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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 28, 2025,
Teams Meeting**

This meeting was open to the public and began at approximately 9:02 AM
Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)
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:
PM, KD, PD, DJ, JD, EM, KB

1. 9:03 AM

V25-113

124 Leyden Street, East Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawings of making an accessible route from the garage to the lobby area and test drawing and cost estimates for a LULA by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that the group 1 showers lack the required centered floor space by

KD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

2. 9:17 AM V25-114 Hemenway and Hailand Streets, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

KD Recuses

Motion to Continue for a test drawings for the use of handrails, street furniture, or something to block the path of travel over the returned sides by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

3. 9:23 AM V25-116 83 Central Street, Hudson

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for clarity on the use of the rooms, and proof of compliance with
20.11.1a and 19.7 by DJ

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

4.9:32AM V25-117 1261 Washington Street, Norwood

Exhibit- Variance Application and associated documents

WJ presented documentation- Discussion of Variance

Motion to Grant as proposed by JD

2nd by KD

Roll Call Vote

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

5. 9:35 AM V25-118 57 Everett Street, Boston
Exhibit-Variance application and associated documents
WJ presented documentation-Variance application

Motion to Grant time relief for 3 years (until 8/1/2028) for modifications of all Group 1 units to be complete with annual reports beginning on January 1, 2026 by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

25.1

Motion to Grant on the condition that in the 7 units that only have 1 entrance/exit that that is made clear in the written lease by PD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

6. 10:03 AM V25-119 36-40 Sprague Street, Boston
Exhibit- Variance application and associated documents
WJ presented documentation- Variance Application and associated documents
KD Recuses

Motion to Grant on the usual conditions by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

7. 10:04 AM V25-120 9 Westminster Avenue, Arlington
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents

Motion to Grant the handrail configuration by JD

2nd by KB

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that L1 and L2 do not comply by DJ

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

8. 10:13 AM V25-121 Arnold Arboretum, Boston
Exhibit- Variance application
WJ presented documentation- Variance application and associated documents
KD Recuses

Motion to Grant by PD

2nd by JD

Roll Call Vote

PM- yes

KD- recuses

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

9. 10:35 AM V25-122 101 Tremont Street, Boston
Exhibit- Variance application
WJ presented documentation- Packeted case and associated documents

Motion to Grant by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

10. 10:40 AM V25-123 26 Lawrence Street, Boston
Exhibit- Variance application
WJ presented documentation- Packeted case and associated documents

Motion to Continue for MHC letter by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
8 yes, 0 no, 0 abstention- Motion Passes

11. 10:41 AM V25-124 1741 Washington Street, Braintree
Exhibit- Variance application
WJ presented documentation-Additional documents

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

12. 10:51 AM V18-086 1615 Beacon Street, Newton
Exhibit- Status Report
WJ presented documentation- Additional documents

Motion to Accept status report by JD
2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

11:00 AM Hearing

C24-003

895 Main Street, Ashby

JD Recuses

DG opened the hearing, introduced the Board, and established procedures. Participants Arelyn Benitez (Compliance Officer), Mary Daughraty (Town Administrator), Derek Pepple (Chief of Ashby Police), Jim Hubert (resident), Ken LeBlanc (resident), Kevin Stetson (resident), and Patrick McPhee (complainant), are sworn in. Exhibit #1 AAB 1-403 is noted. Ms. Benitez provides background on this case to the Board. Patrick McPhee then shares Exhibit #2, a PowerPoint to discuss the case. Kevin Stetson comments regarding parking and the elevator.

Mary Daughraty comments as Town Administrator.. Jim Hubert, resident, speaks regarding accessible parking. Ken LeBlanc, a resident, speaks regarding his experience. . WJ has dialogue with Ms. Daughraty regarding total parking spaces, accessible spaces, and facts regarding elevator outages. Pat McPhee comments regarding the elevator. Other discussion and questions of hearing.

