



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1000 Washington Street, Suite 710
Boston, Massachusetts 02118

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

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Board Meeting Minutes – May 20, 2024
Teams Meeting

This meeting was open to the public and began approximately 9:03 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Elizabeth Myska (EM)
Kathryn Denis (KD)
Pamela Daly (PD)
David Johnson (DJ)
Mary Mahon McCauley (MM)
Joe Prochilo (JP)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
Jamie Dalton – Board Counsel (JaD)
Andrew Chase – Compliance Officer (AC)
Molly Griffin – Program Coordinator (MG)

DG opened the meeting for Roll Call:

PM, KD, PD, MM, EM, JP, DJ



1. 9:05 AM V24-075 63 Wyman Street, Stoughton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Find that no variance is required as the area in question is employee-
only by PM
2nd by DJ
By Acclamation/Carried

2. 9:09 AM V24-076 1 Circuit Drive, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant with the addition of a handrail
where the area of the slope exceeds 1:20 by KD
2nd by PD
By Acclamation/Carried

3. 9:22 AM V24-077 666 Main Street, Hingham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Deny by PM
2nd by JP
By Acclamation/Carried

4. 9:26 AM V24-078 21 Newton Street, Waltham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant with usual conditions by PD
2nd by JP
By Acclamation/Carried

5. 9:27 AM V24-079 & C23-085 555 John Mahar Highway,
Braintree
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for an updated cost estimate for Option A without the handrail
and a study for removing the standard space near the existing flush transition to the
sidewalk for a potential alternate by KD
2nd by DJ
By Acclamation/Carried

6. 9:41 AM V24-080 10 Campus Drive, Dedham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by PD
2nd by KD
By Acclamation/Carried

Request 2
Motion to Deny by PD
2nd by DJ
By Acclamation/Carried

Request 3
Motion to Deny by PM
2nd by PD
By Acclamation/Carried

- 7.9:48 AM V24-081 647 Tremont Street, Boston
Exhibit- Additional information
WJ presented documentation

Motion to Continue for detailed drawings of the furniture, a cut sheet, and an
elevation plan of the bar seating by PM
2nd By DJ
By Acclamation/Carried

Motion to Find the bathrooms in the basement level also need to be accessible by KD
2nd by DJ
By Acclamation/Carried

8. 10:24 AM V24-082 10 Post Office Square, Boston
WJ presented documentation- variance application

Motion to Grant with appropriate signage outside and inside the building on the accessible route, and information is posted on their website by PD

2nd by JP

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- no

MM- yes

EM- yes

JP-yes

6 yes, 1 no, 0 abstention- Motion Passes

9. 11:00 AM Hearing V24-004 536 Massachusetts Avenue, Cambridge
Exhibit – variance application

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

Participants John Freeman, Sam Dennis, Peter DiMuro, Rachel

Roccoburton, and Michael Muehe are sworn in. Exhibit #1 AAB 1-77 is noted. The Dance Complex team presents their reasoning for applying for the variance. Discussions and questions of Hearing:

Michael Muehe testifies that BCIL supports and would like the Board to establish that the jurisdiction is 3.3.2. BCIL would support a time variance up to 3 years

Rachel Tanenhaus from the City of Cambridge testifies that agrees that the project giving the Board status updates would be appropriate.

Motion to Take this under advisement by DJ

2nd by PM

By Acclamation/Carried

Motion to Give three years from the completion of phase 1 and that the Board receives status reports every 6 months with the first status report to be received no later than November 1, 2024 by DJ

2nd by KD

By Acclamation/Carried

10. 1:00 PM Hearing V23-223 70 Rowes Wharf, Boston

PM Recuses

DG opened the hearing, introduced the Board, and established procedures. Participants Mark Peloquin and Michael Muehe are sworn in. Exhibit #1 AAB 1-32 is noted. Mark Peloquin discusses his reasoning for applying for a variance. Discussions and questions of Hearing:

Michael Muehe testifies that BCIL would support the Board upholding its original decision regarding this case.

