD- yes

PD- yes

JD- abstains

EM- yes

JP- yes

KB-yes

PM- yes

6 yes, 0 no, 1 abstention- Motion Passes

Headroom

Motion to Grant JP

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- abstains

EM- yes

JP- yes

KB-yes

PM- yes

6 yes, 0 no, 1 abstention- Motion Passes

1:00 PM Hearing

C20-036

315 Morse Street, Norwood

PM opened the hearing, introduced the Board, and established procedures. Participants Brandon Kalamvokis, William Joyce, and Michael Muehe are sworn in. Exhibit #1 AAB 1-27 is noted. Brandon Kalamvokis as one of the complainants gives an overview of the complaint and its history to the Board. WJ gives a brief administrative summary for the Board, and notes that the Respondent has not communicated with the Board or provided any proof of compliance or plan and WJ recommends a Fine Hearing for their failure to appear. WJ recommends the Board order the Respondent to submit a compliance plan on a relatively short timeframe. Discussion and questions of hearing.

Motion to Order proof of compliance within 7 days of receipt of the order by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

Motion to Find in favor of the complainant by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

14. 1:21 PM

V25-067

3000 Mystic Valley Parkway,

Medford

WJ presented documentation- Variance application and associated documents

Motion to Packet by KD

2nd by JP

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

15. 1:22 PM

V25-068

3002 Mystic Valley Parkway,

Medford

WJ presented documentation- Variance application and associated documents

Motion to Packet by PD

2nd by JP

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

16. 1:23PM V25-072 215 Central Street, Abington

WJ presented documentation- variance applications and documents

Motion to Find no variance is required by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

17. 1:28 PM V18-259 335 Commercial Street, Provincetown

WJ presented documentation- amended application

Motion to Grant timed relief until 1/1/26, noting that the Board is not inclined to offer an extension, and on the conditions that the plan is compliant, and the accessible temporary toilet is on an accessible route by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

18. 1:37 PM V21-054 8 Ashton Street, Boston

WJ presented documentation- additional documents

Motion to Allow a staff complaint by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

19. 1:39 PM V23-150 107 Simarano Drive, Marlborough

WJ presented documentation- amended application

KD Recuses

Motion to Grant on the condition that they keep 2 or 3 on hand for request, and the standard lease language by JD

2nd by KB

Roll Call Vote

KD- recuses

PD- no

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

5 yes, 1 no, 1 abstention- Motion Passes

20. 1:50 PM V24-115 Medford Street, Somerville

WJ presented documentation- additional documents

Motion to Grant on the condition a handrail is installed on the wall-side for the entire 30 feet by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

2:00 PM Hearing C23-078 19 Monsignor Reynolds Way, Boston

PM opened the hearing, introduced the Board, and established procedures. Participants Dawn Oates, Helene Maichle, David Gleich (BHA), Michael Muehe, and William Joyce are sworn in. Exhibit #1 AAB 1-298 is noted. Dawn Oates, as the complainant, testifies first and gives an overview of the ongoing issues at BHA properties. Ms. Oates requests that the Board schedule a fine hearing and investigate the full scope of accessibility issues. William Joyce responds briefly regarding administrative items. David Gleich speaks on behalf of the BHA. Michael Muehe testifies. Discussions and questions of hearing.

Motion to Take this under advisement by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

9 yes, 0 no, 0 abstention- Motion Passes

Motion to Order that the BHA keep the elevator in consistent operation, provide to the Board the executed contract for the hoisting and door upgrade and estimate of when that work will be completed, to keep a log of elevator outages-the outage time beginning when BHA staff or its agent was notified of outage and ending when elevator is fully functioning for residents again and is available to be travelled among levels of the building including brief unscheduled outages, and to report that to the Board every 30 days going forward, , and to require Respondent to update the elevator-down-protocol website with the links to the protocols in other languages in the language they are posted within 48 hours, and to upgrade the one-page hard copy elevator protocols that are posted to be in Spanish and Chinese also, to prominently post the details of scheduled outages for residents' review, and by May 9 to send the Board an updated copy of the new hard copy postings.

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

17. 3:25 PM

V24-154 & C24-040

42 Harrison Archway,

Boston WJ presented documentation- Additional Information

Motion to Grant the extension and to Order reporting of elevator outages and down times every 30 days, and to post elevator outage protocols in the elevator, and to promptly deliver hard copies of the the protocol to residents by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

18. 3:37 PM V25-044 3 & 5 Rockefeller Road, South Hadley

WJ presented documentation- Packeted case

1

Motion to Grant until 10/1/2027 with annual status reports beginning 1/1/2026 by

JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

2

Motion to Deny by PD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

3

Motion to Grant on the condition that stairs comply by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

4

Motion to Continue for a plan where noncompliant doors will remain and cost estimates, and a cost estimation and feasibility study for using offset hinges by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

5

Motion to Grant as proposed by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

6

Motion to Grant as proposed by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

19. 3:56 PM V25-045 101 Dunster Street, Cambridge
WJ presented documentation- Packeted case

Entrances

Motion to Grant as proposed by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

Stair Handrails
Motion to Grant as proposed by JD
2nd by KB
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
JP- yes
KB- yes
PM- yes
7 yes, 0 no, 0 abstentions- Motion Passes

20. 4:05 PM V25-004 234 Earle Street, New Bedford
WJ presented documentation- Additional Information

