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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 – May 12, 2025,
Teams Meeting**

This meeting was open to the public and began at approximately 9:03 AM
Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)
Elizabeth Myska (EM)
David Johnson (DJ)
Jeff Dougan (JD)
Kay Bell (KB)
Kathryn Denis (KD)
Pamela Daly (PD)
Elizabeth Myska (EM)

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)

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

1. 9:05 AM V25-069 5 Lark Street, South Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue for cost estimation and feasibility study for a lift by DJ

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

2. 9:08 AM V25-070 50 Main Street, Westford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant with proper signage and lighting along the right side of the building

by PD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

3. 9:21 AM V25-071 3 Washington Street, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for proper plans and photos by DJ

2nd by KD

Roll Call Vote

KD- yes

PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

4. 9:22 AM V25-073 50 Day Street, Fitchburg
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for statement confirming the cab modernization from the
elevator provider and the timeframe and cost of modernization by DJ

2nd by JD

Roll Call Vote

KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstention – Motion Passes

Motion to Grant on the condition that the wall-side handrails comply with 521
CMR in all 4 stairwells by JD

2nd by DJ

Roll Call Vote

KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstention – Motion Passes

Motion to Continue for more information as to whether this is a rescue area and are
there fire escapes associated with this area by DJ

2nd by KB

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention – Motion Passes

5. 9:38 AM V25-074 307 Cambridge Street, Cambridge
Exhibit- Variance Application and associated documents
WJ presented documentation- Discussion of Variance

Motion to Continue for a clear delineation between the city-owned sidewalk and what the applicant owns, and the slope of the feathered-out ends, and for the proposed location of an auto-door opener by DJ

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

6. 10:02 AM V25-075 Clisby Avenue and Bussey Street,
Dedham
Exhibit-Variance application and associated documents
WJ presented documentation- Discussion of Variance

Motion to Find that no variance is required currently by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD-yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

JD steps into active Chair role, DG absent

7. 10:20 AM V25-076 761 Temple Street, Duxbury
WJ presented documentation- Variance Application and associated documents

Motion to Continue for site plan and building layout by DJ

2nd by PD

Roll Call Vote

PD- yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

6 yes, 0 no, 0 abstention- Motion Passes

DG returns

8. 10:24 AM V25-077 279 Willard Street, Quincy
WJ presented documentation- Variance Application and associated documents

Motion to Deny by KD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention – Motion Passes

JD leaves until 11:00 hearing

9. 10:30 AM V25-078 333R Commercial Street,
Provincetown
WJ presented documentation- Variance Application and associated document
Motion to Continue for the spec of the barrel sauna as well as an accommodation

plan for what they plan to do this summer while it is open including exploring the possibility of a tent sauna that is accessible by KD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

10. 10:39 AM V25-079 30 North Bennet Street, Boston
WJ presented documentation- Variance Application and associated documents
KD Recuses

Motion to Packet by DJ

2nd by KB

Roll Call Vote

KD- recuses

PD-yes

DJ- yes

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 1 abstention- Motion Passes

11. 10:40 AM V25-081 1 Armory Square, Springfield
WJ presented documentation- Variance application and associated documents

Motion to Packet by DJ

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

12. 10:41 AM V24-121 9 Boyd Street, Watertown
WJ presented documentation- Amended Application

Motion to Grant by DJ

2nd by KB

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

13. 10:45 AM V24-214 57 Union Street, Newton
WJ presented documentation-Amended Application

Motion to Continue for a plan showing the lift platform dimension sizes by KB

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

14. 10:47 AM V24-215 640 Plantation Street, Worcester
WJ presented documentation-Photos

Motion to Grant by KD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

15. 10:48 AM V25-013 425 Pleasant Street, Worcester
WJ presented documentation-Additional Information

Tabled (resumed at 2:18 PM)
Motion to Schedule a Hearing by KD
2nd by KB
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

11:00 AM Hearing V24-163 Frog Hollow Road, Russell
DG opened the hearing, introduced the Board, and established procedures. Participants Michael Count from Mass Dept. of Fish and Game, Illtyd Fernandez and Gloria Farrell from the Town of Russell are sworn in. Exhibit #1 AAB 1-33 is noted. Michael Count gives an overview of the project as the project engineer. Illtyd Fernandez and Gloria Farrell help answer some questions from the Board. Exhibit #2, a presentation, is noted. Discussion and questions of hearing.

Motion to Take under advisement until after 1 p.m. hearing by JD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB-yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

DJ leaves early

Motion to Continue for a feasibility study regarding boardwalk by PD
2nd by KB
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB-yes

DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

1:00 PM Hearing

C24-074

95 Commercial Street, Braintree

DG opened the hearing, introduced the Board, and established procedures. Participants Arelyn Benitez, Michael Muehe, and Patricia Holland, the complainant, are sworn in. Respondent is not present. Exhibit #1 AAB 1-40 is noted. Patricia Holland gives an overview of the facility as the complainant. Arelyn Benitez offers some context for this matter. Discussion and questions of hearing.

