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GOVERNOR

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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 3, 2024
Teams Meeting

This meeting was open to the public and began approximately 9:03 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Elizabeth Myska (EM)
Kathryn Denis (KD)
Pamela Daly (PD)
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, EM, JP



1. 9:04 AM V24-088 23 Hudson Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Tabled to next meeting

2. 9:07 AM V24-089 19 Waterville Street, North Grafton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Continue for more information for the whole first floor
 plan by JP
 2nd by DJ
 By Acclamation/Carried

3. 9:12 AM V24-091 699 Washington Street, Norwood
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

 Motion to Continue for second floor layout by DJ
 2nd by JP
 By Acclamation/Carried

4. 9:18 AM V24-092 80 Parallel Street, Harwich
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

 Motion to Continue for more information on the structural work
 being performed and an accommodation policy for the intermediate
 before a lift can be installed by KD
 2nd by DJ
 By Acclamation/Carried

5. 9:23 AM V24-093 280 Western Avenue, Boston
Exhibit – Variance Application and associated documents
KD Recuses
WJ presented documentation – Discussion of Variance:

 Motion to Grant on the doors by PM
 2nd by PD
 By Acclamation/Carried

 Motion to Deny relief to 9.5.6 by DJ
 2nd by PD
 By Acclamation/Carried

6. 9:27 AM V24-094 590 East Broadway, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for more information and quote for an outside lift, which
would create another entrance by PD
2nd by DJ
By Acclamation/Carried
7. 9:36 AM V24-095 438 Providence Highway, Dedham
Exhibit- Additional information
WJ presented documentation

Motion to Deny by PM
2nd By JP
By Acclamation/Carried
8. 9:40 AM V24-099 99 Florence Street, Chestnut Hill
WJ presented documentation- variance application

Motion to Grant by PM
2nd by DJ
By Acclamation/Carried
9. 9:41 AM V24-100 Various Towns
WJ presented documentation

Motion to Packet by PM
2nd by PD
By Acclamation/Carried
10. 9:42 AM Advisory Opinion 50 Island Street, Lawrence
WJ presented documentation- Advisory Opinion

Motion to Find a Lula is permitted by right in this configuration by KD
2nd by PD
By Acclamation/Carried

11. 9:47 AM Advisory Opinion
WJ presented documentation- Advisory Opinion
- Motion to Consider this equivalent and permit its use by right by PD
2nd by JP
By Acclamation/Carried
12. 9:51 AM V24-090 Chiswick and Sutherland Road, Boston
WJ presented documentation- variance application
- Motion to Grant all of these variances by KD
2nd by PD
By Acclamation/Carried
13. 9:53 AM V24-074 40 Highland Avenue, Boston
KD Recuses
WJ presented documentation- variance application
- Motion to Continue for a site plan for entrance by PD
2nd by DJ
By Acclamation/Carried
- Motion to Grant until July 1, 2025 by PD
2nd by PM
By Acclamation/Carried
- Motion to Grant for this use only by PD
2nd by DJ
By Acclamation/Carried
- Motion to Continue for a detailed cost estimate for the \$8k stair accessibility by DJ
2nd by PD
By Acclamation/Carried
- Motion to Grant all except #4 by PD
2nd by DJ
By Acclamation/Carried
- Motion to Deny by PD
2nd by PM
By Acclamation/Carried
- Motion to Grant the second floor only by PD
2nd by JP
By Acclamation/Carried

Motion to Deny the first floor and Grant the second floor by JP

2nd by PM

By Acclamation/Carried

Motion to Grant by JP

2nd by DJ

By Acclamation/Carried

Motion to Grant by JP

2nd by PD

By Acclamation/Carried

Motion to Grant by JP

2nd by PD

By Acclamation/Carried

Motion to Grant on the condition that they put a high contrast marker on the stair by

PD

2nd by JP

By Acclamation/Carried

Motion to Grant by JP

2nd by PD

By Acclamation/Carried

Motion to Continue for more information if a permanent grab bar that attaches to both the wall and floor and if the window glass is tempered wall by PD

