

**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  
REGULATION

**LAYLA R. D'EMILIA**  
COMMISSIONER, DIVISION OF OC-  
CUPATIONAL LICENSURE

**WILLIAM JOYCE**  
EXECUTIVE DIRECTOR, ARCHITECTURAL ACCESS BOARD

**Board Meeting Minutes – August 22, 2022**  
**Teleconference**

This meeting was open to the public and began approximately 9:15 AM

Architectural Access Board member attendance

Patricia Mendez, Vice Chairperson (PM)

Ana Julian (AJ)

Elizabeth Myska (EM)

Jeffrey Dougan (JD)

Mary Mahon McCauley (MM)

Raymond Glazier (RG)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

Marc Lesser – Compliance Officer (ML)

Bradley Souders – Office Support Specialist (BS)

PM opened the meeting for Roll Call:

JD, MM, RG, EM, AJ

1. 9:15 AM V22-139 120 North Main Street, Sunderland

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by RG

2nd by AJ

By Acclamation/Carried

2. 9:19 AM V22-140 825A Washington Street, Newton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on rear entrance including pictures and plans for making that an accessible entrance by JD

2nd by RG

By Acclamation/Carried

3. 9:25 AM V22-141 19-29 Charles Street, Boston



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by RG

2nd by JD

By Acclamation/Carried

Motion to Grant relief on grab bar to accommodate wheelchair space at sink by JD

2nd by RG

By Acclamation/Carried

Motion to Find that knee sink depth exceeds 6 inches and water pipe does not appear recessed by JD

2nd by AJ

By Acclamation/Carried

4. 9:35 AM V22-142 341 Second Avenue, Waltham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant under the usual conditions by JD

2nd by RG

By Acclamation/Carried

5. 9:39 AM V22-143 27 Boylston Street, Newton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant on the condition that signage for accessible entrance is posted at common pedestrian traffic areas including parking, posting the information on the restaurant's website by JD

2nd by EM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant on the condition that stairs otherwise fully comply with JD

2nd by AJ

By Acclamation/Carried

6. 9:56 AM V22-144 2-4 Los Angeles Street, Newton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant Group 1 request under the usual conditions by JD

2nd by AJ

By Acclamation/Carried

Motion to Deny Group 2 request by JD

2nd by

By Acclamation/Carried

7. 10:00 AM Advisory Opinion Request Secondary Access

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Request



Motion to Find that paths do not coincide, and variance would be required and the stairs appear to not comply by JD

2nd by AJ

By Acclamation/Carried

8. 10:01 AM Advisory Opinion Request 9.5.6 and 6.6

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Request

Motion to Find that using Fair Housing design standards would require a variance by JD

2nd by AJ

By Acclamation/Carried

9. 10:10 AM V22-112 18 MacIntyre Drive, North Reading

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. 10:26 AM V18-277 Orlando and Waldeck Street, Boston

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant handrail heights on the condition that warning signage is provided at top and bottom of stairs by JD

2nd by AJ

By Acclamation/Carried

11. 10:39 AM V20-126 490 Boston Post Rd., Wayland

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

12. 10:46 AM V21-058 181 Hillman Street, New Bedford

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Find that as entrance 1 will be egress only, no variance would be required on the condition that entrance 2 is accessible, well lit, and signage is provided by JD

2nd by AJ

By Acclamation/Carried

Motion to Withdraw relief to entrance 2 from JD

2nd by EM

By Acclamation/Carried

13. 10:55 AM V22-091 387 Boston Avenue, Medford

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by JD

2nd by AJ



By Acclamation/Carried

14. 10:57 AM V22-106 1 Charles Street South, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by JD

2nd by EM

By Acclamation/Carried

15. 11:00 AM Hearing declared regarding V22-092 197 Vassal Lane, Cambridge:

PM opened the hearing, introduced Board and established procedures. Participants Lisa Pecora-Ayn, Dan Arons, Carolyn Day, Michael Muehe, Rachel Tanenhaus, and Sarah Oakes are sworn in. Exhibit #1 – the hearing packet AAB 1-41 is noted. Lisa Pecora presented request application. Exhibit #2 – Additional Drawing is noted and accepted. Additional testimony provided by Michael Muehe and Rachel Tanenhaus. Discussion and Questions of Variance:

Motion to Grant by MM

2nd by AJ

By Acclamation/Carried

16. 11:22 AM V22-109 31 Church Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant permission for Staff to file complaint if needed by AJ

2nd by EM

By Acclamation/Carried

17. 11:25 AM V22-123 230 2nd Street, Fall River

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by MM

2nd by AJ

By Acclamation/Carried

18. 11:31 AM V22-124 211 Cochituate Road, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Deny by MM

2nd by EM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

Motion to Find handrails along ramp do not run the entire run or provide extensions as required by JD

2nd by AJ

By Acclamation/Carried

19. 11:43 AM Minutes and Decisions



Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions

Motion to Accept minutes and decisions by JD

2nd by EM

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

20. 1:00 PM Hearing declared regarding V22-118 489 Lincoln Avenue, Saugus:

PM opened the hearing, introduced Board and established procedures. Participants Josh Safdie and Tricia Murphy are sworn in. Exhibit #1 – the hearing packet AAB 1-23 is noted. Josh Safdie presented request application. Additional testimony provided by Tricia Murphy. Exhibit #2 – Property card is noted and accepted. Discussion and Questions of Variance:

Motion to Grant temporary relief until 1/1/2028 with annual updates on fundraising status on 1/1/2023 on the condition the Board is provided reasonable accommodation policy by JD

2nd by AJ

By Acclamation/Carried

Motion to Expedite decision by JD

2nd by AJ

By Acclamation/Carried

21. 1:44 PM Complaint Report

Exhibit – Complaint Report and associated documents

ML presented documentation – Discussion of Complaint Report

Respectfully submitted,

Bradley Souders, Office Support Specialist

#### Exhibit List

- Sanderson Place, 120 North Main Street, Sunderland (V22-139)
  - Exhibit – Variance Application and associated documents
- A-Z Physical Therapy, 825A Washington Street, Newton (V22-140)
  - Exhibit – Variance Application and associated documents
- Beacon Hill Hotel and Bistro, 19-29 Charles Street, Boston (V22-141)
  - Exhibit – Variance Application and associated documents
- Broadstone Watch City, 341 Second Avenue, Waltham (V22-142)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 27 Boylston Street, Newton (V22-143)
  - Exhibit – Variance Application and associated documents
- Residences on the Charles, 2-4 Los Angeles Street, Newton (V22-144)
  - Exhibit – Variance Application and associated documents
- Advisory Opinion Request – Secondary Access
  - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request - 9.5.6 and 6.6
  - Exhibit – Advisory Opinion Request and associated documents
- Community Pool, 18 MacIntyre Drive, North Reading (V22-112)
  - Exhibit – Variance Application and associated documents
- Walando Homes, Orlando and Waldeck Street, Boston (V18-277)
  - Exhibit – Amended Variance Application and associated documents
- Alta at River's Edge, 490 Boston Post Rd., Wayland (V20-126)



- Exhibit – Amended Variance Application and associated documents
- Hillman Street Complex, Building 9, 181 Hillman Street, New Bedford (V21-058)
  - Exhibit – Amended Variance Application and associated documents
- Tufts Hill Hall, 387 Boston Avenue, Medford (V22-091)
  - Exhibit – Amended Variance Application and associated documents
- Tobin Montessori and Vassal Lane Upper Schools, 197 Vassal Lane, Cambridge (V22-092)
  - Exhibit #1 – Hearing packet AAB 1-4
  - Exhibit #2 – Additional Drawing
- Cannabis Dispensary, 31 Church Street, Cambridge (V22-109)
  - 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
- Minutes and Decisions
  - Exhibit – August 8, 2022 Minutes
  - Exhibit – Old Town Hall, 32 Derby Square, Salem (V22-107)
  - Exhibit – Easy Street Park, Easy Street, Nantucket (V22-093)
  - Exhibit – Tufts Hill Hall, 387 Boston Avenue, Medford (V22-091)
- Shining Stars, 489 Lincoln Avenue, Saugus (V22-118)
  - Exhibit #1 – Hearing packet AAB 1-23
  - Exhibit #2 – Property card
- Complaint Report
  - Exhibit – Complaint Report and associated documents

