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Division of Occupational Licensure
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In accordance with the provisions of G.L. c. 30A § 20, the Architectural Access Board convened a regular monthly meeting on:

Microsoft Teams Meeting June 29, 2026

The topics shown below were discussed at the aforementioned meeting: at 9:00 AM., the Chair D. Guarriello called the open meeting to order.

Informational note: All votes were taken by roll call. Where each member voted in favor, the vote will be reported as unanimous.

Board members present:

- Dawn Guarriello, Chairperson (DG)
- Patricia Mendez, Vice Chairperson (PM)
- Katie Denis (KD)
- Pamela Daly (PD)
- Jeffrey Dougan (JD)
- David Johnson (DJ)
- Liz Myska (EM)
- Kay Bell (KB)

DG opened the meeting for Roll Call:

PM, KD, PD, JD, EM, KB

DOL Staff present:

- William Joyce, Executive Director (WJ)
- Molly Griffin, Program Coordinator (MG)
- Victor Machado, Compliance Officer (VM)
- Jamie Dalton, Board Counsel (JaD)

1. 9:03 AM V26-101 344 Bremen Street, East Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant as proposed by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

2. 9:14 AM. V26-102 108-110 Auburn Street, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant on the conditions that typical conditions for the future lift and a group
2A unit will be provided, and the group 1 unit bathrooms will fully comply with 521

CMR by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

Motion to Grant the ramp conditions as proposed including the 2-36 inch ramps on the
condition they have handrails on both sides by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

3. 9:44 AM V26-103 300 Washington Street, Wellesley
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant on the condition that the actuator is on the latch side of the door and abuts a level space by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

4. 9:51 AM V26-104 22 Elm Street, Worcester
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Request 1

Motion to Continue for test drawings of any potential internal ramp that would eliminate the granite step and eliminate the need to install a steep ramp, and for drawings of what is being proposed in the application by KB

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

5. 9:59 AM V26-105 353 West Center Street, West Bridgewater
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant on the condition that the outer doors are automatic, and that the door swing on Level 2B shall be reversed, and to have the actuator located outside of the door swing by PD

2nd by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

6. 10:14 AM. V21-067 525 William F. McLellan Highway, Boston

Exhibit- Status report

WJ presented documentation- Status report

KD Recuses

Motion to Accept the status report, and note that any time extension would need an amended application by JD

2nd by PM

Roll Call Vote

PM- yes

KD- recuses

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 recusal- Motion Passes

7. 10:20 AM V25-036 33 Oxford Street, Cambridge

Exhibit- Status report

WJ presented documentation- Status report

Motion to Accept the status report on the condition that petitioner provide clarity on the phase 1 door hardware by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes
DG- yes
7 yes, 0 no, 0 recusals- Motion Passes

8. 10:24 AM V25-095 166 Main Street, Concord
Exhibit- Amended Application
WJ presented documentation- Amended Application

Motion to Grant timed relief until 7/1/27 with a status update in March of 2027 by JD
2nd by KD
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 recusals- Motion Passes

9. 10:24 AM. V25-176 Multiple Addresses, Dorchester
Exhibit- Packeted case
WJ presented documentation- Packeted case

Acadia Entrance- #7
Motion to Continue for providing a cost analysis for a Group 2A unit somewhere else by
PD
2nd by JD
Roll Call Vote
PM- yes
KD- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 recusals- Motion Passes

10. #39
Motion to Accept withdrawal by JD
2nd by PM
Roll Call Vote
PM- yes
KD- yes

PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 recusals- Motion Passes

#56

Motion to Grant on the condition of good and welcoming lighting to unit 11 and the back entry and for this use only by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

#61, 63, and 64

Motion to Grant as proposed by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

#65

Motion to Accept withdrawal by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

11:00AM Hearing V25-237 16 Moreland Street, Somerville

DG opened the hearing, introduced the Board, and established procedures. Participants Daniel Martinez (architect), Doug Anderson (Rimkus- code consultant), Holly Simione (Somerville Disability Commission), and Michael Muehe (BCIL) are sworn in. Exhibit 1, AAB 1-88 is noted. Doug Anderson gives an intro and overview of the application. Daniel Martinez shares new plans. Exhibit #2- new site and floor plans are noted. Discussions and questions of hearing.

Michael Muehe on behalf of BCIL states there is no reason why this project could not have been fully compliant as it is new construction. He asks the Board not to allow developers to continue building like this at the cost of people with disabilities. He asks the Board to have them go back to the drawing board and come back to them.

Holly Simione from the Somerville commission speaks. She states that she is impressed that they are offering parking. but does not believe van parking is adequate. She asks that this case be continued.

Motion to Take this under advisement by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

KD leaves meeting.