Motion to Deny by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- no

DJ- yes

MM- yes

EM- yes

JP- yes

5 yes, 1 no, 0 abstentions- Motion Passes

11. 2:00 PM C22-010 43 West Main Street, Westborough

DG opened the hearing, introduced the Board, and established procedures. Participants Scott Ricker, Fred Lonardo, Bill Hezlitt, and Andrew Chase are sworn in. Exhibit #1 AAB 1-34 is noted. discusses his reasoning for applying for a variance. Scott Ricker presents. Fred Lonardo and Bill Hezlitt testify in response. Exhibit #2 a photograph is noted. Exhibit #3 a Google street image of the bricks around the monument is noted. Discussions and questions of Hearing:

Motion to Continue for work orders or contracts for the brick replacement in the park in the next 30 days by DJ

2nd by JP

By Acclamation/Carried

12. 2:38 PM V24-083 3 North Square, Boston

Exhibit- Variance Application and associated documents

WJ Presented Documentation- Documents

Motion to Grant by PD

2nd by MM

By Acclamation/Carried

Motion to Continue for clarification on the bar and its proposed usage by KD

2nd by JP

By Acclamation/Carried

13. 2:50 PM V24-084 181 North Street, Hingham
Exhibit- Variance Application and associated documents
WJ Presented documentation- documents

Motion to Grant as proposed, ensuring the video tour is fully accessible with appropriate description and screen reader compatibility by KD

2nd by DJ

By Acclamation/Carried

14. 3:18 PM V24-085 78 Benevenue Street, Wellesley
Exhibit- Variance Application and associated documents
WJ Presented documentation- documents

Motion to Continue for the MHC Letter and for more info on if the door to the conference room is an entrance by KD

2nd by PD

By Acclamation/Carried

15. 3:26 PM V24-086 170, 180, 234 Central Avenue, Chelsea
KD Recuses
Exhibit- Variance Application and associated documents
WJ Presented documentation- documents

Request 1

Motion to Grant by PM

2nd by PD

By Acclamation/Carried

Request 2

Motion to Grant by PD

2nd by PM

By Acclamation/Carried

Request 3

Motion to Grant by PM

2nd by DJ

By Acclamation/Carried

Request 4

Motion to Grant by PD

2nd by PM

By Acclamation/Carried

16. 3:32 PM V24-087 34 Hood Street, Lynn
Exhibit- Variance Application and associated documents
WJ Presented documentation- documents

Motion to Grant by PM
2nd by MM
By Acclamation/Carried

17. 3:36 PM Advisory Opinion Request 123 Dolan Circle, Taunton
Exhibit- Staff Request
WJ Presented documentation- document

Motion to Find that this is subject to the facility requirements of 521 CMR since it sits on the property for an extended period of time by KD
2nd by PM
By Acclamation/Carried

18. 4:02 PM Advisory Opinion Somerville ISD Handrails
Exhibit- Advisory opinion request
WJ Presented documentation- letter

Motion to Find that the clearance between the handrails is an exact dimension by KD
2nd by DJ
By Acclamation/Carried

19. 4:10 PM V24-068 41 Burlington Mall Road, Burlington
Exhibit- Packet
WJ Presented documentation- application and associated documents

Motion to Grant as proposed by KD
2nd by DJ
By Acclamation/Carried

Motion to Grant by KD
2nd by PD
By Acclamation/Carried

Motion to Grant to meet ADA requirements by KD
2nd by PD
By Acclamation/Carried

Motion to Grant by DJ
2nd by PD
By Acclamation/Carried

Motion to Continue until July 30 when Board receives construction schedule by KD
2nd by PD
By Acclamation/Carried

20. 4:19 PM V24-074 40 Highland Avenue, Boston
KD Recuses
Exhibit- documents
WJ Presented documentation- application and associated documents

Motion to Table
2nd by
By Acclamation/Carried
21. 4:20 PM V23-155 1500 Massachusetts Avenue, Arlington
Exhibit- additional documents
WJ Presented documentation- updated plans
Motion to Accept Withdrawal of Group 1 Unit and Grant 10.2 by PD
2nd by KD
By Acclamation/Carried
22. 4:28 PM V24-011 2 Ionic Avenue, Worcester
WJ presented documentation – Additional Information (incomplete)

Request 3- Door Closers
Motion to Accept Withdrawal by KD
2nd by DJ
By Acclamation/Carried

Request 4- Nosings
Motion for a Hearing for variance requests 1 and 4 by KD
2nd by MM
By Acclamation/Carried

23. 4:40 PM V24-038 198 Commercial Street, Provincetown
Exhibit- Updated Plans
WJ Presented Documentation- Discussion of Updated plans and additional information

