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UNDERSECRETARY OF
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KIM DRISCOLL
LIEUTENANT GOVERNOR

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

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**Architectural Access Board
Meeting Minutes – June 2, 2025,
Teams Meeting**

This meeting was open to the public and began at approximately 9:03 AM
Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)
Elizabeth Myska (EM)
David Johnson (DJ)
Jeff Dougan (JD)
Kay Bell (KB)
Kathryn Denis (KD)
Joe Prochilo (JP)
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)
Arellyn Benitez- Compliance Officer (AB)

DG opened the meeting for Roll Call:

KD, DJ, JD, EM, JP, KB

1. 9:04 AM V25-080 1 Railroad Avenue, Bedford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for the FHA analysis of the 4 unit building by KD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

2. 9:10 AM V25-082 114 Temple Street, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

KD Recuses

Motion to Packet by DJ

2nd by JD

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

3. 9:12 AM V25-083 Wales Street and Blue Hill Avenue, Bos-

ton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

KD Recuses

Motion to Continue for information about resurfacing those

curb cuts in the meantime by JD

2nd by DJ

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- abstention

KB- yes

DG- yes

5 yes, 0 no, 2 abstention- Motion Passes

4.9:17 AM V25-084 Fay Street and E Berkeley Street, Boston

Exhibit- Variance Application and associated documents

WJ presented documentation- Discussion of Variance

KD Recuses

Motion to Grant on the condition that wayfinding signage is provided with status reports by DJ
2nd by JD

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- abstention

KB- yes

DG- yes

5 yes, 0 no, 2 abstention- Motion Passes

5. 9:26 AM V25-085 55 Summer Street, Walpole

Exhibit-Variance application and associated documents

WJ presented documentation- Discussion of Variance

KD Recuses

Motion to Grant with usual conditions by JD

2nd by DJ

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- abstention

KB- yes

DG- yes

5 yes, 0 no, 2 abstention- Motion Passes

6. 9:27 AM V25-086 174 Commercial Street, Provincetown
WJ presented documentation- Variance Application and associated documents

Motion to Deny by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

7. 9:34 AM V25-087 201-207 South Street, Boston
WJ presented documentation- Variance Application and associated documents

Stairs

Motion to Continue for the headroom clearance on stair 3 by KD

2nd by JD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

Existing Elevator (Request #4, request #2 tabled until Board receives info below)

Motion to Continue for test drawings of a compliant ramp for levels 3-7 by

JD

2nd by KD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes
DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

Entrance to speakeasy space

Motion to Grant on the condition that wayfinding signage is provided, wayfinding to elevator 1, and that access to the elevator through the speakeasy will always be provided during hours of operation, and info is posted on the website and speakeasy website by JD

2nd by KD

Roll Call Vote

KD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

8. 9:53 AM V25-088 147 South Main Street, Cohasset
WJ presented documentation- Variance Application and associated document

Motion to Continue for a floor plan and a cut sheet of the device and proper notification to the ILC by JD

2nd by DJ

Roll Call Vote

KD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

9. 9:55AM V25-089 1 Sewall Street, Salem
WJ presented documentation- Variance Application and associated documents

Motion to Packet by DJ
2nd by JD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstentions- Motion Passes

11. 9:57 AM V25-090 450 Walnut Avenue, Boston
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Continue for handrails on each side as a compliance alternative for 780
CMR by JD
2nd by DJ
Roll Call Vote
KD- recuses
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

12. 10:03 AM V25-091 206-208 & 210-214 Newbury Street,
Boston
WJ presented documentation- Amended Application

Motion to Packet by JD
2nd by DJ
Roll Call Vote
KD- recuses
DJ- yes
JD- yes
EM- yes
JP- yes

KB- yes
DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

13. 10:12 AM V25-079 30 North Bennett Street, Boston
WJ presented documentation-Packeted Case
KD Recuses

Request 1- 22.3.2

Motion to Grant on the condition that during special events the primary programming takes place on the level surface and placing an accessible chess table on the level area as well by JD

2nd by DJ

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- abstains

KB- yes

DG- yes

5 yes, 0 no, 2 abstention- Motion Passes

Request 2- 25.1

Motion to Grant on the condition of wayfinding signage, good and maintained lighting to the side entrance, ensuring a 36in clear entrance at the gate, and compliant handrails at this front entrance by JD

2nd by DJ

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Request 3- 25.3

Motion to Grant as proposed by JD

2nd by JP

Roll Call Vote

KD- recuses
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Request 4- 27.2
Motion to Grant on the condition that nosings comply by JD
2nd by DJ
Roll Call Vote
KD- recuses
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Request 5-8 27.4.1- 27.4.5
Motion to Grant by DJ
2nd by JD
Roll Call Vote
KD- recuses
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Request 9 – 30.7.1
Motion to Grant as proposed by JD
2nd by DJ
Roll Call Vote
KD- recuses
DJ- yes
JD- yes

