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Architectural Access Board**

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ERIC PALEY
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In accordance with the provisions of G.L. c. 30A § 20, the Architectural Access Board convened a regular monthly meeting on:

Microsoft Teams Meeting July 13, 2026

The topics shown below were discussed at the aforementioned meeting: at 9:06 AM., the Vice Chair, P. Mendez, called the open meeting to order.

Informational note: All votes were taken by roll call. Where each member voted in favor, the vote will be reported as unanimous.

Board members present:

- Patricia Mendez, Vice Chairperson (PM)
- Katie Denis (KD)
- Jeffrey Dougan (JD)
- David Johnson (DJ)
- Liz Myska (EM)

PM opened the meeting for Roll Call:
JD, KD, DJ, EM

DOL Staff present:

- William Joyce, Executive Director (WJ)
- Molly Griffin, Program Coordinator (MG)
- Jamie Dalton, Board Counsel (JaD)

1. 9:07 AM V26-106 75 Thurston Street, Somerville
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant on the condition the structural and wiring support for later installation of the lift is provided, and information about it is included in advertisements by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

2. 9:11 AM. V26-107 3 Elm Street, Northampton

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

28.1

Motion to Grant as proposed by JD

2nd by KD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

25.1

Motion to Continue for how the final parking design will look, how people will access the rear entrance with the least amount of distance, and a test drawing of where a permanent van accessible space can be provided for this building by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

Winder Stairs

Motion to Grant on the condition of including compliant handrails and directional signage to the accessible stairs by JD

2nd by KD

Roll Call Vote

KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

Controls
Motion to Grant by JD
2nd by KD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

3. 9:32 AM V26-108 47 Butler Street, Wakefield
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for information regarding whether the stairwell is locked at the same time the elevator would be locked by JD
2nd by KD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

4. 9:35 AM V26-109 50 Bellevue Avenue, Oak Bluffs
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Request 1 and 2
Motion to Grant under the usual conditions by JD
2nd by KD
Roll Call Vote
KD- yes

DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

5. 9:37 AM V26-110 73 Kirkland Street, Cambridge
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant relief to 9.5.4 with the usual conditions by JD
2nd by KD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

6. 9:42 AM. V26-111 379 County Street & 59 Linden Street, New Bedford
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

For both ramps
Motion to Grant as proposed by JD
2nd by DJ
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

7. 9:46 AM V26-118 310 River Street, Billerica
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant for this tenant and use only by JD
2nd by DJ
Roll Call Vote

KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

Motion to Find this building is subject to full compliance by JD
2nd by DJ
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

8. 9:54 AM V18-218 46 Millmont Street, Roxbury
Exhibit- Status report
WJ presented documentation- Status report

Motion to Accept status report by JD
2nd by KD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

9. 9:55 AM. V21-137 Multiple Addresses, Edgartown
Exhibit- Status report
WJ presented documentation- Status report

Motion to Accept status report by DJ
2nd by JD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

10. 9:56 AM V22-022 30 JFK Street, Cambridge
Exhibit- Amended application and associated documents
WJ presented documentation- Amended application

Motion to Grant as proposed by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

11. 9:59 AM V23-154 1690 Revere Beach Parkway, Everett
Exhibit- Amended application and associated documents
WJ presented documentation- Amended application

Outlets

Motion to Grant with the usual conditions for both Group 1 and Group 2 units by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

Door Recesses

Motion to Grant as proposed by KD

2nd by JD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

12. 10:02 AM V24-009 61 Boston Turnpike, Shrewsbury
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Accept as proof of compliance by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

13. 10:05 AM V24-111 103 Pilgrim Road, Boston

Exhibit- Status report

WJ presented documentation- Status report

Motion to Accept status report by DJ

2nd by JD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

14. 10:06 AM V24-172 22 Kane Industrial Drive, Hudson

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Continue for an enlarged plan with detailed dimensions, location and length of grab bars, etc. by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

Motion to Grant as proposed by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

15. 10:12 AM V25-017 185 E Street, South Boston

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Grant on the condition that the lift serves both units and that these units are
Group 1 units by JD

2nd by KD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

16. 10:15 AM V25-093 311 Main Street, Athol

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Continue for a written accommodation policy by JD

2nd by DJ

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

17. 10:22 AM V26-013 44 White Street, Somerville

Exhibit- Amended application

WJ presented documentation- Amended application and associated documents

Motion to Grant on the condition an accessible route is provided to the primary level of
the unit by DJ

2nd by KD

Roll Call Vote

KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

18. 10:35 AM V26-062 & C26-003 1610 Tremont Street, Boston
Exhibit- Amended application
WJ presented documentation- Amended application

Motion to Grant until 9/30/2026 by JD
2nd by DJ
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

19. 10:37 AM V26-086 245 Plain Street, Millis
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Continue for test drawings and cost estimates for adding appropriate companion seats to the left and right accessible seats by JD
2nd by KD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

Motion to Continue for test drawings and cost estimates regarding the control room accessibility by JD
2nd by KD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

Motion to Find the number of wheelchair seats is determined by 14.2 by JD

2nd by KD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

Motion to Continue for cost estimates and feasibility studies of non-continuous handrails on both sides of the aisles by DJ

2nd by JD

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

11:00AM Hearing V26-037 & C25-014 369-371 Grant Street, Framingham
PM opened the hearing, introduced the Board, and established procedures. Participants Louis Cintolo (owner's representative) and Mark Dempsey (MWCIL) are sworn in. Exhibit 1, AAB 1-119 is noted. Louis Cintolo describes the circumstances of this building. Mark Dempsey notes that the MWCIL supports the variance request as accessibility has been significantly increased at this building.. Discussions and questions of hearing.

