



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

**YVONNE HAO**  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Occupational Licensure**  
**Office of Public Safety and Inspections**  
**Architectural Access Board**  
1000 Washington Street, Suite 710  
Boston, Massachusetts 02118

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

**SARAH R. WILKINSON**  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**Board Meeting Minutes – June 17, 2024**  
**Teams Meeting**

This meeting was open to the public and began at approximately 9:04 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)  
Patricia Mendez, Vice Chairperson (PM)  
Elizabeth Myska (EM)  
Kathryn Denis (KD)  
Pamela Daly (PD)  
Jeff Dougan (JD)  
David Johnson (DJ)  
Joe Prochilo (JP)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)  
Jamie Dalton – Board Counsel (JaD)  
Andrew Chase – Compliance Officer (AC)  
Molly Griffin – Program Coordinator (MG)

DG opened the meeting for Roll Call:

PM, KD, PD, DJ, JD, EM, JP



1. 9:04 AM V24-096 5 Paul X Tivnan Drive, West Boylston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Deny by PM  
2<sup>nd</sup> by DJ  
By Acclamation/Carried
2. 9:10 AM V24-097 & C24-025 536 Dwight Street, Holyoke  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Grant until October 1, 2024, and to present a Certificate  
of Inspection to the Board by JD  
2<sup>nd</sup> by JP  
By Acclamation/Carried
3. 9:17 AM V24-098 800 Boylston Street, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Grant relief for the accessible route to the upper portion. The Board  
asks the Petitioner to consider a portable or Hoya lift which would increase  
accessibility for individuals who, given the nature of their disability, are unable  
to make use of the transfer rail into the cold plunge and warm spa area by JD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried
4. 9:31 AM V24-101 1418-1440 Acushnet Avenue, New Bedford  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Continue for MHC Letter by JD  
2<sup>nd</sup> by JP  
By Acclamation/Carried
5. 9:31 AM V24-102 10 Southwick Street, Chicopee  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
Motion to Continue for a feasibility study for a second elevator by PM  
2<sup>nd</sup> by JD  
By Acclamation/Carried

6. 9:48 AM V24-103 386 Southbridge Street, Auburn  
Exhibit- Additional information  
WJ presented documentation

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

7. 9:54 AM V24-104 685 Commonwealth Avenue, Boston  
WJ presented documentation- variance application  
KD Recuses

Motion to Table until we get proof of designs by JD  
2<sup>nd</sup> by JP  
By Acclamation/Carried

8. 9:56 AM V24-105 117-127 Union Street, New Bedford  
WJ presented documentation  
KD Recuses

Motion to Grant as proposed by JD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

9. 10:05 AM V24-100 Various Towns, MassDOT District 1  
WJ presented documentation- Advisory Opinion

Motion to Continue for tally sheet noting each curb cut, which section of the code it needs variance from, and the plans and photos for each section (organize by each curb cut) by JD  
2<sup>nd</sup> by PM  
By Acclamation/Carried

10. 10:11 AM Advisory Opinion 142 Mystic Avenue, Medford  
WJ presented documentation- Advisory Opinion

Motion to Find this is a carpet, it has to meet the regulations concerning carpets, and needs a variance by JD  
2<sup>nd</sup> by PM  
By Acclamation/Carried

11. 10:25 AM                                  Advisory Opinion                  Cambridge  
WJ presented documentation- variance application
- Motion to Find that common areas in this building are not required to comply with 521 CMR based on 521 CMR 10.1, 28.12.5 is not required by JD  
2<sup>nd</sup> by PM  
By Acclamation/Carried
12. 10:38 AM                                  C13-010                  Kingston and Summer Streets, Boston  
JD Recuses  
WJ presented documentation- variance application
- Motion to Continue for plan for temporary fix in 30 days by DJ  
2<sup>nd</sup> by PM  
By Acclamation/Carried
13. 10:42 AM                                  V14-007                  572 Main Street, Sturbridge  
WJ presented documentation- project update
- Motion to Accept status report by JD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried
14. 10:43 AM                                  V18-218                  46 Millmont Street, Roxbury  
WJ presented documentation- project update
- Motion to Accept status report by JD  
2<sup>nd</sup> by PM  
By Acclamation/Carried
15. 10:44 AM                                  V21-002 & C22-021          225 Broadway Street, Methuen  
WJ presented documentation- follow-up documents
- Motion to Schedule a Hearing by JD  
2<sup>nd</sup> by PD  
By Acclamation/Carried
16. 10:50 AM                                  V22-051                  87-103 Liberty Street, Lynn  
WJ presents documentation- more information
- Motion to Accept status report by DJ  
2<sup>nd</sup> by PM  
By Acclamation/Carried

