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LIEUTENANT GOVERNOR

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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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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 – July 11, 2022
Teleconference

This meeting was open to the public and began approximately 9:00 AM

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice Chairperson (PM)

Ana Julian (AJ)

Elizabeth Myska (EM)

Jeffrey Dougan (JD)

Mary Mahon McCauley (MM)

Raymond Glazier (RG)

David Johnson (DJ)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

Bradley Souders – Office Support Specialist (BS)

PM opened the meeting for Roll Call:

JD, RG, DJ, EM, AJ, DG

1. 10:10 AM V22-091 387 Boston Avenue, Medford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for test drawings for compliant handrails by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant on condition of directional signage to accessible entrance by JD

2nd by RG

By Acclamation/Carried



Discussion of Variance 4:

Motion to Grant on condition that pad is provided at bottom stair with a width of the stairs and 3 feet from last step by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 5:

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 6:

Motion to Continue for site plan and note of what this space is used for by DJ

2nd by JD

By Acclamation/Carried

Discussion of Variance 7:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 8:

Motion to Grant on the condition that compliant nosings are provided by JD

2nd by DJ

By Acclamation/carried

Discussion of Variance 9:

Motion to Schedule hearing by DJ

2nd by JD

By Acclamation/Carried

2. 9:42 AM V22-092 197 Vassal Lane, Cambridge

DG Recused

MM Arrived

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by DJ

2nd by JD

By Acclamation/Carried

3. 10:17 AM V22-110 1 Cedar Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for feasibility study for the use of a LULA by DJ

2nd by AJ



By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition that a future installation of lift is made possible via frame and wiring, and information of lift is included in marketing material by DJ

2nd by RG

By Acclamation/Carried

4. 10:37 AM V22-111 383 Old Post Road, Sharon

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Table by JD

2nd by DJ

By Acclamation/Carried

5. 10:44 AM V22-112 18 MacIntyre Drive, North Reading

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for detailed pictures or plans of path that of travel by JD

2nd by RG

By Acclamation/Carried

6. 10:48 AM V22-113 213 Harvard Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition the lift complies with 521 CMR section 28 and adequate and sufficient lighting is provided, and a canopy is provided from parking to entrance by JD

2nd by DJ

By Acclamation/Carried

Motion to Note that parking is subject to 10.3 and a van space would need to be provided if requested by JD

2nd by DJ

By Acclamation/Carried

7. 11:10 AM Hearing declared regarding V22-057 101 Condor Street, Boston:

DG opened the hearing, introduced Board and established procedures. Participants Carlos Ferreira and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-20 is noted. Carlos Ferreira presented application. Exhibit #2 – rooftop plan is noted and accepted. Additional testimony provided by Michael Muehe. Discussion and Questions of Variance:

Motion to Deny by RG

2nd by MM

PM/Y, MM/Y, RG/Y, DJ/Y, EM/Y, AJ/Y

8. 11:46 AM V22-114 686 Massachusetts Avenue, Cambridge

Exhibit – Variance Application and associated documents



WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition of the approval of the accommodation policy by the Board and if website is provided, where the accommodation policy will be posted on website, and for this tenancy only by JD

2nd by DJ

By Acclamation/Carried

9. 1:00 PM Hearing declared regarding V21-199 1252-1270 Boylston Street, Boston:
DG opened the hearing, introduced Board and established procedures. Participant Michael Muehe is sworn in. Exhibit #1 – the hearing packet AAB 1-107 is noted. Michael Muehe provided comments on withdrawal request. Michael Muehe. Discussion and Questions of Variance:

Motion to Accept withdrawal on the condition that petitioner provides cut sheet of beds that are proposed for use by JD

2nd by DJ

By Acclamation/Carried

10. 1:16 PM V22-115 339 West Bay Road, Osterville
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by JD

