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**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 REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

**Architectural Access Board
Meeting Minutes – July 14 2025,
Teams Meeting**

This meeting was open to the public and began at approximately 9:07 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)
Arelyn Benitez- Compliance Officer (AB)

DG opened the meeting for Roll Call:
KD, PD, DJ, JD, EM, KB (KB Leaves at 11:00AM)

1. 9:08 AM V25-106 Foxborough
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

2. 9:12 AM V25-107 43 Amity Street, Amherst

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for MHC Letter and clarification whether wall-side handrails will be provided
by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

3. 9:14 AM V25-108 245 Cabot Street, Beverly

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for MHC Letter by JD

2nd by PD

Roll Call Vote

KD- yes

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

4.9:14 AM V25-109 12 Post Office Square, Boston

Exhibit- Variance Application and associated documents
WJ presented documentation- Discussion of Variance

27.2 and 27.4

Motion to Grant on the condition wayfinding signage and signage to closest elevator are provided by DJ

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

25.1

Motion to Continue for information on if an accessible route exists that reaches each commercial space that is open to the public, a feasibility study for making the middle commercial space accessible, and for compliance with 20.11.1 by DJ

2nd by JD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

20.2

Motion to Continue for more information on the location of the Group 2A units in this project by

KD
2nd by DJ
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

21.3 and 21.4
Motion to Continue for clarification of how the curb cut relief is part of this project by JD
2nd by DJ
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

5. 9:43 AM V25-110 10 Post Office Square, Boston
Exhibit-Variance application and associated documents
WJ presented documentation-Variance application

Motion to Continue for test drawings extending the inner handrail past step 1, the handrail on the wall-side past the last step, and the outside and inside tread depths for each step by JD
2nd by DJ
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

6. 9:58 AM V25-111 45 East Central Street, Natick
Exhibit- Variance application and associated documents
WJ presented documentation- Variance Application and associated documents

Motion to Grant under the usual conditions by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

7. 10:00 AM V25-112 420 Haverhill Street, Reading
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for how the play area will be provided on the lower level by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes


JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Respondent emailed Board staff during the meeting stating no  unique programming
(3:15 PM)

Motion to Grant by KD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

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

8. 10:10 AM V25-115 97 Bradford Street, Provincetown
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Continue for a test drawing and a cost estimate for a lift by JD
2nd by DJ
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

9. 10:17 AM V24-199 30 Cable Avenue, Salisbury
Exhibit- Packeted case
WJ presented documentation- Packeted case and associated documents

Motion to Grant as proposed by JD
2nd by KD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

10. 10:19 AM V25-096 15 Court Street, Boston
Exhibit- Packeted case
WJ presented documentation- Packeted case and associated documents

20.6
Motion to Schedule a Hearing by JD
2nd by PD
Roll Call Vote

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

11. 10:38 AM V18-218 46 Millmont Street, Roxbury

Exhibit- Additional information

WJ presented documentation-Additional documents

Motion to Accept the status report by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

12. 10:44 AM V20-120 36 Winthrop Street, Taunton

Exhibit- Additional information

WJ presented documentation- Additional documents

Motion to Find they are beyond their due date, the Board requests documents within 30 days or a hearing will be scheduled by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

13. 10:49 AM V21-067 525 William F. McLellan Highway, Boston

Exhibit- Status report

WJ presented documentation- Status Report

KD recuses

Motion to Accept status report by JD

2nd by DJ

Roll Call Vote

KD- recuse

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

14. 10:50 AM V23-030 497 Main Street, Melrose

Exhibit- Amended application

WJ presented documentation- Additional documents

Motion to Grant on the condition that the potted plant on the side with the actuator be relocated by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

15. 10:55 AM V24-111 103 Pilgrim Road, Boston

Exhibit- Status Report

WJ presented documentation- Status report

Motion to Accept Status Report by DJ

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

16. 10:56 AM V24-112 1197 Washington Street, Weymouth

Exhibit- Accessibility report

WJ presented documentation- accessibility report

Motion to Accept the report of meeting the conditions of the Board's previous order by

