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

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COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

**Architectural Access Board
Meeting Minutes – June 16, 2025,
Teams Meeting**

This meeting was open to the public and began at approximately 9:09 AM
Architectural Access Board member attendance:

Patricia Mendez, Vice Chair (PM)
Elizabeth Myska (EM)
David Johnson (DJ)
Jeff Dougan (JD)
Kay Bell (KB)
Pamela Daly (PD)
Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:
William Joyce – AAB Executive Director (WJ)
Jamie Dalton – Board Counsel (JaD)
Molly Griffin – Program Coordinator (MG)
Arelyn Benitez- Compliance Officer (AB)

PM opened the meeting for Roll Call:
PD, DJ, JD, EM, KB

1. 9:10 AM V25-092 2 Grove Street, Worcester
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for MHC Letter by DJ

2nd by KB

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

2. 9:12 AM V25-093 311 Main Street, Athol

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for floor plan, site plan, cost estimate for a ramp, and written accommodation policy by DJ

2nd by JD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

3. 9:13AM V25-094 810 Washington Street, Revere

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant relief to section 44.6.1f by JD

2nd by PD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that no variance is required for 44.6.1g because it is capable of complying by JD

2nd by DJ

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Deny relief to the height of the bathtub by KB

2nd by PD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

4.9:32 AM V25-095 166 Main Street, Concord

Exhibit- Variance Application and associated documents

WJ presented documentation- Discussion of Variance

Motion to Deny by DJ

2nd by PD

Roll Call Vote

PD- yes

DJ- yes

JD- abstain

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 abstention- Motion Passes

5. 9:39 AM Advisory Opinion CHA Project
Exhibit-Advisory Opinion
WJ presented documentation- Discussion of inquiry

Motion to Find that in this scenario, it does meet the definition of a complex by JD
2nd by DJ
Roll Call Vote
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstention- Motion Passes

6. 9:49 AM V25-082 114 Temple Street, Somerville
WJ presented documentation- Variance Application and associated documents

Motion to Continue for a feasibility study to redirect the dining room ramp to the front
entrance by DJ
2nd by KB
Roll Call Vote
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstention- Motion Passes

Motion to Continue for basement plans by DJ
2nd by JD
Roll Call Vote
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant on the condition the Board is provided with the accommodation policy for employees and proof of compliance with 20.11.1a by JD

2nd by DJ

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant on the condition the Board is provided with the accommodation policy for employees and proof of compliance with 20.11.1a by JD

2nd by DJ

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Continue for a feasibility study of providing an inaccessible public toilet room by JD

2nd by PD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

7. 10:30 AM V25-089 1 Sewall Street, Salem
WJ presented documentation- Variance Application and associated documents

Motion to Schedule a Hearing (2 time slots) by JD

2nd by PD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

8. 10:38 AM V25-091 206-208, 210-214 Newbury
Street, Boston
WJ presented documentation- Variance Application and associated documents

Motion to Grant as proposed, as long as the automatic doors are open during business hours by JD

2nd by DJ

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant with signage indicating closest accessible stairway and where the elevator is located on all floors by JD

2nd by PD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant as proposed by JD

2nd by DJ

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes
PM- yes
6 yes, 0 no, 0 abstention- Motion Passes

Motion to Accept their withdrawal by JD
2nd by PD
Roll Call Vote
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstention- Motion Passes

9. 10:49 AM C24-039 & V24-170 857 Beacon Street, Boston
WJ Presented documentation- Amended Application

Motion to Schedule a Hearing by DJ
2nd by JD
Roll Call Vote
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstention- Motion Passes

10. 10:50 AM V25-065 Hemenway Street, Boston
WJ Presented documentation- Additional Information

Motion to Grant by PD
2nd by KB
Roll Call Vote
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstention- Motion Passes

11:00 AM Hearing V25-005 49 Hemlock Road, Sudbury

PM opened the hearing, introduced the Board, and established procedures. Participants Maura Carty (President of the Sudbury Swim and Tennis Club) and Mark Dempsey (Metrowest Center for Independent Living) are sworn in. Exhibit #1 AAB 1-56 is noted. Ms. Carty gives an overview of the project and background of the club for the Board. She also shows pictures for the Board of work done so far which are added to the record as Exhibit #2. Mark Dempsey, on behalf of MWCIL, states he has done a couple site visits to the club and has been working with them. He hthinks they will be able to find solutions. Discussion and questions of hearing.

