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

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UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULA-
TION

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF OC-
CUPATIONAL LICENSURE

WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHITEC-
TURAL ACCESS BOARD

Board Meeting Minutes – May 8, 2023
Teleconference

This meeting was open to the public and began approximately 9:00 AM

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Jeffrey Dougan (JD)
Raymond Glazier (RG)
David Johnson (DJ)
Ana Julian (AJ)
Mary Mahon McCauley (MM)
Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
James Plotkin – Legal Counsel (JP)
Jamie Dalton – Legal Counsel (JaD)
Bradley Souders – Office Support Specialist (BS)
Andrew Chase – Compliance Officer (AC)

DG opened the meeting for Roll Call:

PM, JD, MM, RG, DJ, EM, AJ

1. 9:00 AM V23-078 80 Crescent Avenue, Newton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

2. 9:03 AM V23-079 90 Fenway, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 and 2:

Motion to Continue for more information including information on utilities by DJ
2nd by JD



By Acclamation/Carried

Discussion of Variance 3 (25.1):

Motion to Continue for more information including feasibility study to convert room to single user to allow for access and an itemized breakdown of the cost associated with losing room by DJ

2nd by JD

By Acclamation/Carried

3. 9:13 AM V23-080 35 Garvey Street, Everett

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant under the usual conditions by PM

2nd by MM

By Acclamation/Carried

4. 9:24 AM V23-081 35 Walker Street, Lenox

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for more information including plans of proposed work and analysis of zoning and historical district requirements by MM

2nd by RG

By Acclamation/Carried

5. 9:30 AM V23-082 279-285 Lamartine Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Deny by RG

2nd by DJ

By Acclamation/Carried

6. 9:36 AM V23-083 1 Elm Street, Newbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant for this use only on the condition that if any amenities are relocated that they are compliant with 521 CMR and that grab bars are supplied on the wall side of the toilet by JD

2nd by DJ

By Acclamation/Carried

7. 9:51 AM V23-084 191 Main Street, Charlestown

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant for this use only by JD

2nd by PM

By Acclamation/Carried



8. 9:54 AM V23-085 64 Haynes Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant for this use only on the condition that the roof deck is not used as a common space by tenants or open to the public by PM

2nd by DJ

By Acclamation/Carried

9. 10:03 AM V23-086 Thayer Pond Drive, Oxford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant until 5/2026 with annual status reports by DJ

2nd by RG

By Acclamation/Carried

10. 10:08 AM Advisory Opinion Request – Handrails (30.8.3)

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Request:

Motion to Find plans submitted would be compliant with 521 and flush controls are on wrong side of toilet CMR by PM

2nd by DJ

By Acclamation/Carried

11. 10:13 AM 35 Ripley Street, Cohasset

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

12. 10:14 AM Beechwood Playground, 65 Doane Street, Cohasset

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

13. 10:25 AM V95-299 46 Joy Street, Boston

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Table by DJ

2nd by JD

By Acclamation/Carried

14. 10:27 AM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents



WJ presented documentation – Discussion of Minutes and Decisions:

Motion to Accept minutes and Decisions by JD

2nd PM

By Roll Call PM/Y, JD/Y, RG/A, DJ/Y, EM/A, AJ/Y

15. 10:29 AM Closed Session

Motion to go into closed sessions by PM

2nd by JD

By Roll Call DG/Y, PM/Y, JD/Y, RG/Y, DJ/Y, EM/Y, AJ/Y

The Board entered closed session. All members of the public were asked to join the waiting room. Recording was terminated.

16. 11:02 AM The Board Resumed the open portion of the meeting. Recording resumed.

17. 11:08 AM V22-046 735 Massachusetts Avenue, Arlington

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny and inform petitioner that the installation of an automatic door opener would alleviate need for variance request by JD

2nd by RG

By Acclamation/Carried

18. 11:11 AM Hearing declared regarding V22-179 232 Old Colony Avenue, Roxbury:

DG opened the hearing, introduced Board and established procedures. Participants William Christopher and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-37 is noted. William Christopher presented application. Additional comments and testimony provided by Michael Muehe. Discussion and Questions of Hearing:

Motion to Continue hearing until July 10 2023 and extend variance for temporary ramp with no further extensions by DJ

2nd by JD

By Acclamation/Carried

19. 11:33 AM V21-054 8 Ashton Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Instruct staff to file complaint against 47 Sargent Street (V17-244) by JD

2nd by PM

By Acclamation/Carried

Motion to Schedule hearing by RG

2nd by PM

By Acclamation/Carried

20. 11:47 AM V22-078 10 Putnam Street, Roxbury

Exhibit – Variance Application and associated documents



WJ presented documentation – Discussion of Variance:

Motion to Grant temporary relief until 6/1/2024 by JD

2nd by AJ

By Acclamation/Carried

21. 11:49 AM V22-175 106 Central Street, Wellesley

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 8:

Motion to Grant by PM

2nd by MM

By Acclamation/Carried

22. 1:00 PM Hearing declared regarding V22-106 1 Charles Street, Boston

DG opened the hearing, introduced Board and established procedures. Participants Kate Brady, Peter Byrne, Ryan St Marie, John Walters, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-73 is noted. Kate Brady presented application. Additional comments and testimony provided by Peter Byrne, Ryan St Marie, John Walters, and Michael Muehe. Exhibit #2 – photograph of street is noted and accepted. Discussion and Questions of Hearing:

