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

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OCCUPATIONAL LICENSURE

**Architectural Access Board
Meeting Minutes – April 7, 2025,
Teams Meeting**

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

Dawn Guarriello, Chair (DG)
Patricia Mendez, Vice Chair (PM)
Elizabeth Myska (EM)
Jeff Dougan (JD)
Kay Bell (KB)
Kathryn Denis (KD)
Pamela Daly (PD)
David Johnson (DJ)
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)
Arellyn Benitez- Compliance Officer (AB)

DG opened the meeting for Roll Call:
PM, KD, PD, DJ, JD, EM, JP, KB

1. 9:05 AM

V25-043

Watertown Street at Chapel Street

Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Request 1

Motion to Grant by PM

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

9 yes, 0 no, 0 abstention- Motion Passes

Request 2

Motion to Grant on the condition that there is a differentiation
of color and texture between the furniture zone and the path
of travel by PM

2nd by JD

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 abstentions- Motion Passes

2. 9:22 AM V25-044 3- 5 Rockefeller Road, South Hadley

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by DJ

2nd by JP

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

3. 9:24 AM V25-045 101 Dunster Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by PM

2nd by JD

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

4. 9:25 AM

V25-046

One Science Park, Boston

WJ presented documentation – Discussion of Variance:

9 yes, 0 no, 0 abstention – Motion Passes

9 yes, 0 no, 0 abstention- Motion Passes

510 Washington Street, Canton

Exhibit-Variance application and associated documents
WJ presented documentation- Discussion of Variance

Motion to Grant as proposed by PM

2nd by KB

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

7. 9:35 AM V25-049 99 W. Main Street, Mattapan
WJ presented documentation- Variance Application and associated documents
KD Recuses

Motion to Grant variance requests 1 and 2 with usual conditions by JD

2nd by DJ

Roll Call Vote

PM- yes

PD- yes

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 1 abstention- Motion Passes

Motion to Grant on the condition that petitioner uses the 2010 revision of the Americans with Disability Acts Architectural Design Standards by JD 2nd by PM

Roll Call Vote

PM- yes

PD- yes

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 1 abstention- Motion Passes

8. 9:39 AM V25-050 227 Commercial Street, Provincetown
WJ presented documentation- Variance Application and associated documents

Motion to Grant temporary relief until May 1, 2027 with annual status reports by PM

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- abstention

KB- yes

DG- yes

8 yes, 0 no, 1 abstention – Motion Passes

9. 9:46 AM V25-051 100 Central Street,
Milford
WJ presented documentation- Variance Application and associated documents

Motion to Schedule a Hearing by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- abstain

KB- yes

DG- yes

8 yes, 0 no, 1 abstention- Motion Passes

10. 10:02 AM V25-052 174 Lyman and 95-97 Maple
Street, Holyoke
WJ presented documentation- Variance Application and associated documents

10.1

Motion to Grant on the condition that they include blocking in all of the bathrooms on the bathtub walls for future installation of grab bars, and to notify tenants of this information and to ask if they can make doorways in the first floor units 32in minimum in width by PD

2nd by JD

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 abstentions- Motion Passes

9 yes, 0 no, 0 abstentions- Motion Passes

8 yes, 0 no, 1 abstention- Motion Passes

WJ presented documentation- Status Report

Motion to Grant 90 days 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

13. 10:39 AM V23-030 497 Main Street, Melrose

WJ presented documentation- Amended Application

Motion to Continue for a feasibility study and test drawings for creating a sloped entry from the city sidewalk to the main door with an auto-door

opener by JD

2nd by PM

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 abstentions- Motion Passes

14. 10:42 AM V23-203 30 Bickford Street, Boston
WJ presented documentation- Status Report
KD recuses

Motion to Accept Status Report by JD

2nd by JP

Roll Call Vote

PM- yes

KD- recuse

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 1 abstention – Motion Passes

15. 10:43 AM V23-211 29 Knox Trail, Acton
WJ Presented documentation- Amended Application

Motion to Grant relief until 1/1/2028 with annual status reports starting
7/1/2026 by JD

2nd by DJ

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 abstentions- Motion Passes

16. 10:47 AM V24-106 & C23-174 35 New Ips-
wich Road, Ashby
WJ Presented documentation- Additional Information

Motion to Uphold Fine Hearing by JD

2nd by DJ

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 abstentions- Motion Passes

11:00 AM Hearing V24-199 30 Cable Avenue, Salisbury
DG opened the hearing, introduced the Board, and established procedures. Participants Damon Amato and Ben Legare are sworn in. Exhibit #1 AAB 1-37 is noted. Ben Legare gives an overview of the project and describes the issue with installing a lift in a floodplain and a conservation district. He notes the only way to operate a lift like this would have to bring in temporary mats which would have to be removed seasonally. He also notes that the salt air from the ocean would deteriorate the lift itself, and the lift company noted that the lift would need daily use to remain in working order, and currently there is not an urgent need for the lift as his family lives in the lowest floor unit, which the lift would serve. Damon Amato notes that they are not allowed to have asphalt or other hard surfaces in the area. Discussion and questions of hearing.