2nd by DJ

By Acclamation/Carried

Motion to Find that proposed stairs do not comply with 521 CMR section 27 by JD

2nd by PM

By Acclamation/Carried

11. 1:19 PM V22-117 30 Morley Circle, Williamstown
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for solutions for making upper and lower-level lobbies independent from rest of building in order to make them available and the expected usage for these stairs 24/7 by JD

2nd by PM

By Acclamation/Carried

12. 1:33 PM V22-116 219 Paris Street, Boston
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for estimated cost of project, updated plans for how a lift will fit into design as current plans show LULA, and how to address the requirement for coinciding route that the public will use by JD

2nd by PM

By Acclamation/Carried



13. 1:40 PM V22-118 489 Lincoln Avenue, Saugus

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by PM

By Acclamation/Carried

14. 1:50 PM Advisory Opinion Request Cummings School of Veterinary Medicine

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion Request:

Motion to Find that a variance would be required for this design by JD

2nd by PM

By Acclamation/Carried

15. 1:52 PM V21-067 525 William F McClellan Highway, Boston

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by MM

2nd by DJ

By Acclamation/Carried

16. 1:54 PM V20-223 2240 Iyannough Road, West Barnstable

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by JD

2nd by PM

By Acclamation/Carried

17. 2:00 PM Hearing declared regarding V22-063 230 Beach Street, Revere:

DG opened the hearing, introduced Board and established procedures. Participants Tim Bogertman, Michael Dempsey, Jonatas Silva, Andrew Zettler, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-31 is noted. Michael Dempsey presented application. Additional testimony provided by Andrew Zettler, Jonatas Silva, and Michael Muehe. Discussion and Questions of Variance:

Motion to Continue for more information on proposed timed relief and plan of action for other means of vertical access or plans for a new accessible building by JD

2nd by EM

By Acclamation/Carried

18. 3:04 PM V22-101 Various Streets, North Adams

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for plans for sloped-down curb cuts by JD

2nd by DJ

By Acclamation/Carried

19. 3:08 PM V22-108 114 Professors Row, Somerville



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. 3:11 PM V22-028 137 Dorchester Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by PM

2nd by DJ

By Acclamation/Carried

21. 3:14 PM V18-218 46 Milmont Street, Roxbury

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept status report by JD

2nd by DJ

By Acclamation/Carried

22. 3:15 PM V20-100 and V20-101 Various Streets, Boston

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept by JD

2nd by AJ

JD/Y, RG/Y, DJ/Y, EM/Y, AJ/Y

23. 3:19 PM V20-126 490 Boston Post Road, Wayland

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for electrical plan with light switches highlighted by DJ

2nd by JD

By Acclamation/Carried

24. 3:26 PM V20-199 656 Ocean Avenue, Revere

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that vertical power strip is provided to residents upon request for Group 1 units by JD

2nd by PM

By Acclamation/Carried

25. 3:31 PM V21-145 4 Hartford North, Upton

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Schedule hearing by PM



2nd by DJ
By Acclamation/Carried

26. 3:40 PM V22-080 115 Thurston Street, Somerville
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
 Motion to Deny by MM
 2nd by DJ
 By Acclamation/Carried

Discussion of Variance 2:
 Motion to Grant on the condition that a LULA is utilized by PM
 By JD
 By Acclamation/Carried

27. 4:12 PM V22-088 1220 Cambridge Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
 Motion to Find no variance required due to automatic door opener by JD
 2nd by RG
 By Acclamation/Carried

 Motion to Grant relief to landing at bottom of ramp by JD
 2nd by AJ
 By Acclamation/Carried

 Motion to Grant relief to non-compliant location of automatic door opener by JD
 2nd by EM
 By Acclamation/Carried

28. 4:21 PM Tufts MOU Report
Exhibit – MOU and associated documents
WJ presented documentation – Discussion of Variance 1:
 Motion to Table by JD
 2nd by EM
 By Acclamation/Carried

29. 4:22 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 DJ
 By Acclamation/Carried

