

MAURA HEALEY
GOVERNOR



LAYLA R. D'EMILIA
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

KIM DRISCOLL
LIEUTENANT GOVERNOR

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

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

One Federal Street, Suite 600 • Boston • MA • 02110
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-979-5459

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

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 15, 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, Board Counsel (JaD)

1. 9:03 AM V26-092 & C25-065 1397 Main Street, Millis
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant 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 recusals- Motion Passes

2. 9:05 AM. V26-093 Boden Lane, Natick
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for test drawings and cost estimates for adding handrails on each side of the sloped portion approaching the bridge 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

3. 9:07 AM V26-094 & C25-082 730 Cochituate Road, Framingham
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant until 11/1/2026 by JD

2nd by DJ

PM- yes

KD- yes

PD- yes

DJ- yes

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

4. 9:09 AM V26-095 Eutaw Street and Brooks Street, East Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Grant 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

5. 9:16 AM V26-096 20 Endicott Road, Boxford
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for the work specifications of this project and information on the operating button location and if the entrance to the lift will be recessed to maintain a level entrance by PD
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. 9:34 AM. V26-097 288 Columbia Street, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Request 1- 9.5.4

Motion to Continue for a feasibility and cost study for making the primary level on an accessible route 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 recusals- Motion Passes

Request 2- 43.3.2

Motion to Grant under the usual conditions 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

7. 9:47 AM V26-098 26 Winslow Street, Taunton
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Request 1-9.4

Motion to Grant 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

Request 2- 10.2

Motion to Grant on the condition that any storage for unit 12 is on an accessible route and they receive the same amount of storage any other unit receives 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

8. 10:01 AM V26-099 125-137 Myrtle Street, Medford
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant under the usual conditions 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

9. 10:02 AM. V26-100 13 Clyde Street, Somerville
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Request 1- 9.5.4

Motion to Grant under the usual conditions and on the condition an accessible route is available to all the primary functions on the first floor of the unit 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

Request 2- 43.3.2

Motion to Grant under the usual conditions 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

10. 10:10 AM V24-175 Various Streets, Boston

Exhibit- Packeted application

WJ presented documentation- Packeted application and associated documents

KD Recuses

Ramp 2

Motion to Grant on the condition the appropriate steps are taken to address gaps and other issues on the surrounding walkway surface by JD

2nd by PD

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

Ramp 4
Motion to Grant on the condition the detectable warning panel is replaced 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

Ramp 8
Motion to Grant the running slope by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- recuses
PD- yes
DJ- yes
JD- yes
EM- yes
KB- abstains
DG- yes
6 yes, 0 no, 1 recusal, 1 abstention- Motion Passes

Motion to Deny the cross slope 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

All other ramps
Motion to Grant as proposed 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

11. 10:25 AM V26-074 1165 North Shore Road, Revere
Exhibit- Packeted application
WJ presented documentation- Packeted application and associated documents
- Motion to Grant on the condition they provide a Group 2A dwelling unit 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

12. 10:45 AM V22-107 32 Derby Square, Salem
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
- Motion to Accept close out report of phase 1 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 refusal- Motion Passes

13. 10:49 AM V25-176 Various Addresses, Boston
Exhibit- Amended application
WJ presented documentation- Amended 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 abstention- Motion Passes

11:00AM Hearing V24-210 & C24-019 92 Breed Road, Ashby
DG opened the hearing, introduced the Board, and established procedures. Participants Mary Daughraty (Town Administrator), Jimmy Joseph (Ashby Parks), Steve Nims (Ashby Highway), Patrick McPhee, and VM are sworn in. Exhibit 1, AAB 1-289 is noted. VM gives an overview of the complaint. Patrick McPhee gives a presentation as the complainant. Exhibit #2 a slide deck is noted. Mary Daughraty and the other town representatives respond.
JD Recused

Motion to Take this under advisement by DJ
2nd by KB
Roll Call Vote
PM- abstains
KD- yes
PD- yes
DJ- yes

JD- recused
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 recusal - Motion Passes

4:20 PM
Motion to Continue to investigate rubber matting with cost estimates and for the technical specifications for the proposed stone dust, and for cameras in the area that make recordings by DJ
2nd by KD
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- recused
EM- yes
KB- yes
6 yes, 0 no, 1 recusal - Motion Passes

1:00 PM Hearing C25-028 & V21-054 8 Ashton Street, Boston
DG opened the hearing, introduced the Board, and established procedures. Participants VM, Michael Muehe (BCIL), and Solomon Chowdhury (respondent) are sworn in. Exhibit 1, AAB 1-266 is noted. VM gives an overview of this project, as this is a staff complaint. Solomon Chowdhury notes COVID and finances made it difficult to finish the project. WJ is sworn in and clarifies some points made by the respondent. Michael Muehe testifies on behalf of BCIL and notes that ignorance is not an excuse for not installing the lift device. Discussion and questions of hearing.

Motion to Find the complaint valid 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 recusal - Motion Passes

Motion to Order the respondent to install a passenger elevator, either a LULA or a full elevator, and to show proof you have made contact with someone to redesign this within 30 days, and to submit a plan within 90 days (including legal and design assessment), and if extra time is needed it must be requested in writing by PD

2nd by JD

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

2:00 PM Hearing V23-124 44 JFK Street, Cambridge

DG opened the hearing, introduced the Board, and established procedures. Participants John Robert Macarthur (manufacturer representative), Don Mills (original architect for the project), Ted Jones (manufacturer representative), Michael Muehe (BCIL), Kate Thurman (CCPD), WJ, Rachel Tanenhaus (CCPD), and Jerry Sinatra (manufacturer representative) are sworn in. Exhibit 1, AAB 1-288 is noted. John Macarthur presents a slide deck, noted as Exhibit #2. WJ gives a response to the presentation. Michael Muehe, Kate Thurman and Rachel Tanenhaus express strong support for the alternative symbol being used by Petitioner. Discussion and questions of hearing.

