

MAURA HEALEY
GOVERNOR



LAYLA R. D'EMILIA
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

KIM DRISCOLL
LIEUTENANT GOVERNOR

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

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

One Federal Street, Suite 600 • Boston • MA • 02110
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-979-5459

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

In accordance with the provisions of G.L. c. 30A § 20, the Architectural Access Board convened a regular monthly meeting on:

Microsoft Teams Meeting May 11, 2026

The topics shown below were discussed at the aforementioned meeting: at 9:00 AM., the Chair D. Guarriello called the open meeting to order.

Informational note: All votes were taken by roll call. Where each member voted in favor, the vote will be reported as unanimous.

Board members present:

- Dawn Guarriello, Chairperson (DG)
- Patricia Mendez, Vice Chairperson (PM)
- Katie Denis (KD)
- Pamela Daly (PD)
- Jeffrey Dougan (JD)
- David Johnson (DJ)
- Liz Myska (EM)
- Kay Bell (KB)

DG opened the meeting for Roll Call:

PM, KD, PD, DJ, JD, EM, KB

DOL Staff present:

- William Joyce, Executive Director (WJ)
- Molly Griffin, Program Coordinator (MG)
- Victor Machado, Compliance Officer (VM)
- Jamie Dalton (JaD)

1. 9:17 AM V26-068 & C25-106 65 Walnut Street, Wellesley

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Request 1

Motion to Continue for a plan for compliance and to identify the parking spots by use by

PD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

Requests 2-4

Motion to Grant temporary relief until request 1 and 2 are adjudicated by DJ

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- abstains

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

2. 9:29 AM. V26-069 & C25-051 Ware Road and Rockwood Road Crossing, Norfolk

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant until 11/1/2026 with a status report by 9/1/2026 on a condition that the new alternate curb cuts are flush with the pavement by JD

2nd by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusals- Motion Passes

3. 9:34 AM V26-070 225 Broadway, Arlington
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Request 1
Motion to Grant as proposed by JD
2nd by PD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- abstains
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 abstention- Motion Passes

Request 2
Motion to Grant with the usual conditions by JD
2nd by PD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusals- Motion Passes

4:21 PM – Amended application
Motion to Deny by DJ
2nd by KD
Roll Call Vote
PM- yes
KD- yes

PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusals- Motion Passes

4. 9:42 AM V26-071 550 Tremont Street, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Schedule a hearing by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 refusal- Motion Passes

5. 9:49 AM V26-072 4 Mellen Street, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant by DJ

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

6. 9:53 AM. V26-073 106 Central Street, Wellesley
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Request 1
Motion to Grant by PM
2nd by PD
Roll Call Vote
PM- yes
KD- recuses
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal- Motion Passes

Request 2
Motion to Grant on the condition they are side-hinged and open away from the counter space by JD
2nd by PD
Roll Call Vote
PM- yes
KD- recuses
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal- Motion Passes

7. 9:58 AM V26-074 1165 North Shore Road, Revere
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for clarification on which vertical access will be provided to the first floor units by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

8. 10:04 AM V26-075 45 Walnut Avenue, Roxbury

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

KD Recuses

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

KB- yes

DG- yes

7 yes, 0 no, 1 recusal- Motion Passes

9. 10:09 AM. V26-076 25 East Drive, Amherst

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant on the condition the lift is unlocked during open hours by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

10. 10:12 AM C24-062 Ring Road, Boston
Exhibit- Motion for reconsideration
WJ presented documentation- Motion and associated documents

Motion to Deny and affirm previous decision by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes

11. 10:23 AM C24-079 256 Andover Street, Danvers
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Continue for test drawings in more detail with slopes and cross sections , and
accessible routes to each play equipment by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes

DG- yes
8 yes, 0 no, 0 refusal- Motion Passes

12. 10:31 AM C25-001 999 South Washington Street, North Attleboro
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Abate the fine down to \$5,000 by KB
2nd by JD
Roll Call Vote
PM- abstain
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 abstention- Motion Passes

13. 10:41 AM V26-081 Various Locations
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant until 9/1/2026 by JD
2nd by KD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

14. 10:46 AM V12-173 1912 Massachusetts Avenue, Lexington
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Accept and close the case by JD
2nd by DJ
Roll Call Vote

PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

15. 10:47 AM V22-042 139 Spring Street, Millis
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant temporary relief until this issue is adjudicated by JD
2nd by KD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

16. 10:50 AM V24-175 Various Streets, Beacon Hill
Exhibit- Additional information
WJ presented documentation- Additional information
KD Recuses

Motion to Packet by JD
2nd by PM
Roll Call Vote
PM- yes
KD- recuses
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal - Motion Passes

17. 10:52 AM V24-194 127 Forest Avenue, Hudson
Exhibit- Status report
WJ presented documentation- Status report
KD Recuses

Motion to Accept by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- recuses
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal - Motion Passes

18. 10:53 AM V25-046 One Science Park, Boston
Exhibit- Status report
WJ presented documentation- Status report

Motion to Accept by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal - Motion Passes

11:00AM Hearing V25-228 10 Richmond Mountain Road, Lenox
DG opened the hearing, introduced the Board, and established procedures. Participants Claire Collery (owner and operator) and Tom Douglas (architect) are sworn in. Exhibit 1, AAB 1-78 is noted. Exhibit #2 a slide deck is noted. Claire Collery gives a presentation regarding this request. Discussion and questions of hearing.

