

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT



Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board

1000 Washington Street • Boston • Massachusetts • 02118

EDWARD A. PALLESCHI
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 25, 2022
Teleconference

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

Architectural Access Board member attendance

Patricia Mendez, Vice Chairperson (PM)

Ana Julian (AJ)

Elizabeth Myska (EM)

Jeffrey Dougan (JD)

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

1. 9:00 AM V22-119 101-103 Morse Street, Watertown

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Table until Petitioner completes MHC ADA consultation process by DJ

2nd by JD

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for updated specifications of how outdoor bike storage is comparable to indoor bike storage by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 3:

Motion to Continue for site plan for requested variances by DJ

2nd by JD

By Acclamation/Carried



Motion to Find that handrails as presented do not appear to comply with 521 CMR 27.4 by JD
2nd by DJ
By Acclamation/Carried

2. 9:33 AM V22-120 Wheeler Road, Grafton
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 Grant by DJ
2nd by JD
By Acclamation/Carried

Discussion of Variance 3:
Motion to Grant by RG
2nd by JD
By Acclamation/Carried

3. 9:41 AM V22-121 65 Banks Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:
Motion to Continue for test drawings and cost estimates for a vertical wheelchair lift to provide access to one floor by JD
2nd by AJ
By Acclamation/Carried

4. 9:48 AM V22-122 1350 West Street, Pittsfield
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant by DJ
2nd by JD
By Acclamation/Carried

5. 9:50 AM V22-123 230 2nd Street, Fall River
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue for test drawings for vertical lift or ramp into the basement by DJ
2nd by JD
By Acclamation/Carried

6. 10:00 AM V22-124 211 Cochituate Road, Framingham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1:



Motion to Continue for more information for which portion of the ramp will exceed slope requirement and what that slope will be by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for dimensioned detailed drawing of the bathroom by JD

2nd by AJ

By Acclamation/Carried

Motion to Find that spending if accurate is over 30% and has triggered full compliance including vertical access by JD

2nd by AJ

By Acclamation/Carried

7. 10:06 AM V22-125 Various Streets, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by DJ

2nd by JD

By Acclamation/Carried

8. 10:07 AM V22-126 Douglas Street, Uxbridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by RG

2nd by JD

By Acclamation/Carried

9. 10:12 AM V22-127 54 JFK Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by JD

2nd by EM

By Acclamation/Carried

10. 10:14 AM V22-128 Wellington Hill Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition of directional signage to the closest accessible route by JD

2nd by DJ

By Acclamation/Carried

11. 10:23 AM V22-129 Cobb and North Washington Street, Norton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:



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

12. 10:28 AM V22-130 148 West Main Street, Hyannis
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue for response to Barnstable Commission’s request by JD
2nd by DJ
By Acclamation/Carried

13. 10:40 AM Tufts MOU
Exhibit – Tufts MOU and associated documents
WJ presented documentation – Discussion of MOU:
Motion to Accept by DJ
2nd by JD
By Acclamation/Carried

14. 10:41 AM V14-007 572 Main Street, Sturbridge
Exhibit – Status report and associated documents
WJ presented documentation – Discussion of Status report:
Motion to Accept by JD
2nd by DJ
By Acclamation/Carried

15. 10:42 AM V16-194 286 Cabot Street, Beverly
Exhibit – Status report and associated documents
WJ presented documentation – Discussion of Status report:
Motion to Schedule hearing by JD
2nd by DJ
By Acclamation/Carried

16. 10:43 AM V16-266 40 Berkely Street, Boston
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant on the condition the appropriate amount of hoyer lifts meet the needs of guests
by JD
2nd by DJ
By Acclamation/Carried

17. 10:49 AM V21-044 171 Goddard Avenue, Brookline
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant until 1/3/2023 by JD
2nd by AJ
By Acclamation/Carried



18. 10:51 AM V21-054 8 Ashton Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion for more information as to why LULA cannot be used by JD
2nd by AJ
By Acclamation/Carried

19. 10:54 AM V21-199 1252-1270 Boylston Street, Boston
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant by JD
2nd by DJ
By Acclamation/Carried

20. 10:55 AM V21-011 485 Hanover Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Accept withdrawal by JD
2nd by DJ
By Acclamation/Carried