Motion to Find it is not substantially equivalent by DJ

2nd by PD

Roll Call Vote

KD- abstains

PD- yes

DJ- yes

JD- abstains

EM- yes

KB- yes

DG- yes

5 yes, 0 no, 2 abstentions - Motion Passes

14. 3:08 PM V26-086 245 Plain Street, Millis

Exhibit- Packeted case

WJ presented documentation- Packeted case and associated documents

Bathroom stalls

Motion to Grant as proposed 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

Handrails

Motion to Grant as proposed for this use only 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

Auditorium floor slope and accessible route to the seats

Motion to Continue for feasibility and cost for reducing the 8.7% and 10.5% slope at the top of the ramp down to 8.3% 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 Find the auditorium ramps lack the required handrails on both sides by KD

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

Route to the control room

Motion to Continue for a detailed drawing of the proposed accessible area and does it have usable sight lines from that area 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 recusal - Motion Passes

Motion to Find that the approach to the control booth does not comply with 27.3, 27.4.1, 27.4.3, 27.4.5, 27.4.6, and 26.11 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 recusal - Motion Passes

Auditorium clearances and handrails

Motion to Grant on the condition that the existing handrail has a 12 inch extension at the top 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

DG leaves meeting, PM takes over as Chair

15. 3:36 PM C23-078 19 Monsignor Reynolds Way, Boston
Exhibit-Status report
WJ presented documentation-Status report
KD and PM Recuse

Motion to Accept status report but note that compliance with the Board's order is non-discretionary and the information about contacting elevator repair contractors must be provided or a fine hearing will be scheduled by DJ

2nd by PD

Roll Call Vote

PM- recused

KD- recused

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

5 yes, 0 no, 2 recusals - Motion Passes

16. 3:45 PM C25-055 75 Exeter Street, Boston

Exhibit- Complaint response

WJ presented documentation- Complaint response and associated documents

Motion to Order petitioner to provide a sign with contact information at the exterior of the elevator indicating who to call to request service by DJ

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 Passes

17. 3:56 PM V24-172 22 Kane Industrial Drive, Hudson

Exhibit-Additional information

WJ presented documentation- Additional information

Motion to Continue for a dimensioned detailed drawings of the bathrooms in question, and that they are scaled by KD

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

36.1

Motion to Continue for identification of current water fountains and where they plan to install the bottle fillers and validation of reach range compliance with the water filling stations; also for the cost of relocation 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

32.1

Motion to Find no variance is needed but it should be clearly demarcated as an employee only space on a stamped permit set by KD

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 refusal- Motion Passes

18. 4:13 PM V26-040 3-9 & 2-10 Columbia Terrace, Cambridge
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant 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 refusal - Motion Passes

19. 4:15 PM V26-083 0 Washington Square, Salem
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant by KD
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 refusal - Motion Passes

20. 4:19 PM Minutes & Decisions

Motion to Approve the minutes and decisions with edits 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
 - Black Cow Ice Cream, 1397 Main Street, Millis (V26-092 & C25-065)
 - Exhibit- Variance application and associated documents
 - Roadway, Boden Lane, Natick (V26-093)
 - Exhibit- Variance application and associated documents
 - Cochituate Rail Trail, 730 Cochituate Road, Framingham (V26-094 & C25-082)
 - Exhibit- Variance application and associated documents
 - Curb Ramps, Eutaw Street and Brooks Street, East Boston (V26-095)
 - Exhibit- Variance application and associated documents
 - Bunker Stadium Press Box, 20 Endicott Road, Boxford (V26-096)
 - Exhibit- Variance application and associated documents
 - Columbia Street Residences, 288 Columbia Street, Cambridge (V26-097)
 - Exhibit-Variance application and associated documents
 - Taunton Gardens, 26 Winslow Street, Taunton (V26-098)
 - Exhibit- Variance application and associated documents
 - The Clayborn, 125-137 Myrtle Street, Medford (V26-099)
 - Exhibit- Variance application and associated documents
 - Residential Building, 13 Clyde Street, Somerville (V26-100)
 - Exhibit- Variance application and associated documents
 - Old Town Hall, 32 Derby Square, Salem (V22-107)
 - Exhibit- Status report
 - Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
 - Exhibit- Status report
 - Church, 22 Kane Industrial Drive, Hudson (V24-172)
 - Exhibit- Additional information
 - Various Curb Cuts, Various Streets, Beacon Hill (V24-175)
 - Exhibit- Packeted case
 - Elevator, 75 Exeter Street, Boston (C25-055)
 - Exhibit- Additional information
 - Cast 1 Apartments, 3-9 & 2-10 Columbia Terrace, Cambridge (V26-040)
 - Exhibit- Additional information

- Residential Building, 1165 North Shore Road, Revere (V26-074)
 - Exhibit- Additional information
- Salem Common Bandstand, 0 Washington Square, Salem (V26-083)
 - Exhibit- Additional information
- Millis Middle High School, 245 Plain Street, Millis (V26-086)
 - Exhibit- Packeted case
- Minutes and decisions from previous meetings
 - Exhibit- Draft minutes and decisions