EM- yes
JP- yes
KB- yes
DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

14. 10:38 AM V25-081 1 Armory Square, Springfield
WJ presented documentation-Packeted Case

Request 1- 27.4.1, 27.4.6
Motion to Grant as proposed by JD
2nd by DJ
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Request 2- 27.4.3
Motion to Grant as proposed by JD
2nd by KD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Request 3- 27.4.3
Motion to Find no variance is required due to 27.4.3c by JD
2nd by KD
Roll Call Vote
KD- yes

DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Request 4- 27.4.3

Motion to Find no variance is required due to 27.4.3c by JD
2nd by KD

Roll Call Vote

KD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Request 5- 27.4.3 and 26.6.3

Motion to Find that no variance is required due to 27.4.3c by JD
2nd by KD

Roll Call Vote

KD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Request 5- 26.6.3

Motion to Grant by JD
2nd by DJ

Roll Call Vote

KD- yes
DJ- yes
JD- yes
EM- yes

noted. Patrick Dahlgren gives an overview of the project and their plans. Tony Sousa and Patrick Dahlgren answer questions from Board members. Discussion and questions of hearing.

Time Requests #1-4

Motion to Continue for cost estimates, entrance and egress indicators, and the in-house work schedule for handrails and door handles by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- abstains

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Full Relief Requests

Motion to Continue for cost estimates and plans identifying all of the stairs in question by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- abstains

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

1:00 PM Hearing
Locations, Boston
KD Recuses

V23-158

Various Curb Cuts, Various

DG opened the hearing, introduced the Board, and established procedures. Participants Yasmeeen Logan, Dolores Carbona, and Michael Muehe are sworn in. Exhibit #1 AAB 1-135 is noted. Yasmeeen Logan gives an update for Board members and discusses the topography of the land where these curb cuts are located. Dolores Carbona discusses curb cut request 429. Discussion and questions of hearing.

Michael Muehe testifies on behalf of BCIL and supports a robust tree canopy effort, but notes the need for accessibility.

Motion to Grant curb cuts 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 448, 449, 451, 453, 455, 456, 457, 458, 459, 460, 462, 463, 464, 465, 467, 468, 469, 470-475, 477, 479 by JD

2nd by DJ

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- yes

KB- absent

DG- yes

5 yes, 0 no, 2 abstention- Motion Passes

Motion to Accept the withdrawal of variance request for curb cut 429 by JD

2nd by JP

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- yes

KB- absent

DG- yes

5 yes, 0 no, 2 abstention- Motion Passes

Motion to Continue for analysis of creating an accessible route on the other side of the street for curb cuts 447, 452, 454, 461, 466 by JD

2nd by DJ

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes
JP- yes
KB- absent
DG- yes

5 yes, 0 no, 2 abstention- Motion Passes

Motion to Continue for investigating demarcating drop offs (a comprehensive plan for indicating when sudden changes in level occur in paths of travel) for curb cuts 476-478 by

JD

2nd by DJ

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- yes

KB- absent

DG- yes

5 yes, 0 no, 2 abstention- Motion Passes

2:00 PM Hearing

C23-125

55 Broadlawn Park, Chestnut Hill

DG opened the hearing, introduced the Board, and established procedures. Participants Dawn McDonald, attorney for Respondent, Michael Muehe, William Joyce, and Arelyn Benitez are sworn in. Complainant is not present. Exhibit #1 AAB 1-85 is noted. AB gives context for the Board regarding the case. WJ adds details for the Board. Dawn McDonald adds some details and advocates for the closure of this case to be upheld. Discussions and questions of hearing.

Motion to Grant by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- absent

DG- yes

19. 2:38 PM V24-197 127 Forest Avenue, Hudson
WJ presented documentation- Amended Application
KD Recuses

Motion to Grant by JD

2nd by JP

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Motion to Continue for a detailed drawing of the playground showing the equip-
ment and surfacing and showing a test drawing of the perimeter route by JD

2nd by JP

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Motion to| Deny by JD

2nd by JP

Roll Call Vote

KD- recuses

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

20. 2:59 PM V25-008 37 Lexington Road, Concord
WJ presented documentation- Additional Information

Motion to Continue for a feasibility study and cost estimate for turning the ramp into a walkway to the entrance, and what is the current slope of the proposed ramp by JD
2nd by KD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

21. 3:16 PM V25-009 581 Boylston Street, Boston
WJ presented documentation- Amended Application

Outer Handrail

Motion to Deny JD

2nd by JP

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Inner (wall-side) handrail

Motion to Grant by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

22. 3:27 PM V25-012 Squareshire Road, Sterling
WJ presented documentation- Additional Information/Amended App

Motion to Continue to ask why they are installing this curb cut, and why they are building the reciprocal curb cut by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

23. 3:31PM V25-044 3 & 5 Rockefeller Road, South Hadley
WJ presented documentation- Additional Information

Motion to Grant the use of offset hinges at all doors minus the 17 described, and order petitioner to provide information of all door widths to students at dorm selection by KD