Request 1
Motion to Grant as proposed by KD

2nd by JD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusals- Motion Passes

Request 2
Motion to Grant temporary relief until 6/1/2029 with annual status reports starting
1/1/2027 by KD
2nd by JD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusals- Motion Passes

1:00 PM Hearing C23-078 19 Monsignor Reynolds Way Boston
DG opened the hearing, introduced the Board, and established procedures. Participants
David Gleich (BHA), Dawn Oates (advocate), Michael Muehe (BCIL), and WJ are sworn
in. Exhibit 1, AAB 1-394 is noted. WJ provides an administrative background regarding
this case. David Gleich gives a presentation. Exhibit #2 a slide deck is noted. Dawn Oates
asks some questions to both the Board and to the staff present from the BHA. Michael
Muehe testifies that he thinks the Board has heard enough evidence to issue a fine in this
case. James Worden (BHA counsel) asks the complainant provide evidence to the Board
and the BHA so that they can respond sufficiently. Discussion and questions of hearing.
KD Recuses
PM Recuses

Motion to Take this under advisement by DJ
2nd by JD
Roll Call Vote

PM- recused
KD- recused
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 2 recusals- Motion Passes.

3:37 PM

Motion to Fine \$363,000 but abate all but 1% of that fine (\$3,630) in light of BHA's financial situation, and we want money to go towards elevator repairs and the Board is disinclined to abating any future fines by KB

2nd by JD

Roll Call Vote

PM- recused
KD- recused
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 2 recusals- Motion Passes.

2:00 PM Hearing C21-013 & V24-141 139 Pleasant Street, Marblehead
DG opened the hearing, introduced the Board, and established procedures. Participants Elizabeth Roth (attorney), Allen Warren (owner), and WJ are sworn in. Exhibit 1, AAB 1-126 is noted. WJ gives an overview of the history of this case. Elizabeth Roth offers a response and explanation as to why they had not answered the Board in a timely manner. Discussion and questions of hearing.

Motion to Take this under advisement by PD

2nd by KB

Roll Call Vote

PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes

KB- yes
DG- yes
8 yes, 0 no, 0 recusals- Motion Passes

3:12 PM

Motion to Continue to see if the Marblehead Building Department and the local commission received the letter from 2025 by KB

2nd by DJ

Roll Call Vote

PM- no

KD- yes

PD- yes

DJ- yes

JD- abstains

EM- abstains

KB- yes

DG- no

4 yes, 2 no, 2 abstention- Motion Passes

PM takes over as chair- DG leaves meeting at 4:21 PM

19. 4:31 PM V26-027 9 Copley Street, Cambridge

Exhibit- Amended application

WJ presented documentation- Amended application

Motion to Grant with the usual conditions by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

20. 4:35 PM V26-042 66 Leonard Street, Belmont

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant with signage indicating the dimensions of the lift by PD

2nd by KD

Roll Call Vote

PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
7 yes, 0 no, 0 recusals- Motion Passes

21. 4:47 PM V26-047 11 Awl Street, Medway
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant on the condition the mobile license is awarded, they provide an accommodation policy, and services can be offered at alternate locations at peoples' request for this tenant only by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

22. 4:56 PM V26-053 943-946 East Street, Walpole
Exhibit- Additional information
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

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

23. 4:57 PM Minutes & Decisions

Motion to Accept the minutes with edits (add no variance is needed between page 3 and 4, page 13 item 13 157 should read 175 and KD recused, page 24 PM recused) by KB
2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusals- Motion Passes

Acknowledged public attendees: none.

Items relied upon during the open meeting

- Agenda
- Draft minutes April 27, 2026
- Draft Decisions April 27, 2026
- Exhibits

- Intersection, Ware Road and Rockwood Road Crossing, Norfolk (V26-069 & C25-052)
 - Exhibit- Variance application and associated documents
- Residential Building, 225 Broadway, Arlington (V26-070)
 - Exhibit- Variance application and associated documents
- Restaurant, 550 Tremont Street, Boston (V26-071)
 - Exhibit- Variance application and associated documents
- Residential Building, 4 Mellen Street, Cambridge (V26-072)
 - Exhibit- Variance application and associated documents
- Wellesley College Residence Hall Swing Space Project, 106 Central Street, Wellesley (V26-073)
 - Exhibit- Variance application and associated documents
- Residential Building, 1165 North Shore Road, Revere (V26-074)
 - Exhibit- Variance application and associated documents
- Warren Gardens, 45 Walnut Avenue, Roxbury (V26-075)
 - Exhibit- Variance application and associated documents
- Amherst Science Center, 25 East Drive, Amherst (V26-076)
 - Exhibit- Variance application and associated documents
- Various MBTA Stations, Various Locations (V26-081)
 - Exhibit- Variance application and associated documents
- Hancock Church, 1912 Massachusetts Avenue, Lexington (V12-173)
 - Exhibit- Status report
- Tangerini Spring Street Farm, 139 Spring Street, Millis (V22-042)
 - Exhibit- Amended application
- Curb Cut, Ring Road, Boston (C24-062)
 - Exhibit- Motion for reconsideration
- Great Rock Church, 256 Andover Street, Danvers (C24-079)
 - Exhibit- Additional information
- Various Curb Cuts, Beacon Hill, Boston (V24-175)
 - Exhibit- Additional information
- Mary O'Malley CHAPS Academy, 127 Forest Avenue, Hudson (V24-194)
 - Exhibit- Status report
- Museum of Science, One Science Park, Boston (V25-046)
 - Exhibit- Status report
- Residential Building, 9 Copley Street, Cambridge (V26-027)
 - Exhibit- Additional information
- Leonard Place, 66 Leonard Street, Belmont (V26-042)
 - Exhibit- Additional information
- Commercial Building, 11 Awl Street, Medway (V26-047)
 - Exhibit- Additional information
- Mixed Use Building, 942-946 East Street, Walpole (V26-053)
 - Exhibit- Additional information

