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Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
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UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Board Meeting Minutes – July 15, 2024
Teams Meeting

This meeting was open to the public and began at approximately 9:04 AM

Architectural Access Board member attendance:

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



1. 9:02 AM V24-114 & C24-002 121 Donald Lynch Boulevard,
Marlborough
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant with elevator signage by DJ
2nd by JP
By Acclamation/Carried

2. 9:10 AM V24-115 Medford Street, Somerville
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for letter from the City of Somerville and for
up to date plans by JD
2nd by DJ
By Acclamation/Carried

3. 9:14 AM V24-117 168 Franklin Street, Stoneham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant under usual conditions by JD
2nd by DJ
By Acclamation/Carried

4. 9:14 AM V24-118 & C19-081 95 Walnut Street,
Framingham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant until July 1, 2025, noting that the proposed curb
cut may not comply with PROAAG by PD
2nd by JD
By Acclamation/Carried

5. 9:28 AM V24-119 645 East Second Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant by JD
2nd by JP
By Acclamation/Carried

6. 9:31 AM V24-120 189-191 Adams Street, Newton
Exhibit- Additional information
WJ presented documentation- Discussion of Variance

Motion to Continue for existing floor plans and cost itemization by JD
2nd By PD
By Acclamation/Carried

7. 9:35 AM V24-121 9 Boyd Street, Watertown
WJ presented documentation- Discussion of Variance

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

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

8. 9:40 AM V24-122 & C24-022 83R Hobart Street, Danvers
WJ presented documentation- Discussion of Variance

Motion to Schedule a Hearing by PD
2nd by JD
By Acclamation/Carried

9. 9:51 AM V24-111 103 Pilgrim Road, Boston
WJ presented documentation- Variance application

Motion to Grant until October 1, 2026 with annual updates starting June 1, 2025, by
JD
2nd by PD
By Acclamation/Carried

10. 9:57 AM Advisory Opinion 55 West Main Street,
Westborough
WJ presented documentation- Advisory Opinion

Motion to Find a variance would be required by JD
2nd by PM
By Acclamation/Carried

11. 10:02 AM V19-273 26 Middleton Road, Boxford
WJ presented documentation- status report
JD Recuses

Motion to Accept Status Report by PM
2nd by DJ
Roll Call Vote
PM- yes
PD- yes
DJ- yes
JD- abstain
EM- yes
JP- yes
Motion Passes, 5 yes, 1 abstention, 0 no

12. 10:04 AM V21-067 525 William F McClellan Highway,
Boston
WJ presented documentation- status report

Motion to Schedule a Hearing by JD
2nd by DJ
By Acclamation/Carried

13. 10:08 AM V22-155 361C Commercial Street, Provincetown
WJ presented documentation- accommodation policy

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

14. 10:10 AM V23-020 535 East Broadway, Boston
WJ presented documentation- status report

Motion to Accept status report, noting the deadline is July 1, 2025, and the Board is not
inclined to give additional time by JD
2nd by DJ
By Acclamation/Carried

15. 10:16 AM V23-151 & C22-044 41 Strong Avenue, Northampton
WJ presented documentation- amended application

Motion to Grant until September 30, 2024, by JD
2nd by PD
By Acclamation/Carried

16. 10:18 AM V24-074 40 Highland Avenue, Boston
WJ presented documentation- additional information

Motion to Continue for a detailed drawing of the accessible parking and the drop off policy,

as well as a drawing showing the property lines of 40 Highland Avenue, and a proposed wayfinding package by JD
2nd by DJ
By Acclamation/Carried

Motion to Grant on the condition that at least one wall-side compliant handrail is provided at each set of stairs by JD
2nd by DJ
By Acclamation/Carried

Motion to Accept withdrawal by JD
2nd by DJ
By Acclamation/Carried

17. 10:45 AM Minutes and Decisions

Motion to Approve minutes and decisions from July 1 meeting by JD
2nd by PD
By Acclamation/Carried

18. 1:00 PM Hearing V18-086 1615 Beacon Street, Newton
DG opened the hearing, introduced the Board, and established procedures. Participants Kevin Hastings, Sachiko Ishihara, David Gaylin, John LaFreniere, Mark Bauer, and Michael Muehe are sworn in. Exhibit #1 AAB 1-46 is noted. Kevin Hastings and Sachiko Ishihara give a brief overview of the project and latest status report, noting trouble with fundraising during the COVID-19 pandemic and related closure. Discussions and questions of Hearing:

Michael Muehe testifies on behalf of BCIL, noting the work the Suzuki School has done to raise money during the COVID pandemic. Notes the BCIL is leery on supporting time extensions and time variances over three years, but they would support an extension for three years in this case.