Motion to Grant Request 1 until May 25, 2026 on the condition that an accessible portable toilet is available in the parking lot by PD

2nd by JD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant Request 2 until 10/1/2025 by JD

2nd by PD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant until May 2034 on the condition that accessible parking and accessible route to the lower courts with information on the website is provided and for status reports annually about fundraising by JD

2nd by DJ

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant Request 3 until 5/1/2030 with annual status reports starting 1/1/2026 by JD
2nd by PD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant Request 4 on the condition an accommodation policy is provided by PD
2nd by DJ

Roll Call Vote

PD- yes

DJ- yes

JD- abstain

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 abstention- Motion Passes

1:00 PM Hearing

V25-011

57-59 Jackson Street, Lawrence

PM opened the hearing, introduced the Board, and established procedures. Participants Amy Bloom (architect), Jaclyn Manchester (from Petitioner Heading Home), and Richard Rodriguez (Lawrence ADA Coordinator) are sworn in. Exhibit #1 AAB 1-106 is noted. Amy Bloom presents for the Board and gives a brief overview of the project. Exhibit #2, a PowerPoint presentation is noted. Richard Rodriguez testifies that this project would greatly improve accessibility as compared to current conditions. He notes his support of the project. Discussion and questions of hearing.

Motion to Grant Request 1 on the condition that the existing concrete pad is made accessible by JD

2nd by DJ

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant Request 2 on the condition that wayfinding signage is provided, that staff to monitor congestion of parking in the back entrance, and to delineate a pedestrian pathway between the buildings by PD

2nd by DJ

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant Request 3 on the condition a compliant handrail is provided on the wall-side by DJ

2nd by JD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

11. 1:46PM

V24-057

1-31 Main Street, Taunton

WJ Presented documentation- Amended Application

Motion to Deny by JD

2nd by DJ

Roll Call Vote

PD- yes

DJ- yes

JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstention- Motion Passes

12. 1:51 PM V25-027 374 Athens Street, South Boston
WJ presented documentation- Additional Information

Motion to Grant by JD
2nd by DJ
Roll Call Vote
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
6 yes, 0 no, 0 abstention- Motion Passes

2:00 PM Hearing V25-017 185 E Street, South Boston
PM opened the hearing, introduced the Board, and established procedures. Participants Timothy Johnson (architect) and Michael Muehe are sworn in. Complainant is not present. Exhibit #1 AAB 1-33 is noted. Architect Timothy Johnson gives an overview of the project and discusses details for the Board. Michael Muehe testifies on behalf of the BCIL and notes their concern about designs which fail to provide accessibility . Discussions and questions of hearing.

Motion to Continue to investigate the use of a LULA, a compliant plan for the winder stairs, a redesign of the group 1 bathrooms, and a test drawing for vertical access within the unit by JD
2nd by PD
Roll Call Vote
PD- yes
DJ- yes
JD- yes
EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

13. 2:23 PM V24-200 & C24-001 123 Dolan Circle, Taunton

WJ presented documentation- Additional Information

Motion to Accept the tables by PD

2nd by DJ

Roll Call Vote

PD- yes

DJ-yes

JD-yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

14. 2:30 PM V25-008 37 Lexington Road, Concord

WJ presented documentation- Additional Information

Motion to Deny by JD

2nd by DJ

Roll Call Vote

PD- yes

DJ-yes

JD-yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

15. 2:32 PM V25-012 Squareshire Road, Sterling

WJ presented documentation- Additional Information

Motion to Find that no variance is required as we would consider the 10ft run (with 6.6% slopes) part of a curb cut run getting you down to a level landing by JD

