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

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ASHLEY STOLBA
INTERIM SECRETARY, EXECUTIVE
OFFICE OF ECONOMIC
DEVELOPMENT

Architectural Access Board
Meeting Minutes – June 30, 2025,
Teams Meeting

This meeting was open to the public and began at approximately 9:01 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)
Katie Denis (KD)

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)

PM opened the meeting for Roll Call:

KD, PD, DJ, JD, EM, KB

1. 9:03 AM V25-096 15 Court Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Packet by DJ

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

2. 9:05 AM V25-097 51 Dudley Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue to clarify if this is a multiple dwelling or a transient lodging facility and for floor plans by KD

2nd by

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

3. 9:12 AM V25-098 141-143 Endicott Street, Revere

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue to see how they are capable of complying with parking spots, if this is a condo, an understanding what lighting will be provided on the path to the lift, and if the spaces are deeded by JD

2nd by PD

Roll Call Vote

7 yes, 0 no, 0 abstention- Motion Passes

6. 9:47 AM V25-101 19 Lake Street, Acushnet
WJ presented documentation- Variance Application and associated documents

Motion to Deny by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Open a staff complaint by JD

2nd by KB

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

7. 10:00 AM Hearing V15-025 374 Commonwealth Avenue, Boston
PM opened the hearing, introduced the Board, and established procedures. Participants, Jason Curtin (attorney for Harvard Club), Rockwood Edwards (Consentini), Abby Goldenfarb, Scott Ellis (Consigli), Steve Cummings (GM of the Club), Doug Dick, and Michael Muehe are sworn in. Exhibit #1 AAB 1-156 is noted. Mr. Curtin presents on behalf of the Harvard Club. Steve Cummings adds additional information as the General Manager of the club. Abby Goldenfarb gives some insight into the timeline of the development of this project. Discussion and questions of hearing.

Michael Muehe testifies on behalf of the Boston Center for Independent Living. He notes the Board has been generous granting timed relief for the past 10 years and that the BCIL objects to an additional 5-year relief but would support for another 1-3 3 years. He also notes that portable ramps could be a possible solution.

Motion to Take this under advisement by PD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find an Act Relative to Strengthening Massachusetts Economic Leadership
does not apply to MAAB variances by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Order the petitioner to send the Board cost estimates and test drawings for a
lift or permanent ramp to the squash courts within 30 days of the date of the receipt and
to extend the time variance for 60 days by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

11:00 AM Hearing

V25-021

7 Plymouth Street, New Bedford

PM opened the hearing, introduced the Board, and established procedures. Participant Caesar D'Amante is sworn in. Exhibit #1 AAB 1-62 is noted. Mr. D'Amante gives an overview of the program he runs and the house that he runs. WJ helps the petitioner and Board understand the jurisdiction here. Additional documents that the petitioner has submitted is noted as Exhibit #2. Matthew Silva, a building inspector for the City of New Bedford is sworn in. Discussion

and questions of hearing.

Motion to Grant temporary relief for research and a plan for a cost estimate on making the first floor accessible and until compliance can be achieved, the process of referring people to accessible facilities that are nearby until July 1, 2026 with a 6 month update in January by JD
2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

1:00 PM Hearing

C23-125

55 Broadlawn Park, Chestnut Hill

PM opened the hearing, introduced the Board, and established procedures. Participants Dawn McDonald (lawyer for condominium), Lori Feldberg (complainant), Michael Muehe, William Joyce, and Arelyn Benitez are sworn in. Exhibit #1 AAB 1-85 is noted. Lori Feldberg gives an overview of the complaint and the history of the property where she lives. WJ gives background for the Board. Dawn McDonald presents on behalf of the Condominium Board at Broadlawn Park. Discussion and questions of hearing.

Michael Muehe testifies on behalf of the Boston Center for Independent Living. He notes BCIL fully supports individuals who take complaints with the state or federal agencies and requests the Board consider whether this walkway has been properly maintained.

Motion to Find the complaint valid by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find the Staff's decision to close the complaint correct by KD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

2:00 PM Hearing

V24-106 & C23-174 35 New Ipswich Road, Ashby

PM opened the hearing, introduced the Board, and established procedures. Participants Pat McPhee (complainant), Mary Daughraty (Town Administrator), Steve Nims, Dan Hubert, Ken LeBlanc, Kevin Stetson, Arelyn Benitez, and William Joyce are sworn in. Exhibit #1 AAB 1-628 is noted. William Joyce gives an overview of the case and the Board order from the previous hearing. Mary Dauhgraty gives an overview as the Town Administrator for Ashby. Photos she sent are taken as exhibit #2. Kevin Stetson from the Town of Ashby testifies to give some background for the Board. Pat McPhee as the complainant gives insight for the Board members. Mr. McPhee's presentation is taken as exhibit #3. Discussions and questions of hearing.