Elevator

Motion to Find the complaint valid and in favor of the complainant by DJ

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- recuses

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

Motion to Continue and Order the Town to document how long the elevator is down during any time when Town Hall is open to the public for the next 6 months starting today, and to post notice when outages occur on their website in addition to Facebook by DJ

2nd by KD

Roll Call Vote

PM- yes

KD- yes
PD- yes
DJ- yes
JD- recuses
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 abstention- Motion Passes

Parking

Motion to Find that the Complaint was valid and to Order petitioner to send in photo evidence of the accessible parking sign showing the correct height and width by DJ

2nd by KD

Roll Call Vote

PM- yes
KD- yes
PD- yes
DJ- yes
JD- recuses
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 abstention- Motion Passes

1:00 PM Hearing

V25-041

70 Commerce Way, Marshfield

DG opened the hearing, introduced the Board, and established procedures. Participants Tom Svirsky (Consentini), Dana Hareli (Project Manager), Arnand Boscha (developer), Theresa D'Andrea (accessibility consultant), and Andrew Stebbins (architect) are sworn in. Exhibit #1 AAB 1-90 is noted. Tom Svirsky shares a document as Exhibit #2 and gives an overview/update on the project. Arnand Boscha comments regarding the loft units. Tom Svirsky shares Exhibit #3, updated floor plans. Discussion and questions of hearing.

Motion to Uphold previous motion to deny the variance request by KD

2nd by PD

Roll Call Vote

PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

2:00 PM Hearing V25-051 100 Central Street, Milford

DG opened the hearing, introduced the Board, and established procedures. Participant David Walch (owner) is sworn in. Exhibit #1 AAB 1-22 is noted. David Walch gives an overview of the project and the tenant looking to occupy the space in the basement for use as a print shop and for an indoor skateboarding club of sorts. Michael Visconti is sworn in as a resident of Milford. Discussions and questions of hearing.

Motion to take this under advisement by KD

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

4:26 PM

Motion to Deny by PD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- no

6 yes, 1 no, 0 abstention- Motion Passes

13. 3:00 PM V25-126 45 Shepard Street, Boston

Exhibit- Variance application

WJ presented documentation- Variance application and associated documents

Lift

Motion to Grant by JD

2nd by KD

Roll Call Vote

PM- recuses

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

Sinks

Motion to Grant on the usual conditions by JD

2nd by KD

Roll Call Vote

PM- recuses

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 1 abstention- Motion Passes

14. 3:05 PM V25-127 186 Williams Street, Springfield

Exhibit- Variance application

WJ presents documentation- variance application and associated documents

Motion to Continue for test drawings for the preschool toilet room sink at the appropriate height and the lavatory guard further back by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant variance request for the the preschool art sinks by JD

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

15. 3:12 PM C23-078 19 Monsignor Reynold Way, Boston

Exhibit- Status Report
WJ presented documentation- status report

Motion to Order Respondent to provide clarification that there were no elevator out-ages and a copy of the executed contract for planned cleaning and repairs of this elevator within 30 days of receipt by JD

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

16. 3:20 PM C24-062 Ring Road, Boston

Exhibit- Additional information
WJ presented documentation- response and associated documents
KD recuses

Motion to Accept (and resolve the complaint) by PM

2nd by PD
Roll Call Vote
PM- yes
KD- recuses
PD- yes
DJ- yes

JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 1 abstention- Motion Passes

17. 3:24 PM V20-160 36 Winthrop Street, Taunton

Exhibit- Additional information

WJ presented documentation- additional information and associated documents

Motion to Find that the variance expired on July 7, 2025 and any request for additional time must come in the form of an amendment and failure to ask for additional time may result in a cease and desist order by PM

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

18. 3:28 PM- 4:18PM V24-106 & C23-174 35 New Ipswich Road, Ashby

Exhibit- Additional information

WJ presented documentation- additional information

Motion to Abey their fine by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find between 2024-2025 at least \$11,295 was spent, which is greater than 30% the assessed property value on the property card (\$35,900) by JD

2nd by PM
Roll Call Vote
PM- yes
KD- yes
PD- yes

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

19. 3:39 PM V25-008 37 Lexington Road, Concord

Exhibit- Additional information
WJ presented documentation- additional information

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

20. 3:44 PM V25-097 51 Dudley Street, Boston

Exhibit- Additional information
WJ presented documentation- additional information

Motion to Grant for this use only by JD
2nd by DJ
Roll Call Vote
PM- yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

21. 3:56 PM V25-100 22 Tupper Road, Sandwich

Exhibit- Additional information

WJ presented documentation- additional information

Motion to Grant for this tenant and use only with no unique services by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

8 yes, 0 no, 0 abstention- Motion Passes

DJ Leaves

22. 4:03PM V25-103 563 Columbus Avenue, Boston

Exhibit- Additional information

WJ presented documentation- additional information

Motion to Continue for the petitioner to investigate a time variance option and estimate a fundraising option by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