2nd by JD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

JP- abstain

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

24. 3:47 PM V25-071 3 Washington Street, Somerville
WJ presented documentation- Additional information

Motion to Continue for a feasibility study of a ramp within the property line by KD

2nd by JD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes
JP- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

25. 3:52 PM V25-074 307 Cambridge Street, Cambridge
WJ presented documentation- Additional Information

Motion to Schedule a Hearing by JD
2nd by KD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
JP- abstain
KB- yes
DG- yes
6 yes, 0 no, 1 abstention- Motion Passes

26. 3:54 PM V25-076 761 Temple Street, Duxbury
WJ presented documentation- Additional Information

Accessible Unit
Motion to Continue for accessible bedroom layout with furniture in it by JD
2nd by DJ
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find all entrances shall be accessible, the clear floor space is not in compliance,
and stair winders are not in compliance by JD
2nd by DJ
Roll Call Vote
KD- yes
DJ- yes
JD- yes

EM- yes
JP- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

27. 4:12 PM V25-078 333R Commercial Street, Provincetown
WJ presented documentation- Additional Information

Motion to Grant temporary relief until 12/31 and to Schedule a Hearing by JD
2nd by JP
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
JP- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

28. 4:43 PM Minutes and Decisions
WJ presented documentation- minutes and decisions

Motion to Accept minutes and decisions by JD
2nd by KB
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
JP- abstain
KB- yes
DG- yes
6 yes, 0 no, 1 abstention- Motion Passes

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Mixed Use Buildings, 1 Railroad Avenue, Bedford (V25-080)
 - Exhibit – Variance Application and associated documents
- Somerville Village, 114 Temple Street, Somerville (V25-082)

- Exhibit- Variance Application and associated documents
- Curb Cuts, Wales Street and Blue Hill Avenue, Boston (V25-083)
 - Exhibit- Variance Application and associated documents
- Curb Cuts, Fay Street and East Berkeley Street, Boston (V25-084)
 - Exhibit- Variance Application and associated documents
- Residential Buildings, 55 Summer Street, Walpole (V25-085)
 - Exhibit- Variance Application and associated documents
- Brasswood Inn, 174 Commercial Street, Provincetown (V25-086)
 - Exhibit- Variance Application and associated documents
- Hotel, 201-207 South Street, Boston (V25-087)
 - Exhibit- Variance Application and associated documents
- Salem YMCA, 1 Sewall Street, Salem (V25-089)
 - Exhibit- Variance Application and associated documents
- White Stadium, 450 Walnut Avenue, Boston (V25-090)
 - Exhibit- Variance Application and associated documents
- Commercial Building, 206-208 & 210-214 Newbury Street, Boston (V25-091)
 - Exhibit- Variance Application and associated documents
- Osmund Building, 87-103 Liberty Street, Lynn (V22-051)
 - Exhibit- Status report
- The University Prints Building, 9 Boyd Street, Watertown (V24-121)
 - Exhibit- Additional Information
- Ruth Barkley Apartments, 42 Harrison Archway, Boston (V24-154 & C24-040)
 - Exhibit- Additional Information
- Mary O'Malley CHAPS Academy, 127 Forest Avenue, Hudson (V24-194)
 - Exhibit- Additional Information
- Allen Playground, 92 Breed Road, Ashby (V24-210 & C24-019)
 - Exhibit- Additional Information
- Concord Center for the Visual Arts, 37 Lexington Road, Concord (V25-008)
 - Exhibit- Additional Information
- Office Building, 581 Boylston Street, Boston (V25-009)
 - Exhibit- Amended Application
- Squareshire Road Bridge, over CSX Railroad, between #12 and #16 Squareshire Road, Sterling (V25-012)
 - Exhibit- Additional Information
- Rockefeller Hall North and South, 3 & 5 Rockefeller Road, South Hadley (V25-044)
 - Exhibit- Additional Information
- Tulum Restaurant, 3 Washington Street, Somerville (V25-071)
 - Exhibit- Additional information
- Mixed Use Building, 307 Cambridge Street, Cambridge (V25-074)
 - Exhibit- Additional Information
- Isaac Simmons Farm, 761 Temple Street, Duxbury (V25-076)
 - Exhibit- Additional Information
- Wellness Space, 333R Commercial Street, Provincetown (V25-078)
 - Exhibit- Additional Information

- Nazzaro Community Center, 30 North Bennet Street, Boston (V25-079)
 - Exhibit- Packeted case
- Springfield Technical Community College Building 2, 1 Armory Square, Springfield (V25-081)
 - Exhibit- Packeted case
- Oxford Community Center, 4 Maple Road, Oxford (V24-149)
 - Exhibit #1- AAB 1-40
- Various Curb Cuts, Various Locations, Boston (V23-158)
 - Exhibit #1- AAB 1-135
- Broadlawn Park, 55 Broadlawn Park, Chestnut Hill (C23-125)
 - Exhibit #1- AAB 1-85
- Minutes and decisions from the May 12, 2025, meeting
 - Exhibit- draft minutes and decisions