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

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ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
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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 1, 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, DJ, JD, EM, KB

DOL Staff present:

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

1. 9:04 AM V26-078 4345-4351 Washington Street, Roslindale
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Request 1

Motion to Grant on the condition that the stairs otherwise comply with 521 CMR 27 and that the entrance door swing into the Group 2A units must be reversed by KB

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

Request 2

Motion to Grant on the condition that the 2A units have access to the trash bins on the compliant walkway, and that there is appropriate lighting by the trash by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

2. 9:22 AM. V26-079 Pinckney Street and Joy Street, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Grant by PD

2nd by JD

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 recusal Motion Passes

3. 9:26 AM V26-087 Pinckney Street and Cedar Lane Way, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Requests 1-3

Motion to Grant by PD

2nd by KB

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 recusal Motion Passes

4. 9:37 AM V26-088 Pinckney Street and River Street Place, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Grant by PD

2nd by DJ

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 recusal Motion Passes

5. 9:41 AM V26-080 & C25-042 457 Walnut Avenue, Newton

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Continue for test drawings of dis-continuous handrails on the auditorium stairs

by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

Request 2

Motion to Continue for test drawings of dis-continuous handrails on both sides on compliant stairs, and remedying the open risers and showing compliant treads by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusals- Motion Passes

6. 9:50 AM. V26-082 500 Main Street, Groton
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses
- Request 1 & 2
Motion to Grant under the usual conditions by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- recuses
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal Motion Passes
7. 9:53 AM V26-083 0 Washington Square, Salem
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
- Motion to Continue for information on the slope of the ramps and where the 30 foot measurement is taken by KD
2nd by JD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal- Motion Passes
8. 10:00 AM V26-084 24 St. Peter Street, Salem
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for the MHC letter by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

9. 10:03 AM. V26-085 83 Walnut Street, Wellesley

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant with compliant wall-side handrails by PM

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

Motion to Find no variance is required for the nosing; the carpet solves the problem by

PM

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

10. 10:08 AM V26-086 245 Plain Street, Millis

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Packet by DJ

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

11. 10:09 AM V26-089 635-642 Hyde Park Avenue, Roslindale

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Continue for plans identifying the run, flares, and landing of each curb ramp, the slopes and cross-slopes of each area, and identifying the areas for which relief is sought regarding this request by KB

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

12. 10:19 AM V26-090 188 State Street, Newburyport

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Grant by PD

2nd by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal- Motion Passes

13. 10:23 AM V26-091 8 Ditson Place, Methuen

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Motion to Continue for clarification of what is sold at this business, and for a fully written accommodation policy by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

14. 10:27 AM Advisory Opinion Walkway materials
Exhibit- Advisory opinion
WJ presented documentation- Advisory opinion

Motion to Find that there is a change in level greater than a quarter inch between each paver, which does not meet 521 CMR 29.2.3 by PD

2nd by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- abstains

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

15. 10:47 AM V20-160 36 Winthrop Street, Taunton
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Accept status report by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

16. 10:48 AM V24-009 61 Boston Turnpike, Shrewsbury
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Extend time relief until 8/1/2026 on the condition that the inspection certificate be sent to the MAAB upon completion by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

17. 10:49 AM V24-170 & C24-039 857 Beacon Street, Boston
Exhibit- Status report
WJ presented documentation- Status report

Motion to Accept status report and remind petitioner the steps must be remedied by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

11:00AM Hearing V22-042 139 Spring Street, Millis

DG opened the hearing, introduced the Board, and established procedures. Participants Linda Chiarizio (owners), Steven Chiarizio (owners), and Mark Dempsey (MWCIL) are sworn in. Exhibit 1, AAB 1-72 is noted. Linda Chiarizio reads a statement. Mark Dempsey states support for the request for timed relief. Exhibit #2 a photo is noted. Exhibit #3 a site plan is noted. Discussion and questions of hearing.

