

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT



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

1000 Washington Street • Boston • Massachusetts • 02118

EDWARD A. PALLESCHI
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 9, 2022
Teleconference

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

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chairperson (PM)

Ana Julian (AJ)

David Johnson (DJ)

Elizabeth Myska (EM)

Jefferey Dougan (JD)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, JD, DJ, EM, AJ

1. 9:01 AM V2-054 40-42 Ashford Street, Boston

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 2:

Motion to Grant on the condition that no other common use features are located in the base-
ment and if storage is provided, assistance provided to tenants who request it for storage by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried



Motion to Find that winder stairs are present and do not comply with 521 CMR by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 5:

Motion to Continue for plans and cost estimates for improved access from public sidewalk to entrance by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 4:

Motion to Continue for test drawings with dimensions and cost estimates for compliant bathroom on third floor by JD
2nd by DJ
By Acclamation/Carried

Motion to Find that there is evidence of noncompliance with 521 CMR 20.11.1.a, 28.1, 27 and 25.1 by JD
2nd by AJ
By Acclamation/Carried

2. 9:34 AM V22-051 87-103 Liberty Street, Lynn

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 2:

Motion to Grant time relief until first business day in 2025 with status reports due June 1st 2023 by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 5:

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

Discussion of Variance 6:

Motion to Grant timed relief for 2 requested bathrooms until first business day in 2025 with status reports due June 1st 2023 on the condition that one bathroom is made accessible on floors 1-4, and full relief for one bathroom on each floor by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 1,3,4, and 7:

Motion to Schedule a hearing by JD
2nd by DJ
By Acclamation/Carried



3. 10:18 AM V22-057 101 Condor Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for cost estimates and plan for extending elevator to last floor by DJ

2nd by JD

By Acclamation/Carried

4. 10:22 AM V21-183 Summit Road, Milton

AJ Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variances:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

Motion to Instruct staff to draft letter of support in favor of handrails by DJ

2nd by PM

By Acclamation/Carried

5. 10:26 AM V22-070 31 State Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variances 1:

Motion to Grant on condition that all stairs are made compliant and for this use only by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 2:

Motion for test drawings and cost estimates for providing compliant bathroom by JD

2nd by DJ

By Acclamation/Carried

6. 10:49 AM V22-071 Edward Sullivan Building, Loring Avenue, Salem

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information including plans showing interior layout and information on the constraint of the recharge system by PM

2nd by DJ

By Acclamation/Carried

7. 11:00 AM Hearing declared regarding V22-023 1141 Brayton Avenue, Somerset:

DG opened the hearing, introduced Board and established procedures. Participants Jonathan Quell, Heather Martins, Dan Tavares, and Marybeth Carney are sworn in. Exhibit #1 – the hearing packet AAB 1- 25 is noted. Jonathan Quell presented the application. Exhibit #2 – Powerpoint presentation is noted and accepted. Additional comments and testimony by Heather Martins. Discussion and Questions of Variance:



Motion to Continue for feasibility study showing improved accessibility including issues raised by the handrail design by DJ

2nd by JD

By Roll Call PM/N, JD/Y, DJ/Y, EM/Y, AJ/Y

8. 11:52 AM V22-072 Route 2, North Adams

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant temporary relief for one year from date of completion of phase 1 by JD

2nd by AJ

By Acclamation/Carried

9. 11:57 AM V22-074 3 Hawkins Street, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant under the usual conditions for Group 1 by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Deny by JD

2nd by DJ

By Acclamation/Carried

10. 11:59 AM V22-075 100 Linden Street, Wellesley

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant under the usual conditions for Group 1 by JD

2nd by AJ

By Acclamation/Carried

12:00 PM Lunch

11. 1:00 PM Hearing declared regarding V22-024 316 Newbury Street, Boston:

1:00 PM RG Arrived. DG opened the hearing, introduced Board and established procedures. Participants Doug Anderson, Christopher Agostino, Louis Carter, Louis Araque, David McMahon, Johnathan Mendez, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-43 is noted. Exhibit #2 – AAB 1-3 noted. Doug Anderson presented the application. Additional comments and testimony by Christopher Mendez, Louis Carter, Louis Araque, Michael Muehe, Christopher Agostino, David McMahon,. Discussion and Questions of Variance:

Motion to Grant on the condition that its for this tenancy only, provision of intercome and menu with communication abnility, an awning for this outdoor menu, and reasonable accom-
modation policy by JD

2nd by EM

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



12. 2:00 PM V22-037 200 Berkeley Street, Boston:

DG opened the hearing, introduced Board and established procedures. Participants Tara Ikenouye, Emma Cardini, Michael Muehe, and Wayne Talbot are sworn in. Exhibit #1 – the hearing packet AAB 1-45 is noted. Tara Ikenouye presented the application. Exhibit #2 – Presentation is noted and accepted. Exhibit #3 – Picture is noted and accepted. Additional comments and testimony by Emma Cardini . Discussion and Questions of Variance:

Motion to Continue for a feasibility study for reconstructing periductular ramps, and possible relocation of equipment of ramps cannot be constructed, and letter from the City allowing Petitioner to apply for variance on their behalf by PM

2nd by JD

By Acclamation/Carried

13. 2:50 PM V22-073 37 Bowdoin Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

14. 3:03 PM V22-077 426 Main Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

15. 3:07 PM V22-078 10 Putnam Street, Roxbury

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by DJ

2nd by JD

By Acclamation/Carried

16. 3:09 V22-079 31 Brattle Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by PM

2nd by AJ

By Acclamation/Carried

17. 3:11 PM Advisory Opinion Request 32.8.3

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Request:

Find that it is a type of cooking unit and not an oven and therefore needs the 15 inches of associated counter space by JD

2nd by PM



By Acclamation/Carried

18. 3:22 PM Advisory Opinion Request Specialized Medical Facility

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Request:

Motion to Find that 23.2.4 does not apply to a school and is intended for medical facilities by
JD

2nd by PM

By Acclamation/Carried

19. 3:29 PM V22-059 214 Main Street, Amherst

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 3-6:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 1-2

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

20. 3:34 PM V22-058 590 Main Street, Melrose

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Motion to Deny handrails (27.4.3-5) by JD

2nd by PM

By Acclamation/Carried

Motion to Grant (24) by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2 (lower men's restroom)

Motion to Grant (lower men's restroom) by JD

2nd by DJ

By Acclamation

Discussion of Variance 2 (lower women's restroom)

Motion to Grant by JD

2nd by PM

By Acclamation/Carried



Discussion of Variance 3:

Motion to Deny by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 4:

Motion to Continue for test drawing and cost estimates for permanent lift and providing accessible route to stage and cost estimate and plans for portable lift option by JD
2nd by RG
By Acclamation/Carried

Discussion of Variance 5:

Motion to Continue for plans addressing accessible signage throughout the property by JD
2nd by DJ
By Acclamation/Carried

21. 3:52 PM V18-086 1615 Beacon Street, Newton

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept status report by PM
2nd by DJ
By Acclamation/Carried

22. 3:55 PM V19-273 26 Middleton Road, Boxford

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by PM
2nd by DJ
By Acclamation/Carried

23. 3:55 PM V20-100 and V20-101 Boston

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by DJ
2nd by JD
By Roll Call PM/A, JD/Y, RG/Y, DJ/Y, EM/Y, AJ/Y

24. 3:56 PM V21-020 45 West Main Street, Westborough

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

25. 4:01 PM V21-026 374 Commonwealth Avenue, Boston

Exhibit – Amended Variance Application and associated documents



WJ presented documentation – Discussion of Variance:

Motion to Grant for one year by RG

2nd by JD

By Acclamation/Carried

26. 4:03 PM V21-035 190 North Street, Boston

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that once street dining is expired then patio variance is void
by RG

2nd by DJ

By Acclamation/Carried

27. 4:04 PM V21-045 4 Hartford Avenue North, Upton

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by DJ

2nd by EM

By Acclamation/Carried

28. 4:06 PM V21-156 367 Hancock Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by DJ

2nd by RG

By Acclamation/Carried

29. 4:15 PM V22-004 127 West Rodney French Boulevard, New Bedford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition no private functions are held on mezzanine level and for this
tenant and use only by JD

2nd by RG

By Acclamation/Carried

30. 4:20 PM V22-028 137 Dorchester Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by RG

2nd by PM

By Acclamation/Carried

31. 4:25 PM V22-045 180 Cambridge Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by PM



2nd by DJ
By Acclamation/Carried

32. 4:27 PM V22-052 323 Hanover Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that bathroom location information is posted on the menu and website and marketing materials and staff is trained in providing help to those who need it accessing that bathroom and is only valid as long as landlord allows use of their bathroom by JD

2nd by RG

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

33. 4:35 PM V22-067 745 Atlantic Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by PM