2nd by JP

By Acclamation/Carried

14. 10:44 AM V22-202 1315 Washington Street, Norwood
WJ presented documentation- project update

Motion to Accept meeting the conditions of the variance by JP

2nd by DJ

By Acclamation/Carried

15. 10:45 AM V24-060 285 Old Westport Road, Dartmouth
WJ presented documentation- follow-up documents

Motion to Grant by DJ

2nd by JP

By Acclamation/Carried

16. 10:48 AM V24-070 22 Freeman Street, Boston
WJ presented documentation- follow-up documents

Motion to Grant by PM
2nd by PD
By Acclamation/Carried

17. 11:00 AM Hearing V24-053 2 Gateway Road, South Hadley
Exhibit – variance application

DG opened the hearing, introduced the Board, and established procedures
Participants Thomas Hartman, Karla Youngblood, and Bill Lynch are
sworn in. Exhibit #1 AAB 1-30 is noted. Tom Hartman presents 5
additional documents as Exhibit #2. The team presents their reasoning for
applying for the variance. Discussions and questions of Hearing:

Motion to Grant time variance with annual check-ins starting July 1, 2025
by KD
2nd by DJ
By Acclamation/Carried

Motion to Find that a variance is not required for request #2 by KD
2nd by DJ
By Acclamation/Carried

Motion to Continue for more information on the accessible means of
egress with exit discharge by KD
2nd by PD
By Acclamation/Carried

Motion to Continue for a campus-wide study of the Group 2B accessible
dwelling units by KD
2nd by JP
By Acclamation/Carried

Motion to Continue for a campus-wide study of the Group 2B accessible
dwelling units for the bathrooms by KD
2nd by PD
By Acclamation/Carried

Motion to Find that a variance is not required for request #5 by KD
2nd by DJ
By Acclamation/Carried

18. 11:51 AM V24-079/C23-085 551 John Mahar Hgwy., Braintree
WJ presents documentation- more information

Motion to Grant for petitioner to use Option C and identify the accessible route with
wayfinding signage by JP
2nd by DJ
By Acclamation/Carried

19. 1:00 PM Hearing V24-054 1 Woolley Circle, South Hadley

PM opened the hearing, introduced the Board, and established procedures. Participants Thomas
Hartman and Karla Youngblood are sworn in. Exhibit #1 AAB 1-38 is noted. Thomas Hartman
discusses their reasoning for applying for a variance. Discussions and questions of Hearing:

Motion to Grant a time variance with annual updates starting July 1, 2025 by DJ
2nd by JP
By Acclamation/Carried

Motion to Continue for an accessible means of egress study by KD
2nd by PD
By Acclamation/Carried

Motion to Grant variance request #3 by PD
2nd by KD
By Acclamation/Carried

Motion to Grant variance for dressing rooms on the 2nd and 3rd floors by KD
2nd by DJ
By Acclamation/Carried

Motion to Continue for feasibility study for an accessible toilet room serving the
backstage area by KD
2nd by PD
By Acclamation/Carried

Motion to Grant for this use only by KD
2nd by PD
By Acclamation/Carried

Motion to Continue by PD
2nd by KD
By Acclamation/Carried

20. 1:36 PM V22-155 361C Commercial Street, Provincetown
WJ Presents Documentation- additional info

Motion to Continue for their accommodation policy by DJ
2nd by PD
By Acclamation/Carried

21. 1:50 PM V23-054 25 Prospect Street, Northampton
WJ presented documentation- additional info

Motion to Continue for a plan or proof that the project is complying by DJ
2nd by KD
By Acclamation/Carried

22. 1:50 PM V23-089 9 Carver Street, Provincetown
WJ presented documentation- additional info

Motion to Grant time variance until 2027 with annual reports starting June 1, 2025 by DJ
2nd by PD
By Acclamation/Carried

23. 2:00 PM V24-032 337-349 2nd Street and 12 & 24 Vine Street,
Everett
PM opened the hearing, introduced the Board, and established procedures. Participants Tom Svirsky, Michael Muehe, Joe Hennessy, and Julio Guevara are sworn in. Exhibit #1 AAB 1-34 is noted. Julio Guevara discusses their reasoning for applying for a variance. Julio Guevara presents. Discussions and questions of Hearing:

Michael Muehe testifies on behalf of BCIL agreeing with the motion and if the petitioner can work with the Everett Commission on Disability. Asks that design can include the possibility of a future wheelchair lift.

