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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 6, 2024
Teams Meeting

This meeting was open to the public and began approximately 9:02 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Elizabeth Myska (EM)
Kathryn Denis (KD)
Pamela Daly (PD)
Joe Prochilo (JP)
Jeff Dougan (JD)

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, JD, EM, JP



- Motion to Schedule a Hearing by PM
2nd by JD
By Acclamation/Carried

- Motion to Grant by JP
2nd by PD
By Acclamation/Carried

- Motion to Packet by KD
2nd by JP
By Acclamation/Carried

- Motion to Schedule a Hearing by PD
2nd by JD
By Acclamation/Carried

5. 9:13 AM V24-070 22 Freeman Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for more information with stamped plans for the building,
dimensions of the Group 1 toilet rooms, common bathroom dimensions, and a cut
sheet for the devices planning on being installed by JD
2nd by KD
By Acclamation/Carried

6. 9:19 AM V24-071 Littleton Drive, Wareham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
JD Recuses

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

- 7.9:22 AM V24-072 Oakland Avenue and Broadway,
Methuen Exhibit- Additional information
WJ presented documentation

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

8. 9:27 AM V24-073 125 Arborway, Boston
WJ presented documentation- Advisory Opinion Request
KD Recuses

Motion to Grant curb cut 4 with the 2.2% cross slope by JD
2nd by PD
By Acclamation/Carried

Request 2
Motion to Deny ramp requests 3 and 6 by JD
2nd by PD
By Acclamation/Carried

9. 9:32 AM V24-074 40 Highland Avenue, Boston
Exhibit – variance application
WJ presented documentation – Discussion of Variance
KD Recuses

Motion to Packet by PM
2nd by JD
By Acclamation/Carried

10. 9:33 AM V24-011 2 Ionic Avenue, Worcester
Exhibit –Variance Application and associated documents
WJ presented documentation- Discussion of Variance:

Motion to Continue for more information ensuring the accessible means
of egress are being met under 780 and also to provide info on if the front
entrance stairs (Ionic Avenue stairs) comply with 27 by JD
2nd by PM
By Acclamation/Carried

Request 2
Motion to Grant as proposed at just the Ionic entrance by JD
2nd by PD
By Acclamation/Carried

Request 3
Motion to Grant for this use only and review on policy on keeping
the doors open by JD
2nd by PD
By Acclamation/Carried

Request 4
Motion to Grant for this use only by JD
2nd by PD
By Acclamation/Carried

Request 5
Motion to Continue for more information on door 226 and if it will have a
closer and latch, what is the recess depth by JD
2nd by KD
By Acclamation/Carried

Request 6
Motion to Continue for investigating the use of carpet or other non-invasive
alteration by JD
2nd by PD
By Acclamation/Carried

Request 7
Motion to Grant as proposed by JD
2nd by PD
By Acclamation/Carried

11. 10:00 AM C23-078 19 Msgr. Reynolds Way, Boston
Exhibit- Status Report Update
WJ presents documentation

Motion to Extend the deadline another 60 days, and to provide the Board with an additional list of outages by PD
2nd by JD
By Acclamation/Carried

12. 10:07 AM V20-060 26 Winthrop Street, Taunton
Exhibit – Response
WJ presented documentation – Letter

Motion to Schedule a Hearing by JD
2nd by JP
By Acclamation/Carried

13. 10:08 AM V23-004 695 Atlantic Avenue, Boston
Exhibit- Update Letter
WJ Presented Documentation- Documents

Motion to Accept status report and to add a sign for entrance on the Atlantic Avenue side of the building by PD
2nd by PM
By Acclamation/Carried

14. 1:00 PM Hearing V23-211 29 Knox Trail, Acton

DG opened the hearing, introduced the Board, and established procedures. Participants John Bleuer and Michael Muehe are sworn in. Exhibit #1 AAB 1-30 is noted. John Bleuer discusses his reasoning for applying for a variance. Discussions and questions of Hearing:

Michael Muehe testifies and asks about the approximate dollar value of all of the modernization efforts John has made. John says north of \$150,000. Also, about if there is an event on the second floor of the space which could mean someone with a disability could be at the club, indicating the need for the lift. BCIL says the petitioner has not proven impracticability but would support limited time relief.