Motion to Grant by PD
Motion Fails

Motion to Deny by DJ
2nd by JP
Roll Call Vote
KD- yes
PD- no
DJ-yes
MM- yes
EM- yes
JP- yes
5 yes, 1 no, 0 abstentions- Motion Passes

Request 4 and 5
Motion to Grant by DJ
2nd by KD
By Acclamation/Carried

Request 6
Motion to Grant by KD
2nd by DJ
By Acclamation/Carried
24. 5:06 PM V24-042 175 William Street, New Bedford
Exhibit- Additional Info
WJ presented documentation- Discussion of Plans

Motion to Grant lift at back entrance by KD
2nd By JP
By Acclamation/Carried
25. 5:07 PM V24-065 120 Seminary Avenue, Newton
Exhibit- Additional Info
WJ presented documentation- Parking Info

Motion to Grant by PD
2nd by MM
By Acclamation/Carried

26. 5:09 PM Staff Complaint
WJ Presents Staff Complaint

Motion to File Complaint by DJ
2nd by KD
By Acclamation/Carried

27. 5:11 PM Minutes and Decisions

Motion to Accept Minutes and Decisions by KD
2nd by JP
By Acclamation/Carried

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Mixed Use Building, 63 Wyman Street, Stoughton (V24-075)
 - Exhibit – Variance Application and associated documents
- Glen Road Pathway, Franklin Park, 1 Circuit Drive, Boston (V24-076)
 - Exhibit – Variance Application and associated documents
- Wilder Memorial Nursery School, 666 Main Street, Hingham (V24-077)
 - Exhibit – Variance Application and associated documents
- Leland House, 21 Newton Street, Waltham (V24-078)
 - Exhibit – Variance Application and associated documents
- Jake n; Joe's Sports Grille, 551 John Mahar Highway (V24-079 & C23-085)
 - Exhibit – Variance Application and associated documents
- Noble & Greenough Shattuck Schoolhouse, 10 Campus Drive, Dedham (V24-080)
 - Exhibit – Variance Application and associated documents
- Restaurant, 647 Tremont Street, Boston (V24-081)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 10 Post Office Square, Boston (V24-082)
 - Exhibit – Variance Application and associated documents
- Mamma Maria's, 3 North Square, Boston (V24-083)
 - Exhibit – Variance Application and associated documents
- The Benjamin Lincoln House, 181 North Street, Hingham (V24-084)
 - Exhibit – Variance Application and associated documents
- Tenacre School, 78 Benvenue Street, Wellesley (V24-085)
 - Exhibit-Variance Application and associated documents
- Chelsea Innes, 170 180 and 234 Central Avenue, Chelsea (V24-086)
 - Exhibit – Variance Application and associated documents
- Drewicz Elementary School, 34 Hood Street, Lynn (V24-087)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 1500 Massachusetts Avenue, Arlington (V23-155)
 - Exhibit- Amended Variance Application
- Creative Hub Community Arts Center, 2 Ionic Avenue, Worcester (V24-011)

- Exhibit – Variance Application and associated documents
- Crew’s Quarters, 198 Commercial Street, Provincetown (V24-038)
 - Exhibit – Variance Application and associated documents
- The Beyond House Team Young Adult Access Center, 175 William Street, New Bedford (V24-042)
 - Exhibit – Variance Application and associated documents
- Lahey Hospital and Medical Center, 41 Burlington Mall Road, Burlington (V24-068)
 - Exhibit- Variance Application and associated documents
- Paige Academy, 40 Highland Avenue, Boston (V24-074)
 - Exhibit- Variance Application and associated documents
- Advisory Opinion, Somerville ISD Handrails
 - Exhibit- Advisory Opinion request letter
- Advisory Opinion, 123 Dolan Circle, Taunton
 - Exhibit- Advisory Opinion request
- Staff Complaint Request, 485 Foley Street, Somerville
 - Exhibit- Complaint Request
- The Dance Complex, 536 Massachusetts Avenue, Cambridge (V24-004)
 - Exhibit #1- AAB 1-77
- Moki Sauna, 70 Rowes Wharf, Boston (V23-223)
 - Exhibit #1 – AAB 1-32
- Forbes Park, 43 West Main Street, Westborough (C22-010)
 - Exhibit #1- AAB 1-34
 - Exhibit #2- Photo
 - Exhibit #3- Google Street Image photo
- Decisions and Minutes to approve from May 6, 2024
 - May 6, 2024 minutes
 - Draft decisions from April 22, 2024