



**MAURA HEALEY**  
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 – August 12, 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, PD, DJ, EM, JP, KD, MM joins late



1. 9:06 AM V24-132 100 Corthell Avenue, Whitman  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:  
KD recuses

Motion to Grant as proposed by PM  
2<sup>nd</sup> by JP  
By Acclamation/Carried

Request #2  
Motion to Grant by PD  
2<sup>nd</sup> by JP  
By Acclamation/Carried

2. 9:15 AM C22-010 & V24-133 Map 20, Parcel 310,  
Westborough  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Table until next meeting by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried

3. 9:18 AM V24-134 501 Shrewsbury Street, Worcester  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Secondary Entrance Ramp  
Motion to Grant by PM  
2<sup>nd</sup> by PD  
By Acclamation/Carried

Accessible Route  
Motion to Grant if they provide wayfinding signage and lighting by PD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

Motion to Provide Notice that their current parking layout does not meet the van parking requirements by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried

4. 9:28 AM V24-135 423 West Broadway, South Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on the seating plan in the  
lower area by PD  
2<sup>nd</sup> by KD  
By Acclamation/Carried

5. 9:32 AM V24-136 747 Washington Street, Holliston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Continue for more information regarding 2<sup>nd</sup> floor tenants by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried

6. 9:34 AM V24-137 Winship Street, Allston  
Exhibit- Variance application and associated documents  
WJ presented documentation- Discussion of Variance

Location 1  
Motion to Grant by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried

Location 2  
Motion to Grant timed relief by KD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

Location 3  
Motion to Grant by PD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

7. 9:44 AM V24-138 25 Porter Street, East Boston  
WJ presented documentation- Discussion of Variance

Motion to Grant by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried

8. 9:49 AM V24-139 47-49 Winter Street, Boston  
WJ presented documentation- Discussion of Variance
- Motion to Grant by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried
- Motion to Schedule a Hearing by DJ  
2<sup>nd</sup> by KD  
By Acclamation/Carried
9. 10:05 AM V24-140 55 West Main Street, Westborough  
WJ presented documentation- Variance application
- Motion to Packet by DJ  
2<sup>nd</sup> by JP  
By Acclamation/Carried
10. 10:06 AM V24-141 139 Pleasant Street, Marblehead  
WJ presented documentation- Variance application
- Motion to Continue for more information on the lift size and the residential use by  
DJ  
2<sup>nd</sup> by KD  
By Acclamation/Carried
11. 10:08 AM V24-142 110-114 Main Street, Gardner  
WJ presented documentation- Variance application
- Motion to Continue for a test drawing and a cost estimation of a lift to the retail  
space by KD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried
12. 10:23 AM Advisory Opinion 2 Hamilton Street,  
Taunton  
WJ presented documentation- Advisory Opinion
- Motion to Find that the regulations mean measure wall to door by PM  
2<sup>nd</sup> by MM  
By Acclamation/Carried

13. 10:33AM                                      Advisory Opinion  
WJ presented documentation- Advisory Opinion
- Motion to Find that measurements should be taken from the leading edge of the base of the or the face of the wall whichever projects further by MM  
2<sup>nd</sup> by DJ  
By Acclamation/Carried
14. 10:41 AM                                      V23-024                                      345 Chelsea Street, East Boston  
WJ presented documentation- amended application
- Motion to Continue for clarifying if this is new information or leftover from previous discussions by KD  
2<sup>nd</sup> by JP  
By Acclamation/Carried
15. 10:43 AM                                      V23-030                                      497 Main Street, Melrose  
WJ presented documentation- status report
- Motion to Accept status report by PM  
2<sup>nd</sup> by JP  
By Acclamation/Carried
16. 10:44 AM                                      V24-094                                      590 East Broadway, South Boston  
WJ presented documentation- feasibility study
- Motion to Grant for this use only by MM  
2<sup>nd</sup> by PM  
By Acclamation/Carried
17. 10:53 AM                                      V24-108                                      Osgood and Broadway, Methuen  
WJ presented documentation- feasibility study
- Motion to Grant by PM  
2<sup>nd</sup> by PD  
By Acclamation/Carried
18. 10:55 AM                                      Minutes and Decisions
- Motion to Approve minutes and decisions by PM  
2<sup>nd</sup> by JP  
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  
2<sup>nd</sup> by PD  
By Acclamation/Carried

11:00 AM Hearing V22-138 One Westinghouse Plaza, Hyde Park  
DG opened the hearing, introduced the Board, and established procedures. Exhibit #1 AAB 1-37 is noted. Participants Chris Fuller makes the case for their variance application regarding their mezzanine space in the brewery space. Exhibit #2 new floor plans are shown. Discussions and questions of Hearing:

Michael Muehe testifies on behalf of BCIL, noting this could have been avoided if the mezzanine was made accessible from the start and that people with disabilities should not bear the burden of architects' mistakes. Notes that 5 years is too long. BCIL would support a shorter relief time for the construction to take place. He states that there would be a substantial and long-lasting benefit for people with disabilities to reach that mezzanine space.

Motion to Grant 2 year time relief with a status report every 6 months with no additional extensions by DJ  
2<sup>nd</sup> by MM  
By Acclamation/Carried

20. 11:40 AM V22-093 Easy Street, Nantucket  
DG noted that open meeting discussion of litigation regarding may have a detrimental effect on the litigating position of the Board. The Open Meeting would resume at 1 p.m.

Motion to enter Executive Session M.G.L. c. 30A, § 21(a)(3), to discuss strategy with respect to litigation by DJ.

