

**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**MIKE KENNEALY**  
SECRETARY OF HOUSING AND  
ECONOMIC DEVELOPMENT



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

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**EDWARD A. PALLESCHI**  
UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS REGULA-  
TION

**LAYLA R. D'EMILIA**  
COMMISSIONER, DIVISION OF OC-  
CUPATIONAL LICENSURE

**WILLIAM JOYCE**  
EXECUTIVE DIRECTOR, ARCHITEC-  
TURAL ACCESS BOARD

**Board Meeting Minutes – June 27, 2022**  
**Teleconference**

This meeting was open to the public and began approximately 10:10AM.

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chairperson (PM)

Ana Julian (AJ)

Elizabeth Myska (EM)

Jefferey Dougan (JD)

Mary Mahon McCauley (MM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, JD, MM, EM, AJ

1. 10:10 AM V22-101 Various Streets, North Adams

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Packet by PM

2nd by EM

By Acclamation/Carried

2. 10:08 AM V22-102 900 Memorial Drive, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by MM

2nd by AJ

By Acclamation/Carried

3. 10:26 AM V22-103 615 Concord Street, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (28.1)

Motion to Schedule a hearing and to request staff to address issues with requested relief by JD



2nd by PM  
By Acclamation/Carried

4. 10:34 AM V22-104 13-31 Elm Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to the Grant for all stairs on the condition that signage is provided directing traffic to the elevators by JD

2nd by AJ

By Acclamation/Carried

5. 10:40 AM V22-105 3-7 Elm Street, Springfield

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

6. 10:44 AM V22-107 32 Derby Square, Salem

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for dimensioned and enlarged plans of the proposed ramp with elevation datums at start, finish, and landings of ramp and dimensions and turning radiance of door by PM

2nd by EM

By Acclamation/Carried

7. 11:00 AM Hearing declared regarding V22-045 180 Cambridge Street, Boston:

DG opened the hearing, introduced Board and established procedures. Participants Aoife Troxel, Don Contois, Eric Seitz, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-47 is noted. Eric Seitz presented request application. Additional testimony provided by Don Contois and Michael Muehe. Discussion and Questions of Variance:

Motion to Grant on the condition that an intercom system be installed for persons needed assistance by JD

2nd by PM

By Acclamation/Carried

8. 11:30 AM Continued deliberation of V22-107

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 2:

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 3:



Motion to schedule hearing and for Petitioner to provide site plans, elevation plans, and building plans by JD

2nd by PM

By Acclamation/Carried

9. 11:48 AM V22-106 1 Charles Street, South, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for cross slope measurements of requested relief by JD

2nd by EM

By Acclamation/Carried

10. 11:50 AM V22-108 114 Professor's Row, Somerville

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Packet by PM

2nd by EM

By Acclamation/Carried

11. 11:53 AM V22-109 31 Church Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for feasibility study and cost estimates of altering entrance to reach compliance 25.3 by JD

2nd by PM

By Acclamation/Carried

12:00 PM Lunch

12. 1:00 PM Hearing declared regarding V22-028 137 Dorchester Street, Boston

DG opened the hearing, introduced Board and established procedures. Participants Doug Anderson and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-31 and Exhibit #2 AAB 1-27 is noted. Doug Anderson presented request application. Additional testimony provided by Michael Muehe. Discussion and Questions of Variance:

Motion to Table by JD

2nd by PM

By Acclamation/Carried

13. 1:21 PM C19-040 63 Canal Street, Millbury

Exhibit – Complaint form and associated documents

WJ presented documentation – Discussion of Complaint:

Motion to Find that shelving does not comply with 7.7 of 521 CMR by JD

2nd by PM

By Acclamation/Carried

14. 1:32 PM V21-026 374 Commonwealth Avenue, Boston



Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept status report by JD

2nd by EM

By Acclamation/Carried

15. 1:33 PM V21-106 66 Winchester Street, Newton

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by JD

2nd by EM

By Acclamation/Carried

16. 1:35 PM V21-137 Various Streets, Edgartown

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by JD

2nd by AJ

By Acclamation/Carried

17. 1:37 PM V21-201 154 Newbury Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for Petitioner to address original continuance by JD

2nd by AJ

By Acclamation/Carried

18. 1:38 PM V22-024 316 Newbury Street, Boston

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant with the preference of option 2 by JD

2nd by AJ

By Acclamation/Carried

Motion to Authorize staff to generate letter of support if Petitioner wants by JD

2nd by EM

By Acclamation/Carried

19. 1:42 PM V22-093 Easy Street, Nantucket

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

20. 1:48 PM Advisory Opinion Request – Lift Ramps



Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion to Find ramp should be recessed and proposed plan would require variance JD

2nd by PM

By Acclamation/Carried

21. 1:52 PM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions

Motion to Accept by JD

2nd by EM

By Acclamation/Carried

2:05 AJ departed. Board lost quorum for the day, end of meeting noted

Respectfully submitted,

Bradley Souders, Office Support Specialist

#### Exhibit List

- Curb Cuts, Various Streets, North Adams (V22-101)
  - Exhibit – Variance Application and associated documents
- Childcare Center, 900 Memorial Drive, Cambridge (V22-102)
  - Exhibit – Variance Application and associated documents
- Dental Office, 615 Concord Street, Framingham (V22-103)
  - Exhibit – Variance Application and associated documents
- Court Square Building, 13-31 Elm Street, Springfield (V22-104)
  - Exhibit – Variance Application and associated documents
- Byers Block Building, 3-7 Elm Street, Springfield (V22-105)
  - Exhibit – Variance Application and associated documents
- Old Town Hall, 32 Derby Square, Salem (V22-107)
  - Exhibit – Variance Application and associated documents
- 4 Story Mixed Use, 180 Cambridge Street, Boston (V22-045)
  - Exhibit #1 – Hearing packet AAB 1-47
- One Charles Condominium, 1 Charles Street, South, Boston (V22-106)
  - Exhibit – Variance Application and associated documents
- Dormitory, Tufts University, 114 Professor's Row, Somerville (V22-108)
  - Exhibit – Variance Application and associated documents
- Cannabis Dispensary, 31 Church Street, Cambridge (V22-109)
  - Exhibit – Variance Application and associated documents
- 3 Story Residential, 137 Dorchester Street, Boston (V22-028)
  - Exhibit #1 – Hearing packet AAB 1-31
  - Exhibit #2 – AAB 1-27
- CVS, 63 Canal Street, Millbury (C19-040)
  - Exhibit – Complaint form and associated documents
- Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V21-026)
  - Exhibit – Status report and associated documents



- Olympia Fencing Center, 66 Winchester Street, Newton (V21-106)
  - Exhibit – Amended Variance Application and associated documents
- Kelley House, Various Streets, Edgartown (V21-137)
  - Exhibit – Status report and associated documents
- Mixed Use Building, 154 Newbury Street, Boston (V21-201)
  - Exhibit – Variance Application and associated documents
- Saloniki, 316 Newbury Street, Boston (V22-024)
  - Amended Variance Application and associated documents
- Easy Street Park, Easy Street, Nantucket (V22-093)
  - Exhibit – Variance Application and associated documents
- Advisory Opinion Request - Lift Ramps
  - Exhibit – Advisory Opinion Request and associated documents
- Decisions and Minutes to approve from June 6, 2022
  - June 6, 2022 Minutes
  - Alta Seven Hills, 22-28 Mulberry Street, Worcester (V21-195)
  - Osmund Building, 87-103 Liberty Street, Lynn (V22-051)
  - Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)