JD

2nd by PD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

17. 10:59 AM C24-040 & V24-154 42 Harrison Archway, Boston

Exhibit- Status report

WJ presented documentation- Status report

Motion to Accept status report by JD

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

15-Minute Break

18. 11:15 AM V25-104 233 Massachusetts Avenue, Cambridge

Exhibit- Packeted case

WJ presented documentation- Packeted case

17.4 & 26.5

Motion to Deny by JD

2nd by PD

Roll Call Vote

KD- recuses

PD- yes
DJ- yes
JD- yes
EM- yes
DG- yes
5 yes, 0 no, 1 abstention- Motion Passes

32
Motion to Deny by JD
2nd by DJ
Roll Call Vote
KD- recuses
PD- yes
DJ- yes
JD- yes
EM- yes
DG- yes
5 yes, 0 no, 1 abstention- Motion Passes

Items 1, 2, 3, 4, 7
Motion to Schedule a hearing by JD
2nd by PD
Roll Call Vote
KD- recuses
PD- yes
DJ- yes
JD- yes
EM- yes
DG- yes
5 yes, 0 no, 1 abstention- Motion Passes

19. 11:36 AM V24-200 & C24-001 123 Dolan Circle, Taunton
Exhibit- Additional information
WJ presented documentation- Additional information

Motion to Find a variance would be required for performers to be allowed upstairs by
JD
2nd by DJ
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

20. 11:38 AM V24-214 57 Union Street, Newton

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Deny by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

21. 11:41 AM V25-036 33 Oxford Street, Cambridge

Exhibit- Status report

WJ presented documentation- Status report

Motion to Accept status report by DJ

2nd by KD

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

22. 11:42 AM V25-097 51 Dudley Street, Boston

Exhibit- Additional information

WJ presented documentation- Additional information

Motion to Continue for test drawings and cost estimates of installing a lift to the deck on the Kenilworth Street side by JD

2nd by DJ

Roll Call Vote

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

23. 11:49 AM Minutes and Decisions

Motion to Accept minutes and decisions except for Sudbury Swim and Tennis by KD
2nd by JD
Roll Call Vote
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
DG- yes
6 yes, 0 no, 0 abstention- Motion Passes

Motion to Accept Sudbury Swim and Tennis decision by JD
2nd by DJ
Roll Call Vote
KD- recuses
PD- yes
DJ- yes
JD- yes
EM- yes
DG- yes
5 yes, 0 no, 1 abstention- Motion Passes

1:00 PM Hearing
Holyoke

C24-025 & V24-097

505 Dwight Street,

DG opened the hearing, introduced the Board, and established procedures. Participants Jane Mantolesky and Matt Sokop, City Engineer are sworn in. Exhibit #1 AAB 1-82 is noted. Matthew Sokop gives an overview of the project and his work on it, as they are trying to determine a timeline for the elevator reopening. Discussion and questions of hearing.

Motion to Continue for a final construction documents/schedule, and in the meantime the Board orders that accessible parking be relocated to the 2nd floor with signage directing

patrons to the 2nd floor, and that information be posted on the town website within 6 months of the receipt of the decision by JD

2nd by DJ

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

2:00 PM Hearing

V25-016

16 Garden Street, Cambridge

DG opened the hearing, introduced the Board, and established procedures. Michael Muehe (BCIL), Michael Guleserian (General Manager of the Sheraton Commander), Deborah Ryan (accessibility consultant), Rachel Tanenhaus (Cambridge Commission for Persons with Disabilities), and Janine Clifford (architect) are sworn in. Exhibit #1 AAB 1-41 is noted. Janine Clifford gives a brief overview of their variance requests, most of which were granted with conditions. Michael Guleserian adds context regarding the elevator request. Michael Muehe discusses why the BCIL requested this adjudicatory hearing. Rachel Tanenhaus testifies on behalf of the CCPD and supports BCIL's position. Exhibit #2, photos, are noted. Discussions and questions of hearing.