Motion to Take this under advisement by DJ

2nd by KB

Roll Call Vote

PM- abstains

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention - Motion Passes

3:07 PM

Motion to Grant on the condition the portable toilets are the only toilets the public can use and they are open during business hours by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- abstains

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

1:00 PM Hearing C24-002 & V24-114 121 Donald Lynch Boulevard, Marlborough
DG opened the hearing, introduced the Board, and established procedures. Participants Larue Renfroe (owner), John Riel (JR Associates), Mark Dempsey (MWCIL), William Joyce (WJ), and Sadie Simone (MWCIL) are sworn in. Exhibit 1, AAB 1-143 and Exhibit #2 AAB 1-31 are noted. Mark Dempsey testifies as MWCIL was the original complainant. Larue Renfroe and John Riel present Exhibit #2 and go through the 20 complaint items, notes 15 have been corrected, and explains their plan for compliance for the Discussion and questions of hearing.

Motion to Take this under advisement by DJ

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

2:13 PM

Motion to Find the complaint valid by DJ

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

Motion to Accept the proof of compliance for items 4, 5, 8, 13, 14, 15, 16, 19, and 20 by

JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

Motion to Accept the plans for compliance for item 7 by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

Motion to Accept plan for compliance for items 2 (rinks 2-8 only) and 3 by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

Motion to Find the following items require variances, 1 (rink 1), 2, and item 9 by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

Motion to Continue for plan of compliance for item 10 showing the door clearance by JD

2nd by KD

Roll Call Vote

PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal - Motion Passes

Motion to Continue for toe and knee clearances for the tables for item 11 by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal - Motion Passes

Motion to Continue for straight-on photographs of the door handles for item 12 and find a variance is needed for the door swing by JD
2nd by PD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal - Motion Passes

Motion to Continue item 17 for proof of compliance with section 31 and grab bars by JD
2nd by KD
Roll Call Vote
PM- yes
KD- yes
PD- yes

DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal - Motion Passes

Motion to Continue item 18 to see if a lit exit sign is required and that the ISA needs to be on that sign by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

18. 3:13 PM Advisory Opinion Compacted crushed stone
Exhibit- Advisory opinion
WJ presented documentation- Advisory opinion

Motion to Schedule a hearing by KD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

19. 4:02 PM V23-211 29 Knox Trail, Acton
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Accept status report by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

20. 4:07 PM V24-172 22 Kane Industrial Drive, Hudson

Exhibit- Amended application

WJ presented documentation- Amended application

Motion to Continue for more information on their request by JD

2nd by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

21. 4:08 PM V24-175 Various Streets, Beacon Hill

Exhibit- Packeted case

WJ presented documentation- Packeted case

KD Recuses

Motion to Packet by JD

2nd by KB
Roll Call Vote
PM- yes
KD- recuses
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal- Motion Passes

22. 4:11 V25-045 101 Dunster Street, Cambridge
Exhibit- Amended application
WJ presented documentation- Amended application

Motion to Grant as proposed by JD
2nd by PD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 recusal - Motion Passes

23. 4:13 PM V25-116 83 Central Street, Hudson
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Find that the proposed surface does not comply with 19.7 by JD
2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

Motion to Find that because this building is exempt from 20.12 does not exempt them from 20.11.1 and providing a second means of egress by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 recusal - Motion Passes

DG exits meeting; PM takes over as Chairperson

24. 4:17 PM V26-056 53 Park Street, Gardner

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition that an accessible parallel parking spot with signage is provided on the street, as well as an accessible spot is provided at the gravel lot by KD

2nd by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusal - Motion Passes

25. 4:31 V26-074 1165 North Shore Road, Revere

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Packet by KD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusal - Motion Passes

26. 4:34 PM V26-077 9 Carver Street, Provincetown

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Continue for test drawings for providing vertical access by lifts or other means
by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusal - Motion Passes

