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GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1000 Washington Street, Suite 710
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Board Meeting Minutes – July 29, 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)
Mary Mahon-McCauley (MM)
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, KD, PD, DJ, MM, EM, JP



1. 9:05 AM V24-123 310 Barnstable Road, Hyannis
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for a feasibility for a switchback and cost study
for the ramp to comply by PD
2nd by DJ
By Acclamation/Carried
2. 9:08 AM V24-124 124-143 Main Street, Springfield
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on why they applied for
this variance by KD
2nd by DJ
By Acclamation/Carried
3. 9:10 AM V24-125 Hadley Street, Parker Street, Cambridge
Street, Charlestown
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant ramp R5 as proposed by PM
2nd by MM
By Acclamation/Carried

Motion to Grant ramp R6 by DJ
2nd by PM
By Acclamation/Carried

Motion to Continue for test drawings for ramp R9 by PD
2nd by PM
By Acclamation/Carried

Motion to Grant ramp R17 by PM
2nd by PD
By Acclamation/Carried
4. 9:15 AM V24-126 107 Welby Road, New Bedford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for more information by DJ
2nd by JP
By Acclamation/Carried

5. 9:20 AM V24-127 135 Massachusetts Avenue, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

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

6. 9:32 AM V24-128 51 Gage Street, Worcester
Exhibit- Variance application and associated documents
WJ presented documentation- Discussion of Variance

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

Motion to Deny 1,2,3 and 5, and continue for an engineered report for number 4 by
DJ
2nd by KD
By Acclamation/Carried

Motion to Continue for a cost estimate to relocate the panel by DJ
2nd by MM
By Acclamation/Carried

Motion to Continue for an accommodation policy on how the playground will be
used over the next 3 years, information on the existing play area surface, information
on the slope of the existing route to the playground, and a feasibility study for full
compliance by KD
2nd by DJ
By Acclamation/Carried

7. 9:56 AM V24-129 68 Church Street, Ware
WJ presented documentation- Discussion of Variance

Motion to Grant temporary relief for use of the stair lift by PD
2nd by JP
By Acclamation/Carried

8. 9:58 AM V24-130 73 Pond Street, Waltham
WJ presented documentation- Discussion of Variance
- Motion to Grant with the accommodation policy to provide the vertical stands by
KD
2nd by DJ
By Acclamation/Carried
9. 10:00 AM V24-131 100 South Campus Drive, Boston
WJ presented documentation- Variance application
- Motion to Grant with usual conditions by KD
2nd by DJ
By Acclamation/Carried
10. 10:02 AM Advisory Opinion
WJ presented documentation- Advisory Opinion
- Motion to Find that this would not be employee-only space by MM
2nd by DJ
By Acclamation/Carried
11. 10:04 AM C23-056 1296 Worcester Road, Framingham
WJ presented documentation- call log
- Motion to Ask petitioner for number of elevator outages between 2/1-7/29/2024 by
next meeting by PM
2nd by MM
By Acclamation/Carried
12. 10:06 AM V15-025 374 Commonwealth Avenue, Boston
WJ presented documentation- status report
- Motion to Accept Status report and remind petitioner deadline is January 1, 2025,
extensions must come in the form of an amendment by DJ
2nd by MM
By Acclamation/Carried
13. 10:08 AM V18-218 46 Millmont Street, Roxbury
WJ presented documentation- status report
- Motion to Accept status report by PM
2nd by DJ
By Acclamation/Carried

14. 10:09AM V21-071 34 North Street, Somerville
WJ presented documentation- status report

Motion to Accept status report by PM
2nd by JP
By Acclamation/Carried
15. 10:10 AM V22-022 30 JFK Street, Cambridge
WJ presented documentation- amended application

Motion to Deny by MM
2nd by EM
By Acclamation/Carried
16. 10:13 AM V23-153 1690 Revere Beach Parkway, Everett
WJ presented documentation- additional information

Motion to Grant outlet condition as proposed by KD
2nd by DJ
By Acclamation/Carried

Motion to Grant by PM
2nd by JP
By Acclamation/Carried
17. 10:26 AM V23-165 777-779 Huntington Avenue, Boston
WJ presented documentation- additional information

Motion to Continue until the Board hears from BCIL and Boston Disabilities Commission by
PD
2nd by JP
By Acclamation/Carried
18. 10:28 AM V24-006 54 Union Street, Attleboro
WJ presented documentation- site plans

Motion to Grant as proposed by DJ
2nd by KD
By Acclamation/Carried
19. 10:41 AM V24-089 19 Waterville Street, North Grafton
WJ presented documentation- additional information

Motion to Grant on the condition that they provide the second handrail by KD
2nd by PD
By Acclamation/Carried

20. 10:43 AM V24-102 10 Southwick Street, Chicopee
WJ presented documentation- additional information

Motion to Grant by PD
2nd by KD
Proceedings on hold

Motion to Grant on the condition of providing in-wall blocking to all non-Group 2 unit
bathrooms (toilets, baths, and showers) by PM
2nd by DJ
By Acclamation/Carried

21. 11:00 AM Hearing V24-069 182 Bedford Street, Lexington
DG opened the hearing, introduced the Board, and established procedures. Participants Titi Szarkowski, Ronald Szarkowski, Jay Abdella, Pam Hoffman, and Michael Muehe are sworn in. Exhibit #1 AAB 1-25 is noted. Titi Szarkowski and Ronald Szarkowski make a presentation regarding their application for variance. Exhibit #2, photos of the space and outdoor space are shown. Exhibit #3 a floor plan is shown. Discussions and questions of Hearing:

Michael Muehe testifies on behalf of BCIL, noting the burden is on the petitioner that impracticability has been proven and the petitioner has not done this, and notes that the BCIL is opposed still for this variance to be granted.