Motion to Amend the Board's grant to include training to staff and hotel guests, additional wayfinding signage to the elevator, and no twisting or turn key for the elevator by JD

2nd by DJ

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Amend the Board's grant to include that compliant wall-side handrails will be provided by JD

2nd by DJ

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Take item 3 (NuBar entrance) under advisement by JD

2nd by DJ

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

3:18 PM NuBar entrance discussion

Motion to Continue for a test drawing and cost estimate for a lift by JD

2nd by DJ

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Motion to Amend the Board's grant to note which doors are wider than others and to note that on their website by JD

2nd by PD

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

DG- yes

6 yes, 0 no, 0 abstention- Motion Passes

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- MBTA Foxboro Station, Foxborough (V25-106)
 - Exhibit – Variance Application and associated documents
- Jones Library, 43 Amity Street, Amherst (V25-107)
 - Exhibit- Variance Application and associated documents
- Cabot Street YMCA, 245 Cabot Street, Beverly (V25-108)
 - Exhibit- Variance Application and associated documents
- Mixed Use Building, 12 Post Office Square, Boston (V25-109)
 - Exhibit- Variance Application and associated documents
- Restaurant, 10 Post Office Square, Boston (V25-110)
 - Exhibit- Variance Application and associated documents
- Mixed Use Building, 45 East Central Street, Natick (V25-111)
 - Exhibit- Variance Application and associated documents
- Cobblestone Corner Academy, 420 Haverhill Street, Reading (V25-112)
 - Exhibit- Variance Application and associated documents
- The Gaslamp Bed and Breakfast, 97 Bradford Street, Provincetown (V25-115)
 - Exhibit- Variance Application and associated documents
- Refuge Church of Christ, 46 Millmont Street, Roxbury (V18-218)
 - Exhibit- Status Report
- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160)
 - Exhibit- Status Report
- Suffolk Downs, 525 William F. McLellan Highway, Boston (V21-067)
 - Exhibit- Status Report
- Melrose Family YMCA, 497 Main Street, Melrose (V23-030)
 - Exhibit- Amended application
- The Winsor School, 103 Pilgrim Road, Boston (V24-111)
 - Exhibit- Status Report
- Cornerstone at Weymouth, 1197 Washington Street, Weymouth (V24-112)
 - Exhibit- Additional Information
- Ruth Barkley Apartments, 42 Harrison Archway, Boston (V24-154 & C24-040)
 - Exhibit – Status Report
- Deep Pond Farm and Stables, 123 Dolan Circle, Taunton (V24-200 & C24-001)
 - Exhibit- Additional Information
- Café St. Petersburg, 57 Union Street, Newton (V24-214)
 - Exhibit- Additional Information
- Maxwell Dworkin, 33 Oxford Street, Cambridge (V25-036)
 - Exhibit- Status Report

- Mixed Use Building, 15 Court Street, Boston (V25-096)
 - Exhibit- Packeted case
- Residential Building, 51 Dudley Street, Boston (V25-07)
 - Exhibit- Additional Information
- Mixed Use Building, 233 Massachusetts Avenue, Cambridge (V25-104)
 - Exhibit- Packeted case
- 3 Unit Residential Building, 30 Cable Avenue, Salisbury (V24-199)
 - Exhibit- Packeted case
- Ernest Proulx Municipal Parking Garage, 505 Dwight Street, Holyoke (C24-025 & V24-097)
 - Exhibit#1- AAB 1-82
- Sheraton Commander Hotel, 16 Garden Street, Cambridge (V25-016)
 - Exhibit#1- AAB 1-41
 - Exhibit#2- Photos
- Minutes and decisions from the June 30, 2025, meeting
 - Exhibit- draft minutes and draft decisions