21. 10:56 AM Minutes and Decisions
Exhibit – Minutes and Decisions associated documents
WJ presented documentation – Discussion of Minutes and Decisions:
Motion to Accept by JD
2nd by DJ
By Acclamation/Carried

22. 11:00 AM Hearing declared regarding V22-078 10 Putnam Street, Roxbury:
PM opened the hearing, introduced Board and established procedures. Participants Mary Margaret Earl, Josh Safdie, Thea Massouh, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-80 is noted. Josh Safdie presented application. Additional testimony provided by Mary Margaret Earl, Thea Massouh, . Discussion and Questions of Variance 3:
Motion to Find no variance required by JD
2nd AJ
By Acclamation/Carried

Discussion of Variance 1:
Motion to Grant by RG
2nd by JD
By Acclamation/Carried

Discussion of Variance 6:
Motion to Grant temporary relief until 1/3/23 to provide solution or proposal for access to stage by JD



2nd by RG
By Acclamation/Carried

Discussion of Variance :

Motion to Take under advisement by JD
2nd by DJ
By Acclamation/Carried

12:07 Lunch

23. 1:00 PM Hearing declared regarding V22-058 590 Main Street, Melrose:

AJ Recused

PM opened the hearing, introduced Board and established procedures. Participants Jason Wagner, Brian Neely, Vonnice Reis, and Denise Gaffey are sworn in. Exhibit #1 – the hearing packet AAB 1-72 is noted. Jason Wagner presented application. Exhibit #2 – 7/25 Slideshow presentation is noted and accepted. Exhibit #3 – first floor plans is noted and accepted. Additional testimony provided by Brian Neely, Vonnice Reis. Discussion and Questions of Variance 1:

Motion to Find no variance is required by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant Option 3 as presented to the Board to be located where least impactful to other stalls by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 3:

Motion to Take under advisement by DJ
2nd by JD
By Acclamation/Carried

24. 2:00 PM Hearing declared regarding V22-103 615 Concord Street, Framingham:

PM opened the hearing, introduced Board and established procedures. Participants Kathryn Polyakov, Wayne Jacques are sworn in. Exhibit #1 – the hearing packet AAB 1-32 is noted. Kathryn Polyakov presented application. Exhibit #2 – Accessibility clearances sketch is noted and accepted. Additional testimony provided by Brian Jacques. Discussion and Questions of Variance 1:

Motion to grant time relief until 8/1/2027 with status reports due 1/3/23 by JD
2nd by EM
By Acclamation/Carried

Discussion of Variance 2:

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



Discussion of Variance 3:

Motion to grant time relief until 8/1/2027 with status reports due 1/3/23 by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 4:

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

25. 2:20 PM Continued deliberation V22-078 10 Putnam Street, Roxbury

WJ presented documentation – Discussion of Variance 6:

Motion to Grant on the condition compliant handrails are provided at entrance by DJ
2nd by JD
By Acclamation/Carried

Discussion of Variance 7:

Motion to Grant on the condition that automatic door openers are installed for upper and lower doors by JD
2nd by DJ
By Acclamation/Carried

26. Continued deliberation V22-058 590 Main Street, Melrose

WJ presented documentation – Discussion of Variance

Motion to Continue for 30 days to request test drawings for a portable lift by DJ
2nd by JD
By Acclamation/Carried

27. 2:44 PM V22-065 88 East Newton Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

Motion to Find that this is not an un-monitored facility per 521 by JD
2nd by DJ
By Acclamation/Carried

28. 2:46 PM V22-034 1 Derby Drive, Woburn

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition a LULA is provided to meet compliance by JD
2nd by DJ
By Acclamation/Carried



29. 3:07 PM V22-094 5 Namskaket Road, Orleans
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Approve reasonable accommodation policy by DJ
 2nd by AJ
 By Acclamation/Carried

30. 3:10 PM V22-101 Various Streets, North Adam
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1-6:
 Motion to Grant by JD
 2nd by DJ
 By Acclamation/Carried

31. 3:13 PM V22-108 114 Professor's Row, Somerville
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
 Motion to Grant until 8/1/2023 by JD
 2nd by DJ
 By Acclamation/Carried

32. 3:15 PM V22-110 1 Cedar Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
 Motion to Grant on the condition a LULA is utilized by JD
 2nd by DJ
 By Acclamation/Carried