Motion to Find the town has not complied with the Board's order from the November 2024 hearing by DJ

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find the town is not justified in failing to comply with the Board's orders by KB

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Fine \$500 a day starting on June 30, 2025 which will accrue each day until the Board's order is satisfied, which the Board will hold in abeyance until the Respondent sends the Board the appropriate document within 30 days from the date of the decision by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

8. 3:12 PM V25-102 71 Airport Road, West Tisbury
WJ presented documentation- Variance application and associated documents

Motion to Grant as proposed by KD

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

2nd by JD

Roll Call Vote

KD- abstain

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

6 yes, 0 no, 1 abstention- Motion Passes

11. 3:40 C PM V25-105 22 Middlesex Street Unit 1,
Chelmsford

WJ presented documentation- Variance application and associated documents

Motion to Grant for this tenant-use only on the condition that the petitioner checks with the building official confirms this does not violate 780 CMR, and that the website is clear that this location is not wheelchair accessible by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

12. 4:10 PM V20-066 3046 Main Street, Barnstable

WJ presented documentation- Status report

Motion to Accept the status report, reminding petitioner to submit an amendment if more time is needed by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
7 yes, 0 no, 0 abstention- Motion Passes

13. 4:14 PM V23-136 & C24-028 149 High Street, Newburyport
WJ presented documentation- additional information

Motion to Order for an update on the status of funding by January 1, 2026, by JD
2nd by DJ

14. Roll Call Vote

KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
7 yes, 0 no, 0 abstention- Motion Passes

Motion to Accept this response as issued by the hearing Order by JD
2nd by DJ

Roll Call Vote

KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
7 yes, 0 no, 0 abstention- Motion Passes

15. 4:19 PM V24-199 30 Cable Avenue, Salisbury
WJ presented documentation- additional information

Motion to Packet by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

16. 4:20 PM

V24-200 & C24-001

123 Dolan Circle, Taunton

WJ presented documentation- additional information

Motion to Grant (food counter) for this tenant and use-only as compliance would result in an unreasonable cost with little benefit for people with disabilities by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

17. 4:28 PM

V25-017

185 E Street, South Boston

WJ presented documentation- additional information

Motion to Grant the use of a lift in this use by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

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

Motion to Order the common bathrooms comply with appropriate sections of 521 by JD
2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

18. 4:41 PM Advisory Opinion Millwork
WJ presented documentation- Advisory opinion

Motion to Find that this would comply because the standard is it needs to be reasonably likely that a member of the public would interact with this space by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

PM- yes

7 yes, 0 no, 0 abstention- Motion Passes

19. 4:50 PM Advisory Opinion 19.2.1a
WJ presented documentation- Advisory opinion

Motion to Find that the Federal regs are equivalent under 2.5.1 by KD

2nd by DJ

Roll Call Vote

KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
PM- yes
7 yes, 0 no, 0 abstention- Motion Passes

20. 5:00 PM Minutes

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

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Mixed Use Building, 15 Court Street, Boston (V25-096)
 - Exhibit – Variance Application and associated documents
- Residential Building, 51 Dudley Street, Boston (V25-097)
 - Exhibit- Variance Application and associated documents
- Residential Building, 141-143 Endicott Street, Revere (V25-098)
 - Exhibit- Variance Application and associated documents
- The EL, 1395-1403 Washington Street, Boston (V25-099)
 - Exhibit- Variance Application and associated documents
- Waldorf School of Cape Cod, 22 Tupper Road, Sandwich (V25-100)
 - Exhibit- Variance Application and associated documents
- Wee Folk Daycare, 19 Lake Street, Acushnet (V25-101)

- Exhibit- Variance Application and associated documents
- Martha's Vineyard Airport, 71 Airport Road, West Tisbury (V25-102)
 - Exhibit- Variance Application and associated documents
- Mondo Café, 563 Columbus Avenue Apt. 2C, Boston (V25-103)
 - Exhibit- Variance Application and associated documents
- Mixed Use Building, 233 Massachusetts Avenue, Cambridge (V25-104)
 - Exhibit-Variance Application and associated documents
- Chelmsford Family Dental, 22 Middlesex Street Unit 1, North Chelmsford (V25-105)
 - Exhibit- Variance Application and associated documents
- Olde Colonial Courthouse, 3046 Main Street, Barnstable (V20-066)
 - Exhibit- Status report
- Bartlett Mall, 149 High Street, Newburyport (V23-136 & C24-028)
 - Exhibit- Additional Information
- Deep Pond Farm and Stables, 123 Dolan Circle, Taunton (V24-200 & C24-001)
 - Exhibit- Additional information
- Residential Building, 185 E Street, South Boston (V25-017)
 - Exhibit- Additional Information
- The Harvard Club, 374 Commonwealth Avenue, Boston (V15-025)
 - Exhibit #1- AAB 1-156
- Freedom House, 7 Plymouth Street, New Bedford (V25-021)
 - Exhibit #1- AAB 1-62
 - Exhibit #2- Photos and additional documents
- Broadlawn Park, 55 Broadlawn Park, Chestnut Hill (C23-125)
 - Exhibit #1- AAB 1-85
- Ashby American Legion Post, 35 New Ipswich Road, Ashby (V24-106 & C23-174)
 - Exhibit #1- AAB 1-628
 - Exhibit #2- Photos
 - Exhibit #3- PowerPoint
- Minutes from the June 16, 2025, meeting
 - Exhibit- draft minutes