Michael Muehe testifies on behalf of BCIL. He notes that this complaint concerns them very greatly, and they ask the Board to hold the owner in default and to schedule a fine hearing at the earliest date possible.

Motion to Find the complaint valid by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion by JD to Order the respondent to provide proof, within 7 days of receipt of this decision, of compliance in the following forms: 1) video showing that the passenger elevator is operating including but not limited to call button, traveling between floors, closing door and reopening door; 2) and documentation that freight elevator is classified as such by the Board of Elevator Regulations. . The Board notes that failure to comply with this order in a timely fashion will result in a fine hearing being scheduled.

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Expedite the decision by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

2:00 PM Hearing

C20-077

364 Centre Street, Jamaica Plain

DG opened the hearing, introduced the Board, and established procedures. Participants

Michael Muehe and Arelyn Benitez are sworn in. Respondent is not present. Exhibit #1 AAB

1-36 is noted. Michael Muehe as the complainant goes over the case and its history. WJ gives context. Discussions and questions of hearing.

Motion to Find in favor of the complainant by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Order proof of compliance through photographs of the aisles being clear within 7 days of the receipt of the decision and that aisles remain clear during all hours when the store is open to the public 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

17. 2:22 PM

V25-029

265 Riverside Street, Lowell

WJ presented documentation- Packeted case

Motion to Deny 26.11 (door hardware) by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion (Variances 1 and 2) for these to be brought in to full compliance in a 5 year period with annual status reports by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

18. 2:43 PM

V25-063

124 Watertown Street, Watertown

WJ presented documentation- Packeted case

KD Recuses

1

Motion to Grant timed relief until 5/1/28 with annual status reports starting 1/1/26 by JD

2nd by EM
Roll Call Vote
KD- recuses
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
5 yes, 0 no, 1 abstentions- Motion Passes

2
Motion to Grant on the condition a compliant handrail is provided by JD
2nd by KB
Roll Call Vote
KD- recuses
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
5 yes, 0 no, 1 abstentions- Motion Passes

3
Motion to Grant on the condition that at least 1 accessible space is provided at the proposed entrance on the west side by JD
2nd by
Roll Call Vote
KD- recuses
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
5 yes, 0 no, 1 abstentions- Motion Passes

4
Motion to Grant until 5/1/28 with annual reports starting 1/1/26 by JD
2nd by
Roll Call Vote
KD- recuses
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes

5 yes, 0 no, 1 abstentions- Motion Passes

5

Motion to Grant for this tenant and use only, a 32 inch clear opening and path of travel, and latch pull side needs 18 inches by JD

2nd by KB

Roll Call Vote

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 abstentions- Motion Passes

19. 2:59 PM V25-067 3000 Mystic Valley Parkway, Water-town

WJ presented documentation- Packeted case

Motion to Grant all doors with recess less than 8.5 inches by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Deny any doors that exceed 8.5 inches by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant stair nosing's as proposed by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant the outlet heights as proposed by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant on the condition that the swing of the door does not impede on the clearance in the water closet by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant as proposed for the toilets in the 16.5-18.75 inch range, and for where the distance is 18 inches or above, they must move the grab bars so they are 18 inches from the wall by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant 34.5in countertop height by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Deny 35in countertop height by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Find no variance is required so long as seating is not provided by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstentions- Motion Passes

20. 3:46 PMV25-068 3002 Mystic Valley Parkway, Medford
WJ presented documentation- Additional Information

Motion to Grant all doors less than 8.5 inches by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Deny any doors that exceed 8.5 inches by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant variance requests 2-5 by KD
2nd by JD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

Variance 6
Motion to Grant as proposed by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

Variance 7
Motion to Grant as proposed by KD
2nd by PD
Roll Call Vote
KD- yes
PD- yes

JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

Variance 8
Motion to Grant upper rail as proposed by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

Motion to Grant relief on the lower seating area on the condition that non-continuous handrails are provided on the aisle side by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

21. 4:14 PM V18-259 335 Commercial Street, Provincetown
WJ presented documentation- Additional Information

Motion to Grant as proposed by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant timed relief until 1/1/26 on the condition they notify customers on their website regarding no accessible bathroom by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

22. 4:22 PM V21-137 Various Streets, Edgartown

WJ presented documentation- Additional Information

Motion to Grant with annual status reports by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

23. 4:26 PM V23-187 15 Pleasant Street, Lynn

WJ presented documentation- Additional Information

Motion to Accept by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

24. 4:28 PM V24-009 61 Boston Turnpike, Shrewsbury

WJ presented documentation- Additional information

Motion to Schedule a Hearing by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