2<sup>nd</sup> by PM  
Roll Call Vote  
DG- yes  
PM- yes  
KD- yes  
PD- yes  
DJ- yes  
MM- yes  
EM- yes  
JP- yes

21. 1:00 PM Hearing V23-185/C23-009 Alpine Place and Row, Franklin  
DG opened the hearing, introduced the Board, and established procedures. Participants Michael Maglio, Robert Cantoreggi, and Stephan Accad are sworn in. Exhibit #1 AAB 1-40 and Exhibit #2 a sidewalk improvement plan are noted. Robert Cantoreggi and Michael Maglio discuss and present details of the sidewalk improvement plan. Stephan Accad shares details of his experience with this particular curb cut. Discussions and questions of Hearing:

Motion to Deny by PM  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

Motion to Find the complaint is valid by DJ  
2<sup>nd</sup> by PM  
By Acclamation/Carried

Motion to Submit a plan for compliance 60 days from receipt by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried

Motion to Expedite Decision by DJ  
2<sup>nd</sup> by PM  
By Acclamation/Carried

22. 2:00 PM Hearing                      V23-158                      Avondale and Richmond Street, Boston  
DG opened the hearing, introduced the Board, and established procedures. Participants Yasmeen Logan, Michael Sinclair, and Michael Muehe are sworn in. Exhibit #1 AAB 1-101 is noted. Yasmeen Logan give the presentation on the curb cut in question. Exhibit #2 Google images are shown by Yasmeen. Michael Sinclair adds some details. Discussions and questions of Hearing:  
KD Recuses

Michael Muehe testifies on behalf of the BCIL noting that BCIL does not have any opposition to this variance, but requests the Board asks the City does not allow overgrowth of foliage onto the street, and that appropriate wayfinding signage be put up.

Motion to Grant with the conditions of monitoring the overgrowth by PD  
2<sup>nd</sup> by JP  
By Acclamation/Carried

23. 2:31 PM                                  V24-101                      1418-1440 Acushnet Avenue, New Bedford  
WJ Presented documentation- MHC Letter and additional information

Motion to Grant under the condition that auto-door openers are provided at the three inaccessible entrances by KD  
2<sup>nd</sup> by PD  
By Acclamation/Carried

24. 2:33 PM                                  V24-120                      189-191 Adams Street, Newton  
WJ Presented documentation- additional information

Motion to Request information from the Newton Assessor's Office by MM  
2<sup>nd</sup> by PM  
By Acclamation/Carried



Respectfully submitted,  
Molly Griffin, Program Coordinator

#### Exhibit List

- Whitman Middle School, 100 Corthell Avenue, Whitman (V24-123)
  - Exhibit – Variance Application and associated documents
- West Main Memorial Cemetery, Map 20 Parcel 310, Westborough (V24-133 & C22-010)
  - Exhibit – Variance Application and associated documents
- Pho Sure Restaurant, 501 Shrewsbury Street, Worcester (V24-134)
  - Exhibit – Variance Application and associated documents
- Broadway Golf, 423 West Broadway, South Boston (V24-135)
  - Exhibit – Variance Application and associated documents
- Timothy Fiske House, 747 Washington Street, Holliston (V24-136)
  - Exhibit – Variance Application and associated documents
- Curb Cuts, Winship Street at Eulita Terrace, Winship Street at Union Street, and Winship Street at Peaceable Street, Allston (V24-137)
  - Exhibit – Variance Application and associated documents
- London Flats Condominium, 25 Porter Street, East Boston (V24-138)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 47-49 Winter Street, Boston (V24-139)
  - Exhibit – Variance Application and associated documents
- Westborough Public Library, 55 West Main Street, Westborough (V24-140)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 139 Pleasant Street, Marblehead (V24-141)
  - Exhibit- Variance Application and associated documents
- Mixed Use Building, 110-114 Main Street, Gardner (V24-142)
  - Exhibit- Variance Application and associated documents
- Easy Street Park, Easy Street, Nantucket (V22-093)
  - Exhibit- Decision
- Commercial Building, 345 Chelsea Street, East Boston (V23-024)
  - Exhibit- Amended Application
- Melrose Family YMCA, 497 Main Street, Melrose (V23-030)
  - Exhibit- Status Report
- Mixed Use Building, 590 East Broadway, South Boston (V24-094)
  - Exhibit- Additional Information
- The Capitol Theater, 1418-1440 Acushnet Avenue, New Bedford ( V24-101)
  - Exhibit- Additional information
- Curb Ramp, Corner of Osgood Street and Broadway, Methuen (V24-108)
  - Exhibit- Additional information
- Mixed Use Building, 189-191 Adams Street, Newton (V24-120)
  - Exhibit- Additional information
- Residential Building, 100 South Campus Drive, Boston (V24-131)
  - Exhibit- Additional information
- Advisory Opinion, 2 Hamilton Street, Taunton
  - Exhibit- Advisory opinion
- Advisory Opinion, Wall mounted protruding objects
  - Exhibit- Advisory opinion

- Roundhead Brewing Company, 1 Westinghouse Plaza, Hyde Park (V22-138)
  - Exhibit #1- AAB 1-37
  - Exhibit #2- floor plan
- Curb Cut, Alpine Place and Row, Franklin (V23-185)
  - Exhibit #1- AAB 1-40
  - Exhibit #2- sidewalk improvement plan
- Curb Cut, Avondale and Richmond Street, Boston (V23-158)
  - Exhibit #1 – AAB 1-101
  - Exhibit #2- Google images
- Minutes and decisions to approve from July 29, 2024
  - July 15, 2024 minutes
  - Draft decisions from July 29, 2024