17. 10:51 AM V22-078 10 Putnam Street, Roxbury  
KD Recuses  
WJ Presents Documentation- additional info  
  
Motion to Grant with the condition that the Exit sign by the right leaf has the International  
Symbol of Accessibility by JD  
2<sup>nd</sup> by PD  
By Acclamation/Carried
18. 10:56 AM V22-138 One Westinghouse Plaza, Hyde Park  
WJ presented documentation- amended application  
  
Motion to Schedule a Hearing by JD  
2<sup>nd</sup> by JP  
By Acclamation/Carried
19. 11:14 AM V23-081 935 Walker Street, Lenox  
WJ presented documentation- status report  
  
Motion to Accept status report by KD  
2<sup>nd</sup> by JD  
By Acclamation/Carried
20. 11:18 AM V23-220 220 Gardner Steet, Boston  
WJ presented documentation- additional info  
  
Motion to Grant on the condition they provide wayfinding signage by PD  
2<sup>nd</sup> by JD  
By Acclamation/Carried
21. 11:21 AM V24-081 647 Tremont Street, Boston  
WJ presented documentation- additional info  
  
Motion to Grant by DJ  
2<sup>nd</sup> by JP  
By Acclamation/Carried
22. 11:28 AM V24-088 23 Hudson Street, Boston  
WJ presented documentation- withdrawal  
  
Motion to Accept Withdrawal by DJ  
2<sup>nd</sup> by JP  
By Acclamation/Carried

23. 11:29 AM V24-091 699 Washington Street, Norwood

WJ presented documentation- additional info

Motion to Grant for this use only by JD

2<sup>nd</sup> by DJ

By Acclamation/Carried

24. 11:36 AM Minutes

Motion to Accept Minutes by DJ

2<sup>nd</sup> by JP

Roll Call Vote

DG- yes

PM-yes

KD- yes

PD- yes

DJ- yes

JD- abstains

EM- yes

JP- yes

Motion Passes, 7 yes, 1 abstention, 0 no

25. 1:00 PM Hearing V23-195 301 Border Street, Boston

DG opened the hearing, introduced the Board, and established procedures. Participants Richard Latini, William Caci, and Michael Muehe are sworn in. Exhibit #1 AAB 1-38 is noted. Exhibit #2, a construction plan, a study and a Goggle map image are noted. Richard Latini discusses ramp. WJ notes that plans that were submitted are different than the ones that were shown today. Discussions and questions of Hearing:

Michael Muehe testifies on behalf of BCIL, notes concern with non-complying slopes they are seeking a variance for. Recommends Board requests petitioner extends ramp back to the tree with feathered sides for a fully compliant ramp.

Motion to Continue for a test drawing of fully compliant ramps including relocation of the bike racks, as-builts of the plaza, and associated costs by KD

2<sup>nd</sup> by DJ

By Acclamation/Carried

26. 1:40 PM V23-184 33 Bow Street, Somerville  
WJ presented documentation- additional info  
KD Recuses

Motion to Accept Withdrawals for variances 5, 6, and 7 by JD  
2<sup>nd</sup> by JP  
By Acclamation/Carried

Motion to Table until after 2:00 PM Hearing by PM  
2<sup>nd</sup> by JD  
By Acclamation/Carried

Motion to Grant on the condition of a lift being installed at the exterior stairs with lighting and signage, and adding blocking, for the kitchens, toilets, and bath tubs in those two units, and include lease language for those two units that blocking for future installation of grab bars is included by JD  
2<sup>nd</sup> by PM  
By Acclamation/Carried

27. 2:00 PM Hearing V24-021 162 Boylston Street, Boston  
DG opened the hearing, introduced the Board, and established procedures. Participants Kevin Hastings, Michael McKay, Kimberley Powell, and Michael Muehe are sworn in. Exhibit #1 AAB 1-29 is noted. Kevin Hastings and Michael McKay present reasoning for variance application. Exhibit #2 BCIL Support letter is noted. Discussions and questions of Hearing:

Michael Muehe testifies on behalf of BCIL noting that the BCIL sent a letter of conditional support for the variance so long as one fully compliant stairway is provided.