25. 4:32 PM V24-154 & C24-040 42 Harrison Archway, Boston
WJ presented documentation- Additional Information

Motion to Accept by JD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

26. 4:33 PM V25-027 374 Athens Street, South Boston
WJ presented documentation- Additional Information

Motion to Continue for updates on the ground floor conditions flagged in the last notice by
KD
2nd by JD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

27. 4:36 PM V25-060 259-267 Summer Street, Boston
WJ presented documentation- Additional Information

Motion to Grant by KD

2nd by PD
Roll Call Vote
KD- yes
PD- yes
JD- recuse
EM- yes
KB- yes
DG- yes
5 yes, 0 no, 1 abstention- Motion Passes

28. 4:38 PM V25-061 3 Map Hill Drive, Wellesley
WJ presented documentation- Amended application

Motion to Grant by JD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

29. 4:43 PM Minutes and Decisions
WJ presented documentation- minutes and decisions

Motion to Accept minutes and decisions by JD
2nd by PD
Roll Call Vote
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 abstentions- Motion Passes

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- 3 Unit Residential, 5 Lark Street, South Boston (V25-069)
 - Exhibit – Variance Application and associated documents
- JV Fletcher Library, 50 Main Street, Westford (V25-070)
 - Exhibit- Variance Application and associated documents
- Tulum Restaurant, 3 Washington Street, Somerville, (V25-071)
 - Exhibit- Variance Application and associated documents
- CJ Durkin Apartments, 50 Day Street, Fitchburg (V25-073)
 - Exhibit- Variance Application and associated documents
- Mixed Use Building, 307 Cambridge Street, Cambridge (V25-074)
 - Exhibit- Variance Application and associated documents
- Walkway, Intersection of Clisby Avenue and Bussey Street, Dedham (V25-075)
 - Exhibit- Variance Application and associated documents
- Isaac Simmons Farm, 761 Temple Street, Duxbury (V25-076)
 - Exhibit- Variance Application and associated documents
- Solomon, 279 Willard Street, Quincy (V25-077)
 - Exhibit- Variance Application and associated documents
- Wellness Space, 333R Commercial Street, Provincetown (V25-078)
 - Exhibit- Variance Application and associated documents
- Nazzaro Community Center, 30 North Bennet Street, Boston (V25-079)
 - Exhibit- Variance Application and associated documents
- Springfield Technical Community College Building 2, 1 Armory Square, Springfield (V25-081)
 - Exhibit- Variance Application and associated documents
- The Squealing Pig, 335 Commercial Street, Provincetown (V18-259)
 - Exhibit- Additional Information
- Kelley Houes Hotel, Various Streets, Edgartown (V21-137)
 - Exhibit- Amended application
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
 - Exhibit- Additional Information
- Lynn Armory, 15 Pleasant Street, Lynn (V23-187)
 - Exhibit- Additional Information
- Moe’s Southwest Grill, 61 Boston Turnpike, Shrewsbury (V24-009)
 - Exhibit- Amended application
- The University Prints Building, 9 Boyd Street, Watertown (V24-121)
 - Exhibit- Amended Application
- Ruth Barkley Apartments, 42 Harrison Archway, Boston (V24-154 & C24-040)
 - Exhibit- Additional Information
- Café St. Petersburg, 57 Union Street, Newton (V24-214)
 - Exhibit- Amended Application
- National Guard Armory, 640 Plantation Street, Worcester (V24-215)
 - Exhibit- Additional information
- Elm Park Tower, 425 Pleasant Street, Worcester (V25-013)
 - Exhibit- Additional Information
- Residential Building, 374 Athens Street, South Boston (V25-027)

- Exhibit- Additional Information
- UMass Lowell Olney Hall, 265 Riverside Street, Lowell (V25-029)
 - Exhibit- Additional Information
- Mixed Use Building, 259-267 Summer Street, Boston (V25-060)
 - Exhibit- Additional Information
- Babson Keith Hall, 3 Map Hill Drive, Wellesley (V25-061)
 - Exhibit- Additional Information
- Watertown Parker Building, 124 Watertown Street, Watertown (V25-063)
 - Exhibit- Additional Information
- 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
- Parking Lot and Water Access Area, Frog Hollow Road, Russell (V24-163)
 - Exhibit #1- AAB 1-33
 - Exhibit #2- a presentation
- Royal Health, 95 Commercial Street, Braintree (C24-074)
 - Exhibit #1- AAB 1-40
- Vecina Beauty Supply, 364 Centre Street, Jamaica Plain (C20-077)
 - Exhibit #1- AAB 1-36
- Minutes and decisions from the April 28, 2025, meeting
 - Exhibit- draft minutes and decisions