Motion to Continue for more information including a cut sheet showing the utilities present under the sidewalk, engineers report, and pictures if appropriate by DJ

2nd by JD

By Acclamation/Carried

23. 1:42 PM V23-029 7 Bedford Terrace, Northampton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Accept withdrawal on the condition of no other common use spaces in the basement by PM

2nd by JD

By Acclamation/Carried

Discussion of Variance 2 (steps in bathroom)

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried



24. 1:45 PM V23-037 50 Bartlett Street, Andover

AJ Recused

DJ Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Schedule hearing by PM

2nd by DJ

By Acclamation/Carried

25. 1:59 PM V23-058 197 Main Street, Gloucester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant for this use only on the condition that an automatic door opener is provided for room 133 (conference room) by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Find no variance is required as area is employee-only space by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant for this use only

2nd by AJ

By Acclamation/Carried

Discussion of Variance 4:

Motion to Continue for more information related to impact of 780 CMR in regards to raising handrails to compliant height by JD

2nd by DJ

By Acclamation/Carried

26. 2:25 PM V23-068 196 Havre Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Schedule hearing by PM

2nd by DJ

By Acclamation/Carried

27. 2:40 PM V23-074 16 Union Street, Tisbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on the condition that where possible without impacting sidewalk, walkway is extended to 48 inches, and no advertising or merchandise at top of landing by DJ



2nd by PM
By Acclamation/Carried

Respectfully submitted,
Bradley Souders, Office Support Specia

Exhibit List

- School, 80 Crescent Avenue, Newton (V23-078)
 - Exhibit – Variance Application and associated documents
- Melvin Hall, 90 Fenway, Boston (V23-079)
 - Exhibit – Variance Application and associated documents
- Anthem Everett, 35 Garvey Street, Everett (V23-080)
 - Exhibit – Variance Application and associated documents
- Doctor Sax House, 35 Walker Street, Lenox (V23-081)
 - Exhibit – Variance Application and associated documents
- Apartment Buildings, 279-285 Lamartine Street, Boston (V23-082)
 - Exhibit – Variance Application and associated documents
- Dormitory, 1 Elm Street, Newbury (V23-083)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 191 Main Street, Charlestown (V23-084)
 - Exhibit – Variance Application and associated documents
- Residential Building, 64 Haynes Street, Boston (V23-085)
 - Exhibit – Variance Application and associated documents
- Condominium Pool, Thayer Pond Drive, Oxford (V23-086)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request – Handrails (30.8.3)
 - Exhibit – Advisory Opinion Request and associated documents
- Pratt Library Playground, 35 Ripley Street, Cohasset (V16-253)
 - Exhibit – Amended Variance Application and associated documents
- Beechwood Playground, 65 Doane Street, Cohasset (V16-295)
 - Exhibit – Amended Variance Application and associated documents
- Abiel Smith School, 46 Joy Street, Boston (V95-299)
 - Exhibit – Amended Variance Application and associated documents
- Decisions and Minutes to approve from April 24, 2023
 - Exhibit – April 24, 2023 minutes
 - Exhibit – Susan's Deli, 695 Atlantic Avenue, Boston (V23-004) Decisions
 - Exhibit – Commercial Building, 343-345 Chelsea Street, Boston (V23-024) Decisions
 - Exhibit – Bubble Tea Shop, 176 Harvard Avenue, Allston (V23-044) Decisions
 - Exhibit – CityLine Apartments, 15-21 Lexington Street, Newton (V23-035) Decisions
- Highrock Covenant Church, 735 Massachusetts Avenue, Arlington (V22-046)
 - Exhibit – Variance Application and associated documents
- Fresh SB LLC, 232 Old Colony Avenue, Roxbury (V22-179)



- Exhibit #1 – Hearing packet AAB 1-37
- 6 Unit Residential, 8 Ashton Street, Boston (V21-054)
 - Exhibit – Variance Application and associated documents
- UU Urban Ministry, 10 Putnam Street, Roxbury (V22-078)
 - Exhibit – Variance Application and associated documents
- Tower Court, Wellesley College, 106 Central Street, Wellesley (V22-175)
 - Exhibit – Variance Application and associated documents
- One Charles Condominium, 1 Charles Street, South, Boston (V22-106)
 - Exhibit #1 – Hearing packet AAB 1-73
 - Exhibit #2 – Photograph of street
- Albright House, 7 Bedford Terrace, Northampton (V23-029)
 - Exhibit – Variance Application and associated documents
- Doherty Middle School, 50 Bartlett Street, Andover (V23-037)
 - Exhibit – Variance Application and associated documents
- Police Courthouse, 197 Main Street, Gloucester (V23-058)
 - Exhibit – Variance Application and associated documents
- 4 Story Residential, 196 Havre Street, Boston (V23-068)
 - Exhibit – Variance Application and associated documents
- Building E, 16 Union Street, Tisbury (V23-074)
 - Exhibit – Variance Application and associated documents