Motion to Take under advisement by DJ

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 Continue to Order petitioner to provide 1) their communications with the conservation commission regarding installing the lift and appropriate surface materials for the area; 2) a letter from a certified lift installer regarding the logistics of installing a lift under these conditions, and 3) a feasibility study of creating a lift enclosure to reduce corrosion; and to reiterate to Petitioner the Board's December 23, 2024 Order by DJ

2nd by JD

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

1:00 PM Hearing
Foxborough

C19-143

105 Washington Street,

DG opened the hearing, introduced the Board, and established procedures. Participants Vivek Patel and William Joyce are sworn in. Exhibit #1 AAB 1-27 is noted. WJ gives a brief administrative summary for the Board; the complainant did not attend. Mr. Patel explains what they have done to come into compliance and expresses a desire to understand and do anything else that is needed to comply. Exhibit #2, an email with the parking spaces is noted. Discussions and questions of hearing.

Motion to Find in favor of the complainant by JD

2nd by PM

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 abstentions- Motion Passes

Motion to Order the respondent to provide the Board a compliant parking plan within 60 days of receipt of notice by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- no

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

9 yes, 0 no, 0 abstentions- Motion Passes

2:00 PM Hearing
Marblehead

V24-141 & C21-013 139 Pleasant Street,

DG opened the hearing, introduced the Board, and established procedures. Participants Allen Warren building co-owner, Colin McCauley, architect, and William Joyce, Board Executive Director, are sworn in. Beth Roth introduces herself as the attorney representing Mr. Warren. Exhibit #1 AAB 1-76 is noted. Beth Roth describes changes that Mr. Warren has made regarding his property, including that the unit is no longer transient lodging and they are only offering rentals that are at least 30 days. Exhibit #2 the contracts cancelling transient lodging advertising, are noted. Petitioner's team indicates that they plan to comply with all requirements. Discussions and questions of hearing.

Motion to Continue and order petitioner to submit to the Board updated plans showing the door clearance and platform size of the lift within 30 days from date of receipt of the decision 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

17. 2:48 PM

V24-180

211 Congress Street, Boston

WJ presented documentation- Additional Information

Motion to Grant on the condition the test drawing is used and an auto-door opener is installed 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 abstentions- Motion Passes

18. 2:52 PM

V24-214

57 Union Street, Newton

WJ presented documentation- Amended Application

Motion to Grant time until July 14, 2025 by JD

2nd by PM

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 abstentions- Motion Passes

19. 2:54 PM V25-015 41 Central Street, Andover
WJ presented documentation- Additional Information

Motion to Grant on the condition that at least one wall-side handrails are provided

by JD

2nd by DJ

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 abstentions- Motion Passes

Motion to Grant option 1 by PM

2nd by JD

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 abstentions- Motion Passes

20. 3:08 PM V25-018 695 Atlantic Avenue, Boston
WJ presented documentation- Additional Information

Motion to Grant by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

JP- ye

KB- yes

DG- yes

9 yes, 0 no, 0 abstentions- Motion Passes

21. 3:09 PM V25-025 25 Exchange Street, Lynn
WJ presented documentation- Additional Information

Motion to Grant as proposed 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 abstentions- Motion Passes

22. 3:14 PM V25-027 374 Athens Street, South Boston
WJ presented documentation- Additional Information

Motion to Continue for a plan that complies with 26.7 by JD

2nd by PM

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 abstentions- Motion Passes

Motion to Find that the garage and stair 1 door lack pull-side maneuvering clearances and the primary bath in the Group 1 unit lacks clearances at the bathing fixtures by KD

2nd by PM

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 abstentions- Motion Passes

23. 3:27 PM V24-192 & C24-024 17 Court Street, Boston
WJ presented documentation- Amended Application

Motion to Grant until 8/1/2025 by JD

2nd by DJ

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 abstentions- Motion Passes

24. 3:29 PM Advisory Opinion Classroom Kitchens
WJ presented documentation- Advisory opinion

Motion to Find that the space is available to be used by the public, meaning the students, and that a variance would be required by JD

2nd by DJ

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 abstentions- Motion Passes

25. 3:40 PM V25-034 2 Rockefeller Road, South Hadley
WJ presented documentation- Packeted Application

Variance 1

Motion to Grant timed relief until 10/1/2027 with annual updates beginning 8/1/2025 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 abstentions- Motion Passes