23. 4:31 PM Advisory Opinion 13.5

Exhibit- Advisory Opinion

WJ presented documentation- opinion request

Motion to Find that acute care rooms are rooms intended for short term use where patients are generally incapable of moving under their own power by JD

2nd by KD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

24. 4:37 PM Advisory Opinion 9.7.3

Exhibit- Advisory Opinion

WJ presented documentation- opinion request

Motion to Find that a visual notification device is something permanently installed in sleeping accommodations per 9.7.3 by KD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

25. 4:39 PM Advisory Opinion Summer Hill Condos

Exhibit- Advisory Opinion

WJ presented documentation- opinion request

Motion to Find under these specific conditions, this is a pedestrian route by KB

2nd by JD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

26. 4:35PM Minutes and Decisions

Exhibit- July 14, 2025, minutes and decisions

WJ presented documentation- minutes and decisions

Motion to Accept minutes and decisions by JD

2nd by PD

Roll Call Vote

PM- yes

KD- yes

PD- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Residential Building, 124 Leyden Street, East Boston (V25-113)
 - Exhibit – Variance Application and associated documents
- Ramp 81, Hemenway and Hailand Streets, Boston (V25-114)
 - Exhibit- Variance Application and associated documents
- Mixed Use Building, 83 Central Street, Hudson (V25-116)
 - Exhibit- Variance Application and associated documents
- Hawes Pool, 1262 Washington Street, Norwood (V25-117)
 - Exhibit- Variance Application and associated documents
- Brian J. Honan Apartments, 57 Everett Street, Boston (V25-118)
 - Exhibit- Variance Application and associated documents
- Residential Building, 36-40 Sprague Street, Boston (V25-119)
 - Exhibit- Variance Application and associated documents
- Arnold Arboretum Oak Allee, between Poplar Gate and Peter's Hill, Boston (V25-121)
 - Exhibit- Variance Application and associated documents
- Mixed Use Building, 101 Tremont Street, Boston (V25-122)
 - Exhibit- Variance Application and associated documents
- Heading Home Inc., 26 Lawrence Street, Boston (V25-123)
 - Exhibit- Variance Application and associated documents
- Residential Building, 1741 Washington Street, Braintree (V25-124)
 - Exhibit- Variance Application and associated documents
- Residential Building, 45 Shepard Street, Brighton (V25-126)
 - Exhibit- Variance Application and associated documents

- Square One, 186 Williams Street, Springfield (V25-127)
 - Exhibit- Variance Application and associated documents
- Suzuki School of Newton, 1615 Beacon Street, Newton (V18-086)
 - Exhibit- Status Report
- Congregation Agudath Achim, 36 Winthrop Street, Taunton (V20-160)
 - Exhibit- Additional Information
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
 - Exhibit- Status Report
- Curb Cuts, Ring Road, Boston (C24-062)
 - Exhibit- Additional Information
- Ashby American Legion Post, 35 New Ipswich Road, Ashby (V24-106 & C23-174)
 - Exhibit- Additional Information
- Concord Center for the Visual Arts, 37 Lexington Road, Concord (V25-008)
 - Exhibit- Additional Information
- Residential Building, 51 Dudley Street, Boston (V25-097)
 - Exhibit – Additional Information
- The Waldorf School of Cape Cod, 22 Tupper Road, Sandwich (V25-100)
 - Exhibit- Additional Information
- Mondo Café, Apt. 2C 563 Columbus Avenue, Boston (V25-103)
 - Exhibit- Additional Information
- Advisory Opinion, Summer Hill Condos
 - Exhibit- Advisory opinion
- Advisory Opinion, 13.5
 - Exhibit- Advisory opinion
- Advisory Opinion, 9.7.3
 - Exhibit- Advisory opinion
- Ashby Town Hall, 895 Main Street, Ashby (C24-003)
 - Exhibit#1- AAB 1-403
 - Exhibit#2- PowerPoint
- Modera South Shore, 70 Commerce Way, Marshfield (V25-041)
 - Exhibit#1- AAB 1-90
 - Exhibit#2- Agenda
 - Exhibit#3- Updated floor plans
- Basement Unit, 100 Central Street, Milford (V25-051)
 - Exhibit#1- AAB 1-22
- Minutes and decisions from the July 14, 2025, meeting
 - Exhibit- draft minutes and draft decisions