Pam Hoffman of the Town of Lexington testifies asking if substantial benefit can be defined, and then testifies in support of the petitioner. Requests the owners be sent a specific list of what they need to demonstrate for the costs are not beneficial. She asks the Board to consider continuing this hearing.

Motion to Continue to allow 60 days for the petitioner to investigate alternate options, and the amended application must be submitted to the Board within the 60 days, as well as the floor plans with heights in the basement by JP
2nd by MM
By Acclamation/Carried

22. 1:00 PM Hearing V24-066 Hollingsworth Avenue, Braintree
DG opened the hearing, introduced the Board, and established procedures. Participants Mark Tocchio, James Arsenault, Ryan Matheson, Alex Weisheit, John Thompson, and Michael Muehe are sworn in. Exhibit #1 AAB 1-57 is noted. Mark Tocchio, James Arsenault, and Ryan Matheson discuss and present details of the sidewalk improvement plan. Exhibit #2 a locus map, photos, and a spreadsheet of data is shown. Discussions and questions of Hearing:

Michael Muehe testifies on behalf of BCIL, commending the town of Braintree for the work they have done so far, and looks forward to the progress they will continue to make.

Motion to Grant until August 31, 2025, and if it is not done they will submit a report by DJ
2nd by JP
By Acclamation/Carried

23. 1:54 PM Minutes
Motion to Approve the minutes by PM
2nd by EM
Roll Call Vote
PM- yes
KD- abstain
DJ- yes
MM- abstain
EM- yes
JP- yes
DG- yes
Motion Passes, 5 yes, 2 abstain, 0 no

24. 2:00 PM Hearing V24-011 2 Ionic Avenue, Worcester
DG opened the hearing, introduced the Board, and established procedures. Participants
Anthony DiManno, Laura Marotta, Sean Brennan, and Robert Para are sworn in. Exhibit #1
AAB 1-74 is noted. Exhibit #2 AAB1-12 is noted. Laura Marotta gives background on
Creative Hub. Anthony DiManno discusses the project and variance requests. Discussions
and questions of Hearing:

Motion to Grant on the condition that wayfinding signage and information on the website
about the accessible entrance is provided by KD
2nd by DJ
By Acclamation/Carried

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

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Ramp, 310 Barnstable Road, Hyannis (V24-123)
 - Exhibit – Variance Application and associated documents
- The Monkey Wrench Building, 125-143 Main Street, Springfield (V24-124)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Hadley Street, Parker Street, and Cambridge Street, Charlestown (V24-125)
 - Exhibit – Variance Application and associated documents
- Little Peoples College, 107 Welby Road, New Bedford (V24-126)
 - Exhibit – Variance Application and associated documents
- Berklee Health and Wellness Center, 135 Massachusetts Avenue, Boston (V24-127)
 - Exhibit – Variance Application and associated documents
- African Community Education, 51 Gage Street, Worcester (V24-128)
 - Exhibit – Variance Application and associated documents
- Church Street School Apartments, 68 Church Street, Ware (V24-129)
 - Exhibit – Variance Application and associated documents
- Alexan Waltham, 73 Pond Street, Waltham (V24-130)
 - Exhibit – Variance Application and associated documents
- Residential Building, 100 South Campus Drive, Boston (V24-131)
 - Exhibit – Variance Application and associated documents
- The Harvard Club of Boston, 374 Commonwealth Avenue, Boston (V15-025)
 - Exhibit- Status Report
- Refugee Church of Christ, 46 Millmont Street, Roxbury (V18-218)
 - Exhibit- Status Report
- Curb Cuts, 34 North Street, Somerville (V21-071)
 - Exhibit- Status Report
- Waugh Building, 30 JFK Street, Cambridge (V22-022)
 - Exhibit- Amended Application
- Water View Village, 1296 Worcester Road, Framingham (C23-056)
 - Exhibit- Additional information
- Building 1, 1690 Revere Beach Parkway, Everett (V23-153)
 - Exhibit- Amended application
- Housing Complex, 777-779 Huntington Avenue, Boston (V23-165)
 - Exhibit- Additional information
- The Jewel, 54 Union Street, Attleboro (V24-006)
 - Exhibit- Additional information
- St. Mary Church, 19 Waterville Street, North Grafton (V24-089)
 - Exhibit- Additional information
- The Belcher School Apartments, 10 Southwick Street, Chicopee (V24-102)
 - Exhibit- Additional information
- Advisory Opinion, Parent Suite in dormitories
 - Exhibit- Advisory opinion
- Kindee Thai & Pho, 182 Bedford Street, Lexington (V24-069)
 - Exhibit #1- AAB 1-25
 - Exhibit #2- photos
 - Exhibit #3- floor plan
- Sidewalk, Hollingsworth Street and Weston Avenue, Braintree (V24-066)

- Exhibit #1- AAB 1-57
 - Exhibit #2- locus map, photos, and spreadsheet of data
- Community Hub Arts Center, 2 Ionic Avenue, Worcester (V24-011)
 - Exhibit #1 – AAB 1-74
 - Exhibit #2- AAB 1-12
- Minutes to approve from July 15, 2024
 - July 15, 2024 minutes