Motion to Grant timed relief for 4 years for the work to be completed with annual status reports starting June 1, 2025, by JD
2nd by PM
By Acclamation/Carried

19. 2:00 PM Hearing C23-006 33 Garnet Street, Fitchburg
DG opened the hearing, introduced the Board, and established procedures. Participants Donna Pawlak, Jeffrey Summers, Felix Zemel Acting Building Commissioner for the City of Fitchburg, William Joyce, and Andrew Chase are sworn in. Exhibit #1 AAB 1-56 is noted. Donna Pawlak discusses issues with the property found by the City of Fitchburg, and notes the building is not in compliance with building codes, and Commissioner Zemel adds details. Jeffrey Summers offers his testimony as owner of the property. Exhibit #2, permit

application, permits, and floor plans are shown by Felix Zemel. Parties discuss the issues.
Discussions and questions of Hearing:

Motion to Find a violation of 521 CMR 28.12.1 has happened by JD

2nd by DJ

By Acclamation/Carried

Motion to Continue for 60 days from the date of the decision for the respondent to submit a building permit related to the lift and any other related work, a copy of the elevator permit related to the vertical lift, a letter from a licensed elevator company indicating that they have been retained and when they expect the installation to be complete and when they expect an inspection of the elevator to occur, and a report containing the identification of any other element in this property where work has been performed since it became a sober house including but not limited to the wheelchair lift, the route to the lift, and any other work that was performed is either in compliance with 521 CMR and if it is not in compliance with 521 CMR the plan for bringing those specific elements into compliance with 521 CMR by JD

2nd by DJ

By Acclamation/Carried

Motion to expedite decision by JD

2nd by PM

By Acclamation/Carried

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- New England Sports Center, 121 Donald Lynch Boulevard, Marlborough (V24-114 & C24-002)
 - Exhibit – Variance Application and associated documents
- Sidewalk, Green Line Extension, Medford Street, Somerville (V24-115)
 - Exhibit – Variance Application and associated documents
- The Devon at Weiss Farm, 168 Franklin Street, Stoneham (V24-117)
 - Exhibit – Variance Application and associated documents
- Pedestrian Ramp, near 95 Walnut Street, Framingham (V24-118 & C19-081)
 - Exhibit – Variance Application and associated documents
- Bottega del Sud, 645 East Second Street, Boston (V24-119)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 189-191 Adams Street, Newton (V24-120)
 - Exhibit – Variance Application and associated documents
- The University Prints Building, 9 Boyd Street, Watertown (V24-121)

- Exhibit – Variance Application and associated documents
- Wildewood Condominium, 83R Hobart Street, Danvers (V24-122 & C24-022)
 - Exhibit –Variance Application and associated documents
- Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)
 - Exhibit –Status Report
- Suffolk Downs, 525 McClellan Highway, Boston (V21-067)
 - Exhibit- Status Report
- The Hammock Gallery, 361C Commercial Street, Provincetown (V22-155)
 - Exhibit- Accommodation plans
- Honey, Mulino’s, Bishop’s Lounge, 41 Strong Avenue, Northampton (V23-151 & C22-044)
 - Exhibit- Amended Application
- South Boston Municipal Courthouse, 535 East Broadway, Boston (V23-020)
 - Exhibit- Status Report
- Paige Academy, 40 Highland Avenue, Boston (V24-074)
 - Exhibit- Additional information
- The Winsor School, 103 Pilgrim Road, Boston (V24-111)
 - Exhibit- Variance Application
- Advisory Opinion, Westborough Public Library, 55 West Main Street, Westborough
 - Exhibit- Advisory Opinion
- Suzuki School of Newton, 1615 Beacon Street, Newton (V18-086)
 - Exhibit #1- AAB 1-46
- Jeffrey’s House, 33 Garnet Street, Fitchburg (C23-006)
 - Exhibit #1 – AAB 1-56
 - Exhibit #2- permit applications, permit, and site plans
- Minutes to approve from July 1, 2024
 - July 1, 2024 minutes and decisions