Motion to Grant on the condition that there is sufficient wayfinding signage to elevators at both full-length stairways by JD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

Respectfully submitted,  
Molly Griffin, Program Coordinator

#### Exhibit List

- Worcester County Sheriff's Office, 5 Paul X Tivnan Drive, West Boylston (V24-096)
  - Exhibit – Variance Application and associated documents

- Ernest Proulx Municipal Parking Garage, 536 Dwight Street, Holyoke (V24-097 & C24-025)
  - Exhibit – Variance Application and associated documents
- The Prudential Center, Space 179, 800 Boylston Street, Boston (V24-098)
  - Exhibit – Variance Application and associated documents
- The Capitol Theater, 1418-1440 Acushnet Avenue, New Bedford (V24-101)
  - Exhibit – Variance Application and associated documents
- The Belcher School Apartments, 10 Southwick Street, Chicopee (V24-102)
  - Exhibit – Variance Application and associated documents
- Dunkin', 386 Southbridge Street, Auburn (V24-103)
  - Exhibit – Variance Application and associated documents
- BU College of Arts and Sciences, 685 Commonwealth Avenue, Boston (V24-104)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 117-127 Union Street, New Bedford (V24-105)
  - Exhibit – Variance Application and associated documents
- Curb Cut, Kingston and Summer Streets, Boston (C13-010)
  - Exhibit – Variance Application and associated documents
- The Blackington Building, 572 Main Street, Sturbridge (V14-007)
  - Exhibit – Variance Application and associated documents
- Refuge Church of Christ, 46 Millmont Street, Roxbury (V18-218)
  - Exhibit- Variance Application and associated documents
- Espaillet Mills, 225 Broadway Street, Methuen (V21-002 & C22-021)
  - Exhibit – Variance Application and associated documents
- Osmond Building, 87-103 Liberty Street, Lynn (V22-051)
  - Exhibit – Variance Application and associated documents
- UU Urban Ministry, 10 Putnam Street, Roxbury (V22-078)
  - Exhibit- Variance Application and associated documents
- Roundhead Brewing Company, 1 Westinghouse Plaza, Hyde Park (V22-138)
  - Exhibit – Variance Application and associated documents
- Doctor Sax House, 35 Walker Street, Lenox (V23-081)
  - Exhibit – Variance Application and associated documents
- The Richmond Building, 33 Bow Street, Somerville (V23-184)
  - Exhibit – Variance Application and associated documents
- Millenium Park, 220 Gardner Street, Boston (V23-220)
  - Exhibit- Variance Application and associated documents
- Restaurant, 647 Tremont Street, Boston (V24-081)
  - Exhibit- Variance Application and associated documents
- Mixed Use Building, 23 Hudson Street, Boston (V24-088)
  - Exhibit- Variance Application and associated documents
- Mixed Use Building, 699 Washington Street, Norwood
  - Exhibit- Variance Application and associated documents
- Various Curb Cuts, Various Towns, MassDOT District One (V24-100)
  - Exhibit- Variance Application and associated documents
- Advisory Opinion, 142 Mystic Avenue, Medford
  - Exhibit- Advisory Opinion request letter
- Advisory Opinion, Residential Chair Lift, Cambridge
  - Exhibit- Advisory Opinion request letter
- Mixed Use Building, 301 Border Street, Boston (V23-195)



- Exhibit #1- AAB 1-38
  - Exhibit #2- a construction plan, a study and a Goggle map image
- Mixed Use Building, 162 Boylston Street, Boston (V24-121)
  - Exhibit #1 – AAB 1-29
  - Exhibit #2- BCIL letter of conditional support
- Minutes to approve from June 3, 2024
  - June 3, 2024 minutes