2nd by DJ

Roll Call Vote

PD- yes

DJ-yes

JD-yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

16. 2:51 PM V25-088 147 Main Street, Cohasset

WJ presented documentation- Additional Information

Motion to Grant on the condition that they use a LULA by DJ

2nd by KB

Roll Call Vote

PD- yes

DJ-yes

JD-yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 0 abstention- Motion Passes

3:02 PM Minutes and Decisions

WJ presented documentation

Motion to Accept Minutes with edits by JD

2nd by DJ

Roll Call Vote

PD- abstain

DJ-yes

JD-yes

EM- yes

KB- yes

PM- yes

5 yes, 0 no, 1 abstention- Motion Passes

JD steps in as Vice- Chair

17. 3:05 PM V25-069 5 Lark Street, South Boston

WJ presented documentation- Additional Information

PM recuses

Motion to Deny 9.3 but to Grant 28.1 on the condition that a wheelchair lift is provided as seen in the test drawings by JD

2nd by PD

Roll Call Vote

PD- yes

DJ-yes

PM-recused

EM- yes

KB- yes

JD- yes

5 yes, 0 no, 1 abstention- Motion Passes

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Worcester Boys Club, 2 Grove Street, Worcester (V25-092)
 - Exhibit – Variance Application and associated documents
- 311 Main Kitchen and Market, 311 Main Street, Athol (V25-093)
 - Exhibit- Variance Application and associated documents
- West of One, 810 Washington Street, Revere (V25-094)
 - Exhibit- Variance Application and associated documents
- Aloian House, 166 Main Street, Concord (V25-095)
 - Exhibit- Variance Application and associated documents
- Union Block Condominiums, 1-31 Main Street, Taunton (V24-057)
 - Exhibit- Amended Application
- Inverness Condominium, 857 Beacon Street, Boston (V24-170 & C24-039)
 - Exhibit- Amended Application
- Deep Pond Farm and Stables, 123 Dolan Circle, Taunton (V24-200 & C24-001)
 - Exhibit- Additional information
- Concord Center for the Visual Arts, 37 Lexington Road, Concord (V25-008)

- Exhibit- Additional Information
- Squareshire Road Bridge, over CSX Railroad, between #12 and #16 Squareshire Road, Sterling (V25-012)
 - Exhibit- Additional information
- Residential Building, 374 Athens Street, South Boston (V25-027)
 - Exhibit- Additional information
- Curb Ramps, Hemenway Street, Boston (V25-065)
 - Exhibit- Additional information
- 3 Unit Residential Building, 5 Lark Street, South Boston (V25-069)
 - Exhibit- Additional Information
- Somerville Village, 114 Temple Street, Somerville (V25-082)
 - Exhibit- Packet
- Schiavo Family Trust Building, 147 Main Street, Cohasset (V25-088)
 - Exhibit- Additional Information
- Salem YMCA, 1 Sewall Street, Salem (V25-089)
 - Exhibit- Packet
- Commercial Building, 206-208 & 210-214 Newbury Street, Boston (V25-091)
 - Exhibit- Packet
- Sudbury Swim and Tennis, 49 Hemlock Road, Sudbury (V25-005)
 - Exhibit #1- AAB 1-56
 - Exhibit #2- Photos
- Shelter, 57-59 Jackson Street, Lawrence (V25-011)
 - Exhibit #1- AAB 1-106
 - Exhibit #2- PowerPoint
- 4 Unit Residential Building, 185 E Street, South Boston (V25-017)
 - Exhibit #1- AAB 1-33
- Minutes from the June 2, 2025, meeting
 - Exhibit- draft minutes