Motion to Continue for information from City of Everett on the requirements of these balconies by KD
2nd by DJ
By Acclamation/Carried

24. 2:26 PM V24-083 3 North Square, Boston
WJ presented documentation- additional information

Motion to Grant on the condition that the restaurant has an accommodation policy, and all tables in the accessible level meet 17.2 by PD
2nd by KD
By Acclamation/Carried

Motion to Accept Minutes and Decisions by KD

2nd by JP

By Acclamation/Carried

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- St. Mary Church, 19 Waterville Street, North Grafton (V24-089)
 - Exhibit – Variance Application and associated documents
- MBTA B Line Accessibility Project, Chiswick Road and Sutherland Road, Boston (V24-090)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 699 Washington Street, Norwood (V24-091)
 - Exhibit – Variance Application and associated documents
- Brooks Academy Museum, 80 Parallel Street, Norwood (V24-092)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 280 Western Avenue, Boston (V24-093)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 590 East Broadway, Boston (V24-094)
 - Exhibit – Variance Application and associated documents
- Hard Knocks Gym, 438 Providence Highway, Dedham (V24-095)
 - Exhibit – Variance Application and associated documents
- The Farm at Chestnut Hill, 99 Florence Street, Chestnut Hill (V24-096)
 - Exhibit – Variance Application and associated documents
- Various Curb Cuts, Various Locations, MassDOT District One (V24-100)
 - Exhibit – Variance Application and associated documents
- The Hammock Gallery, 361 Commercial Street, Provincetown (V22-155)
 - Exhibit – Variance Application and associated documents
- Coakley Middle School, 1315 Washington Street, Norwood (V22-202)
 - Exhibit-Variance Application and associated documents
- Talbot House, 25 Prospect Street, Northampton (V23-054)
 - Exhibit – Variance Application and associated documents
- Gifford House, 9 Carver Street, Provincetown (V23-089)
 - Exhibit – Variance Application and associated documents
- UMass Dartmouth LARTs Building, 285 Old Westport Road, Dartmouth (V24-060)
 - Exhibit- Variance Application and associated documents
- Residential Building, 22 Freeman Street, Boston (V24-070)
 - Exhibit – Variance Application and associated documents
- Paige Academy, 40 Highland Avenue, Boston (V24-074)

- Exhibit – Variance Application and associated documents
- Jake n’ Joe’s Sports Grille, 551 John Mahar Highway, Braintree (V24-079 & C23-085)
 - Exhibit – Variance Application and associated documents
- Mamma Maria’s, 3 North Square, Boston (V24-083)
 - Exhibit- Variance Application and associated documents
- Advisory Opinion, Group 2B Shower Street
 - Exhibit- Advisory Opinion request letter
- Advisory Opinion, 50 Island Street, Lawrence
 - Exhibit- Advisory Opinion request letter
- Brigham Hall, 2 Gateway Road, South Hadley (V24-053)
 - Exhibit #1- AAB 1-30
 - Exhibit #2- additional documents
- Mary Woolley Hall, 1 Woolley Circle, South Hadley (V24-054)
 - Exhibit #1 – AAB 1-38
- Hanover Everett, 337-349 2nd Street and 12 & 24 Vine Street, Everett (V24-032)
 - Exhibit #1- AAB 1-34
- Decisions and Minutes to approve from May 20, 2024
 - May 20, 2024 minutes
 - Draft decisions from May 20, 2024