2nd by DJ

By Acclamation/Carried

34. 4:37 PM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions

Motion to accept minutes by DJ

2nd by AJ

Roll Call PM/Y JD/A RG/A EM/A AJ/Y DG/Y

Motion to Accept decision by DJ

2nd by AJ

PM/Y JD/A DJ/Y RG/A EM/Y AJ/Y

4:43 PM End of Meeting

Motion to Adjourn by JD

2nd by DJ

Loss of Quorum noted, end of meeting noted

Respectfully submitted,
Bradley Souders, Office Support Specialist

Exhibit List

- 12 Unit Residential, 40-42 Ashford Street, Boston (V22-054)
 - Exhibit – Variance Application and associated documents
- Osmund Building, 87-103 Liberty Street, Lynn (V22-051)
 - Exhibit – Variance Application and associated documents
- 4 Story Residential, 101 Condor Street, Boston (V22-057)



- Exhibit – Variance Application and associated documents
- Eliot Tower Complex, Summit Road, Milton (V21-183)
 - Exhibit – Variance Application and associated documents
- Hair Salon, 31 State Street, Boston (V22-070)
 - Exhibit – Variance Application and associated documents
- Edward Sullivan Building, Loring Avenue, Salem (V22-071)
 - Exhibit – Variance Application and associated documents
- Somerset Middle School, 1141 Brayton Avenue, Somerset (V22-023)
 - Exhibit #1 – Hearing packet AAB 1- 25
 - Exhibit #2 – Powerpoint presentation
- Bridge over the Hoosic, Route 2, North Adams (V22-072)
 - Exhibit – Variance Application and associated documents
- 5 Story Residential, 3 Hawkins Street, Somerville (V22-074)
 - Exhibit – Variance Application and associated documents
- Terrazza, 100 Linden Street, Wellesley (V22-075)
 - Exhibit – Variance Application and associated documents
- Saloniki, 316 Newbury Street, Boston (V22-024)
 - Exhibit #1 – Hearing packet AAB 1-4
 - Exhibit #2 – AAB 1-3
- 200 Berkeley Building, 200 Berkeley Street, Boston (V22-037)
 - Exhibit #1 –Hearing packet AAB 1-4
 - Exhibit #2 – Presentation
 - Exhibit #3 – Picture
- Grotto Restaurant, 37 Bowdoin Street, Boston (V22-073)
 - Exhibit – Variance Application and associated documents
- 5 Story Mixed Use, 426 Main Street, Worcester (V22-077)
 - Exhibit – Variance Application and associated documents
- UU Urban Ministry, 10 Putnam Street, Roxbury (V22-078)
 - Exhibit – Variance Application and associated documents
- Commercial Building, 31 Brattle Street, Cambridge (V22-079)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request - 32.8.3
 - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request – Specialized Medical Facility
 - Exhibit – Advisory Opinion Request and associated documents
- The Evergreens, 214 Main Street, Amherst (V22-059)
 - Exhibit – Variance Application and associated documents
- Soldiers and Sailors Memorial Building, 590 Main Street, Melrose (V22-058)
 - Exhibit – Variance Application and associated documents
- Suzuki School of Newton, 1615 Beacon Street, Newton (V18-086)
 - Exhibit – Status report and associated documents
- Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)
 - Exhibit – Amended Variance Application and associated documents
- City of Boston Temp Ramp Program (V20-100)
 - Exhibit – Status report and associated documents



- City of Boston Park Surface Program (V20-101)
 - Exhibit – Status report and associated documents
- Forbes Municipal Building, 45 West Main Street, Westborough (V21-020)
 - Exhibit – Variance Application and associated documents
- Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V21-026)
 - Exhibit – Amended Variance Application and associated documents
- Limoncello Restaurant 190 North Street Boston (V21-035)
 - Exhibit – Amended Variance Application and associated documents
- Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145)
 - Exhibit – Status report and associated documents
- Elias Brookings School Apartments, 367 Hancock Street, Springfield (V21-156)
 - Exhibit – Variance Application and associated documents
- The Dough Company, 127 West Rodney French Boulevard, New Bedford (V22-004)
 - Exhibit – Variance Application and associated documents
- 3 Story Residential, 137 Dorchester Street, Boston (V22-028)
 - Exhibit – Variance Application and associated documents
- 4 Story Mixed Use, 180 Cambridge Street, Boston (V22-045)
 - Exhibit – Variance Application and associated documents
- The Daily Catch, 323 Hanover Street, Boston (V22-052)
 - Exhibit – Variance Application and associated documents
- Sidewalk, 745 Atlantic Avenue, Boston (V22-067)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from April 25, 2022
 - April 25, 2022 Minutes
 - Cash Energy Condominium, 231 Sutton Street, North Andover (C21-005)