4:25 PM End of meeting noted



Respectfully Submitted,
Bradley Souders, Office Support Specialist

Exhibit List

- Tufts Hill Hall, 387 Boston Avenue, Medford (V22-091)
 - Exhibit – Variance Application and associated documents
- Tobin Montessori and Vassal Lane Upper Schools, 197 Vassal Lane, Cambridge (V22-092)
 - Exhibit – Variance Application and associated documents
- 3 Story Mixed Use, 1 Cedar Street, Cambridge (V22-110)
 - Exhibit – Variance Application and associated documents
- Church, 383 Old Post Road, Sharon (V22-111)
 - Exhibit – Variance Application and associated documents
- Community Pool, 18 MacIntyre Drive, North Reading (V22-112)
 - Exhibit – Variance Application and associated documents
- 213 Harvard Street Residences, 213 Harvard Street, Cambridge (V22-113)
 - Exhibit – Variance Application and associated documents
- 4 Story Residential, 101 Condor Street, Boston (V22-057)
 - Exhibit #1 – Hearing packet AAB 1-20
 - Exhibit #2 – Rooftop plan
- Lucky's Tattoo and Piercing, 686 Massachusetts Avenue, Cambridge (V22-114)
 - Exhibit – Variance Application and associated documents
- 15 Story Residential, 1252-1270 Boylston Street, Boston (V21-199)
 - Exhibit #1 – Hearing packet AAB 1-107
- Nauticus Marina, 339 West Bay Road, Osterville (V22-115)
 - Exhibit – Variance Application and associated documents
- Davis Center at Williams College, 30 Morley Circle, Williamstown (V22-117)
 - Exhibit – Variance Application and associated documents
- 4 Story Residential, 219 Paris Street, Boston (V22-116)
 - Exhibit – Variance Application and associated documents
- Shining Stars, 489 Lincoln Avenue, Saugus (V22-118)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request - Cummings School of Veterinary Medicine
 - Exhibit – Advisory Opinion Request and associated documents
- Suffolk Downs, 525 William F McClellan Highway, Boston (V21-067)
 - Exhibit – Status report and associated documents
- Frank and Maureen Wilken's Science and Engineering Center CCCC, 2240 Iyannough Road, West Barnstable (V20-223)
 - Exhibit – Status report and associated documents
- First Congregational Church of Revere, 230 Beach Street, Revere (V22-063)
 - Exhibit #1 – Hearing packet AAB 1-31
- Curb Cuts, Various Streets, North Adams (V22-101)
 - Exhibit – Variance Application and associated documents



- Dormitory, 114 Professors Row, Somerville (V22-108)
 - Exhibit – Variance Application and associated documents
- 3 Story Residential, 137 Dorchester Street, Boston (V22-028)
 - Exhibit – Variance Application and associated documents
- Refugee Church of Christ, 46 Millmont Street, Roxbury (V18-218)
 - Exhibit – Status report and associated documents
- City of Boston Temp Ramp Program (V20-100)
 - Exhibit – Status report and associated documents
- City of Boston Park Surface Program (V20-101)
 - Exhibit – Status report and associated documents
- Alta at River's Edge, 490 Boston Post Road, Wayland (V20-126)
 - Exhibit – Amended Variance Application and associated documents
- Residential Building, 656 Ocean Avenue, Revere (V20-199)
 - Exhibit – Amended Variance Application and associated documents
- Coach Road Apartments, 4 Hartford North, Upton (V21-145)
 - Exhibit – Status report and associated documents
- 3 Story Residential, 115 Thurston Street, Somerville (V22-080)
 - Exhibit – Variance Application and associated documents
- HotChix, 1220 Cambridge Street, Cambridge (V22-088)
 - Exhibit – Variance Application and associated documents
- Tufts MOU Report
 - Exhibit – Tufts MOU and associated documents
- Minutes and Decisions from June 27, 2022
 - June 27, 2022 Minutes
 - 4 Story Mixed Use, 180 Cambridge Street, Boston (V22-045)
 - 3 Story Residential, 137 Dorchester Street, Boston (V22-028)