2:52 PM

Motion to Grant on the condition the walkways fully comply and if there is a change in level between any walkway greater than ¼ inch and an abutting space they need to be identified by color and texture by PM

2nd by PD

Roll Call Vote

PM- yes

PD- yes

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

1:00 PM Hearing V25-016 16 Garden Street, Cambridge
DG opened the hearing, introduced the Board, and established procedures. Participants Michael Gulesarian (hotel manager/ownership), Debby Ryan (consultant), Michael Muehe (BCIL), Janine Clifford (architect), and Rachel Tanenhaus (ADA Coordinator for Cambridge) are sworn in. Exhibit 1, AAB 1-60 is noted. Janine Clifford gives an overview of the project. Debbie Ryan as the consultant for this project participates as well. Discussion and questions of hearing.

Michael Muehe notes the \$5.9 million dollars cost of this project.)He contends work done in 2012 should have resulted in an accessible route then.

Rachel Tanenhaus echoes Mr. Muehe's comments.

Motion to Take this under advisement by KB
2nd by PD
Roll Call Vote
PM- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 recusals- Motion Passes

3:08 PM
Motion to Uphold the previous decision of denial by JD
2nd by PD
Roll Call Vote
PM- yes
PD- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 0 recusals- Motion Passes

2:00 PM Hearing V25-017 185 E Street, Boston

DG opened the hearing, introduced the Board, and established procedures. Participants James Riel (project manager) and Michael Muehe (BCIL) are sworn in. Exhibit 1, AAB 1-54 is noted. James Riel gives an overview of the project and why this project is back in front of the Board today. Discussion and questions of hearing. Timothy Johnson, the architect for the project, arrives and is sworn in. WJ notes the Board will need something in writing from lift operators stating they cannot provide a lift with the needed separately operating doors.

Michael Muehe testifies on behalf of the BCIL asking about the total cost for the project and has concerns about if the lift would be able to be converted to serve either unit.

Motion to Continue for the respondent to further investigate the use for a single door per unit, selective door operation, and programmable controllers by JD

2nd by PD

Roll Call Vote

PM- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 recusals- Motion Passes

11. 3:16 PM Advisory Opinion 30 Turnpike Road, Southborough

Exhibit- Advisory opinion

WJ presented documentation- Advisory opinion

Motion to Find that condos are treated similarly to rentals, so that when a condo project exceeds 30%, common spaces must be brought into compliance by JD

2nd by KB

Roll Call Vote

PM- yes

PD- yes

JD- yes

EM- abstains

KB- yes

DG- yes

5 yes, 0 no, 1 abstention- Motion Passes

12. 3:21 PM Settlement

Exhibit- Draft settlement document

WJ presented documentation- Draft settlement document

Motion to Accept on the condition that there is 4 feet of usable walkway not including the tree well by JD

2nd by PM

Roll Call Vote

PM- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 recusals- Motion Passes

13. 3:27 PM Minutes & Decisions

Motion to Accept the minutes from June 15, 2026, and the draft decisions for 8 Ashton Street and Fox Club by KB

2nd by JD

Roll Call Vote

PM- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 0 recusals- Motion Passes

Acknowledged public attendees: none.

Items relied upon during the open meeting

- Agenda
- Draft minutes June 15, 2026
- Draft Decisions June 15, 2026
- Exhibits
 - Residential Building, 344 Bremen Street, East Boston (V26-101)
 - Exhibit- Variance application and associated documents
 - Residential Building, 108-110 Auburn Street, Cambridge (V26-102)
 - Exhibit- Variance application and associated documents
 - B&C Washington LLC, 300 Washington Street, Wellesley (V26-103)
 - Exhibit- Variance application and associated documents
 - Two Chestnut Place, 22 Elm Street, Worcester (V26-104)
 - Exhibit- Variance application and associated documents

- Preschool, 353 West Center Street, West Bridgewater (V26-105)
 - Exhibit- Variance application and associated documents
- Suffolk Downs, 525 William F. McClellan Highway, Boston (V21-067)
 - Exhibit- Status report
- Maxwell Dworkin, 33 Oxford Street, Cambridge (V25-036)
 - Exhibit- Status report
- Aloian House, 166 Main Street, Concord (V25-095)
 - Exhibit- Amended application
- Fields Corner CDC Housing Project, Multiple Addresses, Dorchester (V25-176)
 - Exhibit- Packeted case
- Advisory Opinion Request, 30 Turnpike Road, Southborough (C26-040)
 - Exhibit- Advisory opinion
- Settlement agreement
 - Exhibit- Settlement agreement draft
- Minutes and decisions from the June 15, 2026 meeting
 - Exhibit- Draft minutes and decisions