Motion to Grant time relief for 18 months on the condition that no unique programming is happening on the second floor, and that anything open to the public takes place on the first floor by JD

2nd by JP

Roll Call Vote

By Acclamation/Carried

15. 10:13 AM V23-105 57 Elm Street, Milbury
WJ presented documentation – Cross Section of drinking fountains

Motion to Grant as proposed by JD

2nd by PM

By Acclamation/Carried

Motion to Find if the ISA symbols is required on restroom doors that the actual ISA symbol shall be used by JD

2nd by KD

By Acclamation/Carried

16. 10:23 AM V23-144 270 Commonwealth Avenue, Boston
Exhibit- Updated Plans
WJ Presented Documentation- Discussion of Updated plans

Motion to Accept Status Report by PD

2nd by JD

By Acclamation/Carried

17. 10:25 AM V23-155 1500 Massachusetts Avenue,
Arlington
Exhibit- Amended Application
WJ presented documentation- Discussion of Variance

Motion to Continue for unit drawings by KD

2nd By JD

By Acclamation/Carried

18. 10:34 AM V24-033 1223 Main Street, Chatham
Exhibit- Amended Variance Application
WJ presented documentation- Amended Application

Motion to Grant until 1/1/2025 on the condition that they use the rubber threshold transition with the max slope of 1 and 12 and option of online ordering by JD

2nd by PD

By Acclamation/Carried

19. 2:00 PM Hearing V24-019 50 School Street, Brookline
DG opened the hearing, introduced the Board, and established procedures.
Participants Margaret Clark, Will Spears, Adam Keane, Jamie Yadoff, Helen
Charlupski, Saralynn Allaire, and Michael Muehe are sworn in. Exhibit #1 AAB
1-43 is noted. Discussions and questions of Hearing:

Michael Muehe testifies asking the petitioner to investigate an exterior inclined
platform lift on the stairs

Saralynn Allaire testifies that the limited use of the amphitheater that there may
not be people using the stair entrance

Motion to Grant with wayfinding signage as well as wayfinding signage on the
website, and addressing the handrails at the amphitheater by PD

2nd by KD

By Acclamation/Carried

20. 10:39 AM V24-056 Ranger Road and Jackson Street,
Methuen
WJ Presents Status Update

Motion to Grant until 9/1/2024 by JD

2nd by KD

By Acclamation/Carried

21. 10:41 AM Minutes

JD Recuses

Motion to Accept Minutes and Decisions from April 22, 2024, by

PM

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- abstains

EM- yes

JP – yes

Motion Passes, 5 yes, 1 abstention, 0 no

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Sidewalks, Hollingsworth Avenue and Weston Avenue, Braintree (V24-066 & C23-145)
 - Exhibit – Variance Application and associated documents
- Tobin Montessori Vassal Lane Upper Schools, 197 Vassal Lane, Cambridge (V24-067)
 - Exhibit – Variance Application and associated documents
- Lahey Hospital and Medical Center, 41 Burlington Mall Road, Burlington (V24-068)
 - Exhibit – Variance Application and associated documents
- Kindee Thai & Pho, 182 Bedford Street, Lexington (V24-069)
 - Exhibit – Variance Application and associated documents
- Residential Building, 22 Freeman Street, Boston (V24-070)
 - Exhibit – Variance Application and associated documents
- Littleton Senior Building, Littleton Drive, Wareham (V24-071)
 - Exhibit – Variance Application and associated documents
- Curb Ramps, Corner of Oakland Avenue and Broadway, Methuen (V24-072)
 - Exhibit – Variance Application and associated documents
- Arnold Arboretum of Harvard University, 125 Arborway, Boston (V24-073)
 - Exhibit – Variance Application and associated documents
- Paige Academy, 40 Highland Avenue, Boston (V24-074)
 - Exhibit – Variance Application and associated documents
- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160)
 - Exhibit – Variance Application and associated documents
- Susan's Deli, 695 Atlantic Avenue, Boston (V23-004)
 - Exhibit-Variance Application and associated documents
- Sidewalk, 270 Commonwealth Avenue, Boston (V23-144)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 1500 Massachusetts Avenue, Arlington (V23-155)
 - Exhibit – Variance Application and associated documents
- Creative Hub Community Arts Center, 2 Ionic Avenue, Worcester (V24-011)
 - Exhibit – Variance Application and associated documents
- Liberty Artisanal Bakery, 1223 Main Street, Chatham (V24-033)
 - Exhibit – Variance Application and associated documents
- Curb Cut, Corner of Jackson Street and Ranger Road, Methuen (V24-056)
 - Exhibit – Variance Application and associated documents
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
 - Exhibit- Status report and supporting documents
- SquashWest, 29 Knox Trail, Acton (V23-211)
 - Exhibit #1- AAB 1-30
- John R. Pierce School, 50 School Street, Brookline (V24-019)
 - Exhibit #1 – AAB 1-43
- Decisions and Minutes to approve from April 22, 2024
 - April 22, 2024, minutes