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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 24, 2023
Teams Meeting

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)
Jeffrey Dougan (JD)
Raymond Glazier (RG)
Ana Julian (AJ)
Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
Jamie Dalton – Board Counsel (JaD)
Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, JD, RG, EM, AJ

1. 9:07 AM V23-125 44 North Pleasant Street, Amherst

JD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that notice of the ramp is provided on website, and the ramp is deployed any time the audience is participating on stage by PM

2nd by AJ

By Acclamation/Carried

2. 9:16 AM V23-129 300 Linden Ponds Way, Hingham

Exhibit – Variance Application and associated documents



WJ presented documentation – Discussion of Variance:

Motion to Grant on the conditions that language is added to contract to request accommodations and accommodation policy is reviewed and approved by the Board by JD
2nd by PM
By Acclamation/Carried

3. 9:28 AM V23-134 85 Trapelo Road, Belmont

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for plans showing toilet on opposite wall with sink moved to toilet side, with cost estimates by JD
2nd by RG
By Acclamation/Carried

4. 9:33 AM V23-135 15 Hinkley Road, Hyannis

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information for a detailed drawing of existing clearances and deck size, including door clearances and turning radiuses by JD
2nd by RG
By Acclamation

5. 9:41 AM V23-136 149 High Street, Newburyport

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that if on street parking is provided, then one space is reserved for accessible parking by JD
2nd by PM
By Acclamation/Carried

6. 9:50 AM V23-137 550 Cochituate Road, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD
2nd by PM
By Acclamation/Carried

7. 9:52 AM V23-138 Main and Walden Street, Concord

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Find that no variance is required as exceptions are met for apex curb cuts by JD
2nd by PM
By Acclamation/Carried

8. 9:53 AM V23-139 616 Western Avenue, Gloucester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by PM
2nd by EM
By Acclamation/Carried

9. 9:56 AM V19-273 26 Middleton Road, Boxford

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept with reminder from Board staff of project due date by JD
2nd by PM
By Acclamation/Carried

10. 9:57 AM V22-023 1141 Brayton Avenue, Somerset

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Table until August 7 2023 by JD
2nd by PM
By Acclamation/Carried

11. 9:59 AM V22-114 686 Massachusetts Avenue, Cambridge

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition the last open tattoo station remain available for walk-ins or other types of needs with current conditions from previous variance in place, for this tenant only by JD
2nd by PM
By Acclamation/Carried

12. 10:03 AM V22-175 106 Central Street, Wellesley

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 5-7:

Motion to Grant as proposed by JD
2nd by EM
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition the outer handrail is compliant by JD
2nd by AJ
By Acclamation/Carried

13. 10:07 AM V23-024 345 Chelsea Street, East Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for clarification of proposed work to be done by JD
2nd by PM
By Acclamation/Carried

14. 10:15 AM V23-054 25 Prospect Street, Northampton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance (25.1)
 Motion to Table until receipt of MHC letter by JD
 2nd by AJ
 By Acclamation/Carried

Discussion of Variance (30.1)
 Motion to Grant on the condition that the 00btk restroom provides door that swings outward by
 JD
 2nd by PM
 By Acclamation/Carried

15. 10:38 AM V23-092 258 Chestnut Street, Chelsea
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
 Motion to Continue for detailed test drawings and cost estimates for why the elevator shaft
 cannot be expanded to meet minimum run by JD
 2nd by RG
 By Acclamation/Carried

16. 10:48 AM V23-122 491 Broadway, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
 Motion to Find that no variances is required as space is employee-only and plans should be
 clearly marked on the stamped permit set accordingly by JD
 2nd by AJ
 By Acclamation/Carried

17. 10:52 AM V23-126 275 Pleasant Street, Worcester
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
 Motion to Grant by JD
 2nd by PM
 By Acclamation/Carried

18. 10:53 AM Staff Complaint 209 North Harvard Street, Allston
Exhibit – Staff Complaint and associated documents
WJ presented documentation – Discussion of Complaint
 Motion to Instruct staff to file complaint by JD
 2nd by PM
 By Acclamation/Carried

19. 11:00 AM Hearing declared regarding V18-218 46 Millmont Street, Roxbury:
DG opened the hearing, introduced Board and established procedures. Participants Jean Thompson and
Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-66 is noted. Jean Thompson

presented application. William Griffin is sworn in. Additional comments and testimony provided by Michael Muehe. Discussion and Questions of Hearing:

Motion to Grant extension until August 2027 with 6 month status reports by JD

2nd by AJ

By Acclamation/Carried

20. 11:30 AM V23-128 103 Mercer Street

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for more information on justification of apex curb usage when the provided information does not indicate exceptions have been met by JD

2nd by EM

By Acclamation/Carried

21. 11:38 AM Complaint report

Exhibit – Complaint report and associated documents

WJ presented documentation – Discussion of Report:

Motion to Accept Complaint Report by JD

2nd by PM

By Acclamation/Carried

22. 11:55 AM Minutes and Decisions

Motion to Accept July 10 2023 minutes and Decisions by JD

2nd by EM

By Roll Call PM/A, JD/Y, EM/Y, AJ/Y, DG/A, RG/Y

23. 1:00 PM Hearing declared regarding V23-059 7 Middlesex Street, Framingham:

DG opened the hearing, introduced Board and established procedures. Participants Humberto Cherritte, Sanjo Ramos are sworn in. Exhibit #1 – the hearing packet AAB 1-33 is noted and Exhibit #2 – drawings and plans. Humberto Cherritte presented application. Additional comments and testimony provided by Sanjo Ramos and Mark Dempsey. Exhibit #3 – photo of front entrance is noted and accepted. Exhibit #4 – photos from Mark Dempsey are noted and accepted. Mark Dempsey is sworn in. Discussion and Questions of Hearing:

Motion to Take under advisement by JD

2nd by PM

By Acclamation/Carried

24. 1:57 PM V23-124 44 JFK Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for test drawings showing archway is compliant with height requirements, the two doors in series compliance by JD

2nd DG

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for clarification for what spaces are open to the public and which spaces are employee-only by JD
2nd by DG
By Acclamation/Carried

Discussion of Variances 3-4
Motion to Table by JD
2nd by DG
By Acclamation/Carried

25. 2:26 PM V23-131 684 Purchase Street, New Bedford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for plans and cost estimates for wheelchair lift as well as alternative location at the accessible level for green room by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 2:
Motion to Deny by JD
2nd by DG
By Acclamation/Carried

Discussion of Variance 3:
Motion to Continue for test drawings for improving height requirements at end of stairs by JD
2nd by DG
By Acclamation/Carried

Discussion of Variance 4-5:
Motion to Table until Variance 1 is adjudicated by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 6:
Motion to Grant for this use only by JD
2nd by DG
By Acclamation/Carried

26. 2:39 PM V23-133 101 Wilbraham Road, Monson

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Continue for stamped plans with accessible routes highlighted by JD
2nd by DG
By Acclamation/Carried

Discussion of Variance 2:

Motion to Table by JD
2nd by DG
By Acclamation/Carried

Discussion of Variance 3:

Motion to Continue for test drawings showing compliance by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 4:

Motion to Table by JD
2nd by EM
By Acclamation/Carried

Discussion of Variance 5:

Motion to Deny by JD
2nd by RG
By Acclamation/Carried

Discussion of Variance 6:

Motion to Continue for site plan and clarification of non-portable toilets are provided to the public by JD
2nd by DG
By Acclamation/Carried

Motion to Find that if portable toilets are provided to the public then an accessible portable toilet is required by JD
2nd by AJ
By Acclamation/Carried

27. 3:08 PM Quasi-Judicial Session Vote
Motion to Enter Quasi-Judicial Session by JD
2nd by AJ
By Roll Call DG/Y, JD/Y, RG/Y, EM/Y, AJ/Y,

The Board entered closed quasi-judicial session. The recording ended. The Board will not resume after this session, this is the end of the public portion of the meeting.

Respectfully submitted,
Bradley Souders, Office Support Specialist

Exhibit List

- The Drake, 44 North Pleasant Street, Amherst (V23-125)
 - Exhibit – Variance Application and associated documents
- Assisted Living Facility, 300 Linden Ponds Way, Hingham (V23-129)

- Exhibit – Variance Application and associated documents
- Restaurant, 85 Trapelo Road, Belmont (V23-134)
 - Exhibit – Variance Application and associated documents
- Pain d'Avignon, 15 Hinkley Road, Hyannis (V23-135)
 - Exhibit – Variance Application and associated documents
- Bartlet Mall, 149 High Street, Newburyport (V23-136)
 - Exhibit – Variance Application and associated documents
- TJX Workplace, 550 Cochituate Road, Framingham (V23-137)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Main and Walden Street, Concord (V23-138)
 - Exhibit – Variance Application and associated documents
- 3 Unit Residential, 616 Western Avenue, Gloucester (V23-139)
 - Exhibit – Variance Application and associated documents
- Harry Lee Cole School, 26 Middleton Road, Boxford (V19-273)
 - Exhibit – Status report and associated documents
- Somerset Middle School, 1141 Brayton Avenue, Somerset (V22-023)
 - Exhibit – Variance Application and associated documents
- Luckys Tattoo and Piercing, 686 Massachusetts Avenue, Cambridge (V22-114)
 - Exhibit – Amended Variance Application and associated documents
- Tower Court, Wellesley College, 106 Central Street, Wellesley (V22-175)
 - Exhibit – Variance Application and associated documents
- Commercial Building, 345 Chelsea Street, East Boston (V23-024)
 - Exhibit – Variance Application and associated documents
- Talbot House, 25 Prospect Street, Northampton (V23-054)
 - Exhibit – Variance Application and associated documents
- Salvation Army, 258 Chestnut Street, Chelsea (V23-092)
 - Exhibit – Variance Application and associated documents
- Cambridge Fire HQ, 491 Broadway, Cambridge (V23-122)
 - Exhibit – Variance Application and associated documents
- Public Housing Facility, 275 Pleasant Street, Worcester (V23-126)
 - Exhibit – Variance Application and associated documents
- Staff Complaint, 209 North Harvard Street, Allston
- Refugee Church of Christ, 46 Millmont Street, Roxbury (V18-218)
 - Exhibit – Hearing packet AAB 1-66
- Walkways, 103 Mercer Street, Boston (V23-128)
 - Exhibit – Variance Application and associated documents
- Complaint Report
- Decisions and Minutes to approve from July 10, 2023
 - July 10, 2023 minutes
 - South Boston Municipal Courthouse, 535 East Broadway, Boston (V23-020)
 - Tower Court, Wellesley College, 106 Central Street, Wellesley (V22-175)
- Church, 7 Middlesex Street, Framingham (V23-059)
 - Exhibit #1 – Hearing packet AAB 1-33
 - Exhibit #2 – Drawings and plans
 - Exhibit #3 – Photo on entrance

- Exhibit #4 – Photo from Mark Dempsey
- Fox Club, 44 JFK Street, Cambridge (V23-124)
 - Exhibit – Variance Application and associated documents
- Zeiterion Performing Arts Center, 684 Purchase Street, New Bedford (V23-131)
 - Exhibit – Variance Application and associated documents
- Winery, 101 Wilbraham Road, Monson (V23-133)
 - Exhibit – Variance Application and associated documents
- Cash Energy Condominium, 231 Sutton Street, North Andover (C21-005)