33. 3:23 PM V22-111 383 Old Post Road, Sharon
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Deny by JD
 2nd by AJ
 By Acclamation/Carried

34. 3:26 PM V22-116 219 Paris Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Grant by JD
 2nd by DJ
 By Acclamation/Carried

3:45 PM End of meeting noted

Respectfully submitted,
Bradley Souders, Office Support Specialist



Exhibit List

- Residential Building, 101-103 Morse Street, Watertown (V22-119)
 - Exhibit – Variance Application and associated documents
- Hiking Trail, Wheeler Road, Grafton (V22-120)
 - Exhibit – Variance Application and associated documents
- Cambridge Preschool for the Arts, 65 Banks Street, Cambridge (V22-121)
 - Exhibit – Variance Application and associated documents
- Berkshire Community College, 1350 West Street, Pittsfield (V22-122)
 - Exhibit – Variance Application and associated documents
- The Lizzie Borden House, 230 2nd Street, Fall River (V22-123)
 - Exhibit – Variance Application and associated documents
- Commercial Building, 211 Cochituate Road, Framingham (V22-124)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Various Streets, Boston (V22-125)
 - Exhibit – Variance Application and associated documents
- Douglas Street Interchange, Douglas Street, Uxbridge (V22-126)
 - Exhibit – Variance Application and associated documents
- Moge Tee Shop, 54 JFK Street, Cambridge (V22-127)
 - Exhibit – Variance Application and associated documents
- Walkway, Wellington Hill Street, Boston (V22-128)
 - Exhibit – Variance Application and associated documents
- Shared Use Path, Cobb and North Washington Street, Norton (V22-129)
 - Exhibit – Variance Application and associated documents
- Elevator Modernization, 148 West Main Street, Hyannis (V22-130)
 - Exhibit – Variance Application and associated documents
- Tufts MOU
 - Exhibit – Tufts MOU and associated documents
- The Blackington Building, 572 Main Street, Sturbridge (V14-007)
 - Exhibit – Status report and associated documents
- Cabot Performing Arts Center, 286 Cabot Street, Beverly (V16-194)
 - Exhibit – Status report and associated documents
- Hotel, 40 Berkely Street, Boston (V16-266)
 - Exhibit – Amended Variance Application and associated documents
- Park School, 171 Goddard Avenue, Brookline (V21-044)
 - Exhibit – Amended Variance Application and associated documents
- 6 Unit Residential, 8 Ashton Street, Boston (V21-054)
 - Exhibit – Variance Application and associated documents
- 15 Story Residential, 1252-1270 Boylston Street, Boston (V21-199)
 - Exhibit – Amended Variance Application and associated documents
- 2 Story Residential, 485 Hanover Street, Boston (V22-011)
 - Exhibit – Variance Application and associated documents
- Minutes and Decisions
 - July 11, 2022 Minutes
 - 4 Story Residential, 101 Condor Street, Boston (V22-057) Decision



- First Congregational Church of Revere, 230 Beach Street, Revere (V22-063) Decision
- UU Urban Ministry, 10 Putnam Street, Roxbury (V22-078)
 - Exhibit #1 – Hearing packet AAB 1-80
- Soldiers and Sailors Memorial Building, 590 Main Street, Melrose (V22-058)
 - Exhibit #1 – the hearing packet AAB 1-72
 - Exhibit #2 – 7/25 Slideshow
 - Exhibit #3 – first floor plans
- Dental Office, 615 Concord Street, Framingham (V22-103)
 - Exhibit #1 – Hearing packet AAB 1-32
 - Exhibit #2 – Accessibility clearances sketch
- Shattuck Hospital Replacement, 88 East Newton Street, Boston (V22-065)
 - Exhibit – Variance Application and associated documents
- Winning Farm Clubhouse, 1 Derby Drive, Woburn (V22-034)
 - Exhibit – Variance Application and associated documents
- Commercial Building, 5 Namskaket Road, Orleans (V22-094)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Various Streets, North Adams (V22-101)
 - Exhibit – Variance Application and associated documents
- Dormitory, Tufts University, 114 Professor's Row, Somerville (V22-108)
 - Exhibit – Amended 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
- 4 Story Residential, 219 Paris Street, Boston (V22-116)
 - Exhibit – Variance Application and associated documents