27. 4:45 PM MOU

Exhibit- Memorandum of understanding

WJ presented documentation- Memorandum of understanding

Motion to Accept the MOU by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

7 yes, 0 no, 0 recusal - Motion Passe

28. 4:53 PM Minutes & Decisions

Ruth Barkley C23-078

Motion to Accept the decision for C23-078 by KD

2nd by JD

Roll Call Vote

PM- recuses

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

5 yes, 0 no, 2 recusals - Motion Passes

Motion to Accept remaining decisions by JD

2nd by KD

Roll Call Vote

PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
7 yes, 0 no, 0 recusal - Motion Passes

Motion to Accept the May 11, 2026 minutes by KB
2nd by JD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
7 yes, 0 no, 0 recusal - Motion Passes

Acknowledged public attendees: none.

Items relied upon during the open meeting

- Agenda
- Draft minutes May 11, 2026
- Draft Decisions May 11, 2026
- Exhibits
 - Residential Building, 4345-4351 Washington Street, Roslindale (V26-078)
 - Exhibit- Variance application and associated documents
 - Curb Ramps, Pinckney Street and Joy Street, Beacon Hill (V26-079)
 - Exhibit- Variance application and associated documents
 - Newton North High School, 457 Walnut Avenue, Newton (V26-080 & C25-042)
 - Exhibit- Variance application and associated documents
 - Fox Howe Groton, 500 Main Street, Groton (V26-082)
 - Exhibit- Variance application and associated documents
 - Salem Common Bandstand, 0 Washington Square, Salem (V26-083)
 - Exhibit- Variance application and associated documents
 - St. Peter's Episcopal Church, 24 St. Peter Street, Salem (V26-084)
 - Exhibit- Variance application and associated documents
 - Office Building, 83 Walnut Street, Wellesley (V26-085)

- Exhibit- Variance application and associated documents
- Millis Middle-High School, 245 Plain Street, Millis (V26-086)
 - Exhibit- Variance application and associated documents
- Curb Ramps, Pinckney Street and Cedar Lane Way, Beacon Hill (V26-087)
 - Exhibit- Variance application and associated documents
- Curb Ramps, Pinckney Street and River Street Place, Beacon Hill, (V26-088)
 - Exhibit- Variance application and associated documents
- Mixed Use Building, 635-641 Hyde Park Avenue, Roslindale (V26-089)
 - Exhibit- Variance application and associated documents
- Newburyport District Court, 188 State Street, Newburyport (V26-090)
 - Exhibit- Variance application and associated documents
- The Johnson House, 8 Ditson Place, Methuen (V26-091)
 - Exhibit- Variance application and associated documents
- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160)
 - Exhibit- Status report
- Squash West, 29 Knox Trail, Acton (V23-211)
 - Exhibit- Status report
- Moe's Southwest Grill, 61 Boston Turnpike, Shrewsbury (V24-009)
 - Exhibit- Additional information
- Inverness Condominium, 857 Beacon Street, Boston (V24-170 & C24-039)
 - Exhibit- Additional information
- Church, 22 Kane Industrial Drive, Hudson (V24-172)
 - Exhibit- Amended application
- Various Curb Cuts, Various Streets, Boston (V24-175)
 - Exhibit- Packeted case
- Eliot House, 101 Dunster Street, Cambridge (V25-045)
 - Exhibit- Amended application
- Mixed Use Building, 83 Central Street, Hudson (V25-116)
 - Exhibit- Additional information
- Park Street Park, 53 Park Street, Gardner (V26-056)
 - Exhibit- Additional information
- Residential Building, 1165 North Shore Road, Revere (V26-074)
 - Exhibit- Additional information
- Advisory Opinion – Compacted crushed stone
 - Exhibit- Advisory opinion
- Advisory Opinion- Walkway material
 - Exhibit- Advisory opinion
- MHC Memorandum of Understanding
 - Exhibit- Draft memorandum of understanding
- Minutes and decisions from the May 11, 2026, meeting
 - Exhibit- Draft minutes and decisions