Motion to Continue for test drawings of the ramp, as-builts of the rear and front entrances, and photos of these projects, and to see if there is lighting for these routes by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 recusals- Motion Passes

Motion to Continue for as-builts and photos of the ice cream window by JD
2nd by DJ
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

20. 11:37 AM V26-097 288 Columbia Street, Cambridge
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Grant on the usual conditions on the future installation of a vertical lift by KD
2nd by JD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

21. 11:42 AM V26-104 22 Elm Street, Worcester
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Continue for information regarding why the 16% slope in option 2 cannot be rolled into the existing slope over the entire length by JD
2nd by KD
Roll Call Vote
KD- yes
DJ- yes
JD- yes
EM- yes
PM- yes
5 yes, 0 no, 0 recusals- Motion Passes

2:00 PM Hearing V22-103 615 Concord Street, Framingham

PM opened the hearing, introduced the Board, and established procedures. Participants Mark Dempsey (MWCIL) and Kathryn Polyakov (petitioner) are sworn in. Exhibit 1, AAB 1-96 is noted. Kathryn Polyakov gives an overview of the project and history of the project. MWCIL again supports this variance request because there is already access to the ground floor and an accommodation policy. Discussion and questions of hearing.

Motion to Grant for this tenant and use only by JD

2nd by KD

Roll Call Vote

KD- yes

DJ- abstains

JD- yes

EM- yes

PM- yes

4 yes, 0 no, 1 abstention- Motion Passes

Motion to Continue for the accommodation policy of the basement tenant by JD

2nd by KD

Roll Call Vote

Roll Call Vote

KD- yes

DJ- yes

JD- yes

EM- yes

PM- yes

5 yes, 0 no, 0 recusals- Motion Passes

22. 2:53 PM Minutes & Decisions

Motion to Accept the minutes and decisions from June 29, 2026 by JD

2nd by EM

Roll Call Vote

KD- abstain

DJ- abstain

JD- yes

EM- yes

PM- yes

3 yes, 0 no, 2 abstentions- Motion Passes

Acknowledged public attendees: none.

Items relied upon during the open meeting

- Agenda
- Draft minutes June 29, 2026
- Draft Decisions June 29, 2026
- Exhibits
 - Residential Building, 75 Thurston Street, Somerville (V26-106)
 - Exhibit- Variance application and associated documents
 - Sojourn Boutique Hotel, 3 Elm Street, Northampton (V26-107)
 - Exhibit- Variance application and associated documents
 - Lazarus Center for Healing Shrine, 47 Butler Street, Wakefield (V26-108)
 - Exhibit- Variance application and associated documents
 - Bellevue Veterans Community, 50 Bellevue Avenue, Oak Bluffs (V26-109)
 - Exhibit- Variance application and associated documents
 - Residential Building, 73 Kirkland Street, Cambridge (V26-110)
 - Exhibit- Variance application and associated documents
 - Grinnell Mansion & Acushnet Commons, 379 County Street & 59 Linden Street, New Bedford (V26-111)
 - Exhibit- Variance application and associated documents
 - Bulgarian Center of New England, 310 River Street, Billerica (V26-118)
 - Exhibit- Variance application and associated documents
 - Refuge Church of Christ, 46 Millmont Street, Roxbury (V18-218)
 - Exhibit-Status report
 - Kelley House Hotel, Various Streets, Edgartown (V21-137)
 - Exhibit- Status Report
 - Waugh Building, 30 JFK Street, Cambridge (V22-022)
 - Exhibit-Amended application
 - Building 2, 1690 Revere Beach Parkway, Everett (V23-154)
 - Exhibit- Amended application
 - Moe's Southwest Grill, 61 Boston Turnpike, Shrewsbury (V24-009)
 - Exhibit- Additional information
 - Winsor School, 103 Pilgrim Road, Boston (V24-111)
 - Exhibit- Status report
 - Church, 22 Kane Drive, Hudson (V24-172)
 - Exhibit- Additional information
 - Residential Building, 185 E Street, South Boston (V25-017)
 - Exhibit- Additional information
 - 311 Main Kitchen and Market, 311 Main Street, Athol (V25-093)
 - Exhibit- Additional information
 - Residential Building, 44 White Street, Somerville (V26-013)
 - Exhibit- Amended application
 - One Brigham Circle, 1610 Tremont Street, Boston (V26-062 & C26-003)
 - Exhibit- Amended application

- Millis Middle High School, 245 Plain Street, Millis (V26-086)
 - Exhibit- Additional information
- Columbia Street Residences, 288 Columbia Street, Cambridge (V26-097)
 - Exhibit- Additional information
- Two Chestnut Place, 22 Elm Street, Worcester (V26-104)
 - Exhibit- Additional information
- Minutes and decisions from the June 29, 2026 meeting
 - Exhibit- Draft minutes and decisions