Motion to Find no variance is required by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
JP- yes
KB- yes
PM- yes
7 yes, 0 no, 0 abstentions- Motion Passes

21. 4:06 PM V25-022 Hadley, Parker, Cambridge, and Stark
Streets, Boston
WJ presented documentation- Additional Information
KD Recuses

Motion to Grant by JD
2nd by JP
Roll Call Vote
KD- recused
PD- yes
JD- yes
EM- yes
JP- yes
KB- yes
PM- yes

6 yes, 0 no, 1 abstention- Motion Passes

22. 4:12 PM V25-023 17-19 Prospect Street, Northampton
WJ presented documentation- Additional Information

Motion to Deny by PD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

23. 4:19 PM V25-028 78 Brattle Street, Cambridge
WJ presented documentation- Additional Information

Motion to Grant by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

24. 4:22 PM V25-029 265 Riverside Street, Lowell
WJ presented documentation- Additional information

Motion to Packet by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

25. 4:23 PM V25-039 49 6th Street and Thorndike Street, Cambridge
WJ presented documentation- Additional Information

Motion to Grant compliant wall-side handrails by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

26. 4:10 PM Minutes and Decisions
WJ presented documentation- minutes and decisions

Motion to Accept minutes and decisions by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstentions- Motion Passes

Respectfully submitted,

Molly Griffin, Program Coordinator

Exhibit List

- Rowen, 9 Village Green South, Plymouth (V25-054)
 - Exhibit – Variance Application and associated documents
- Source Taverna and Monarch Lounge, 238 Main Street, Cambridge (V25-055)
 - Exhibit- Variance Application and associated documents
- The Carroll Center for the Blind, 700 Centre Street, Newton (V25-056)
 - Exhibit- Variance Application and associated documents
- Bright Horizons, 401 Park Drive, Boston (V25-057)
 - Exhibit- Variance Application and associated documents
- Renewed Baptist Church of Framingham, 48 Clinton Street, Framingham (V25-058)
 - Exhibit- Variance Application and associated documents
- Lee's Taekwando at Springfield 2, 1219 State Street, Springfield (V25-059)
 - Exhibit- Variance Application and associated documents
- Mixed Use Building, 259-267 Summer Street, Boston (V25-060)
 - Exhibit- Variance Application and associated documents
- Babson Keith Hall, 3 Map Hill Drive, Wellesley (V25-061)
 - Exhibit- Variance Application and associated documents
- Mildred C. Hailey Apartments, Plant Court, 30 Bickford Street, Boston (V25-062)
 - Exhibit- Variance Application and associated documents
- Watertown Parker Building, 124 Watertown Street, Watertown (V25-063)
 - Exhibit- Variance Application and associated documents
- The Sterling and Francine Clark Art Institute, 225 South Street, Williamstown (V25-064)
 - Exhibit- Variance Application and associated documents
- Curb Ramps, Hemenway Street, Boston (V25-065)
 - Exhibit- Variance Application and associated documents
- Café Space, 123 Newbury Street, Boston (V25-066)
 - Exhibit- Variance Application and associated documents
- Medford Andrews School, 3000 Mystic Valley Parkway, Medford (V25-067)
 - Exhibit- Variance Application and associated documents
- Medford McGlynn School, 3002 Mystic Valley Parkway, Medford (V25-068)
 - Exhibit- Variance Application and associated documents
- New Abington Fire Headquarters, 215 Central Street, Abington (V25-072)
 - Exhibit- Variance Application and associated documents
- The Squealing Pig, 335 Commercial Street, Provincetown (V18-259)
 - Exhibit- Amended Application
- Residential Building, 8 Ashton Street, Boston (V21-054)
 - Exhibit- Additional Information
- Residential Building, 107 Simarano Drive, Marlborough (V23-150)

- Exhibit- Amended Application
- Sidewalk Green Line Extension, Medford Street, Somerville (V24-115)
 - Exhibit- Additional information
- Ruth Barkley Apartments, 42 Harrison Archway, Boston (V24-154 & C24-040)
 - Exhibit- Additional Information
- Harmony House, 234 Earle Street, New Bedford (V25-004)
 - Exhibit- Additional Information
- Various Curb Cuts, Hadley, Parker, Cambridge, and Stark Streets, Boston (V25-022)
 - Exhibit- Additional Information
- Lamont House, 17-19 Prospect Street, Northampton (V25-023)
 - Exhibit- Additional Information
- Greenleaf House, 76 Brattle Street, Cambridge (V25-028)
 - Exhibit- Additional Information
- UMass Lowell Olney Hall, 265 Riverside Street, Lowell (V25-029)
 - Exhibit- Additional Information
- Sacred Heart Roman Catholic Church Rehab, 49 6th Street and Thorndike Street, Cambridge (V25-039)
 - Exhibit- Additional Information
- Rockefeller Hall North and South, 3 & 5 Rockefeller Road, South Hadley (V25-044)
 - Exhibit- Packeted application
- Eliot House, 101 Dunster Street, Cambridge (V25-045)
 - Exhibit- Packeted application
- Residential Building, Lynnfield Meeting House, 35 South Common, Lynn (C23-034)
 - Exhibit #1- AAB 1-55
- Plaza, 315 Morse Street, Norwood (C20-036)
 - Exhibit #1- AAB 1-27
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
 - Exhibit #1- AAB 1-298
 - Exhibit #2- a contract
- Minutes and decisions from the April 7, 2025, meeting
 - Exhibit- draft minutes and decisions