Variance 2

Motion to Grant on the condition that directional signage and website posting for the
accessible entrance is posted by JD

2nd by DJ

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 abstentions- Motion Passes

Variance 3

Motion to Grant as proposed on the condition that the nosings comply by JD

2nd by PM

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 abstentions- Motion Passes

Variance 4

Motion to Continue for compliance with 26.6 at bathing rooms 211 and 311 and compliance with 31.7.1 for bathing room 114 by KD

2nd by DJ

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 abstentions- Motion Passes

Variance 5

Motion to Deny by JD

2nd by KD

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 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 PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- abstain

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 1 abstention- Motion Passes

27. 3:40 PM V25-040 85 Edgartown-Vineyard Haven Road, Oak Bluffs

WJ presented documentation- Packeted Application

KD Recuses

Variances 3- -5

Motion to Grant on the usual conditions by JD

2nd by PM

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 1 abstention- Motion Passes

Variances 1-2

Motion to Grant as proposed by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

8 yes, 0 no, 1 abstention- Motion Passes

Respectfully submitted,

Molly Griffin, Program Coordinator

Exhibit List

- Watertown Street at Chapel Street, Newton (V25-043)
 - Exhibit – Variance Application and associated documents
- Rockefeller Hall North and South, 3 & 5 Rockefeller Road, South Hadley (V25-044)
 - Exhibit- Variance Application and associated documents
- Eliot House, 101 Dunster Street, Cambridge (V25-045)
 - Exhibit- Variance Application and associated documents
- Museum of Science, One Science Park, Boston (V25-046)
 - Exhibit- Variance Application and associated documents
- Residential Building, 300 Deer Street, Milford (V25-047)
 - Exhibit- Variance Application and associated documents
- Dental Office, 510 Washington Street, Canton (V25-048)
 - Exhibit- Variance Application and associated documents
- Brooke House at Olmsted Village, 99 W. Main Street, Mattapan (V25-049)
 - Exhibit- Variance Application and associated documents
- The Little Store, 277 Commercial Street, Provincetown (V25-050)
 - Exhibit- Variance Application and associated documents
- Basement Unit, 100 Central Street, Milford (V25-051)
 - Exhibit- Variance Application and associated documents
- Mixed Use Building, 174 Lyman Street & 95-97 Maple Street, Holyoke (V25-052)
 - Exhibit- Variance Application and associated documents
- Sidewalk, 680 & 681 Atlantic Avenue, Boston (V25-053)
 - Exhibit- Variance Application and associated documents
- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160)
 - Exhibit- Status Report
- Melrose Family YMCA, 496 Main Street, Melrose (V23-030)
 - Exhibit- Status Report
- Mildred C. Haley Apartments, 30 Bickford Street, Boston (V23-203)
 - Exhibit- Status Report
- SquashWest, 29 Knox Trail, Acton (V23-211)
 - Exhibit- Amended Application
- Ashby American Legion Post, 35 New Ipswich Road, Ashby (V24-106 & C23-174)
 - Exhibit- Additional information
- Mixed Use Building, 211 Congress Street, Boston (V24-180)
 - Exhibit- Additional Information
- New England Center and Home for Veterans, 17 Court Street, Boston (V24-192 & C24-024)
 - Exhibit- Amended Application
- Café St. Petersburg, 57 Union Street, Newton (V24-214)

- Exhibit- Amended Application
- South Church, 41 Central Street, Andover (V25-015)
 - Exhibit- Additional information
- Sidewalk, 695 Atlantic Avenue, Boston (V25-018)
 - Exhibit- Additional Information
- Lynn Arts Building, 25 Exchange Street, Lynn (V25-025)
 - Exhibit- Additional Information
- Residential Building (3 Units), 374 Athens Street, South Boston (V25-027)
 - Exhibit- Additional Information
- Mead Hall, 2 Rockefeller Road, South Hadley (V25-034)
 - Exhibit- Variance Application and associated documents
- Tackemash Knoll, 85 Edgartown-Vineyard Haven Road, Oak Bluffs (V25-040)
 - Exhibit- Variance Application and associated documents
- Residential Building, 30 Cable Avenue, Salisbury (V24-199)
 - Exhibit #1- AAB 1-37
- America Best Value Inn, 105 Washington Street, Foxborough (C19-143)
 - Exhibit #1- AAB 1-27
 - Exhibit #2- email
- Mixed Use Building, 139 Pleasant Street, Marblehead (V24-141)
 - Exhibit #1- AAB 1-76
 - Exhibit #2- a contract
- Advisory Opinion- Showers
 - Exhibit- Advisory Opinion
- Minutes and decisions from March 10 and March 26, 2025, meetings
 - Exhibit- draft minutes and decisions