



**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 26, 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:

KD, DJ, MM, EM, JP, PD



1. 9:05 AM V24-143 747 Cambridge Street, Cambridge  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant with condition of including language in the sale material and the potential lift is clearly identified in the permit set for the building department by PD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

2. 9:11 AM V24-145 467 Moody Street, Waltham  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on the ramp and if they are applying for a variance for the use of the ramp by KD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

3. 9:21 AM V24-146 55 Hudson Street, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

Motion to Grant, clarifying this is a LULA not a lift by KD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

Motion to Grant with usual conditions by PD  
2<sup>nd</sup> by KD  
By Acclamation/Carried

4. 9:25 AM V24-147 Shores Street, Taunton  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance:

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

5. 9:26 AM V24-148 34 Meshacket Road, Edgartown  
Exhibit- Variance application and associated documents  
WJ presented documentation- Discussion of Variance  
KD Recuses

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

6. 9:27 AM V24-140 55 West Main Street, Westborough  
WJ presented documentation- Discussion of Variance

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

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

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

Motion to Grant with signage for Areas of Rescue complying with 20.12.5 by KD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried

7. 9:35 AM V22-103 615 Concord Street, Framingham  
WJ presented documentation- Status Report

Motion to Accept status report reminding petitioner of the deadline by MM  
2<sup>nd</sup> by PD  
By Acclamation/Carried

8. 9:38 AM V22-107 32 Derby Square, Salem  
WJ presented documentation- Amended variance application

Motion to Schedule a Hearing by DJ  
2<sup>nd</sup> by MM  
By Acclamation/Carried

9. 9:39 AM V23-136 149 High Street, Newburyport  
WJ presented documentation- Additional Information

Motion to Approve with the understanding that a handrail will be installed on one side by DJ  
2<sup>nd</sup> by MM  
By Acclamation/Carried

10. 9:44 AM                                      V24-026                      19 Main Street, Taunton  
WJ presented documentation- Amended Variance application
- Motion to Grant by MM  
2<sup>nd</sup> by PD  
By Acclamation/Carried
11. 9:45 AM                                      V24-054                      1 Woolley Circle, South Hadley  
WJ presented documentation- Additional Info
- Motion to Grant by DJ  
2<sup>nd</sup> by KD  
By Acclamation/Carried
- Motion to Continue through December 2024 while they further study the bathroom layout by KD  
2<sup>nd</sup> by DJ  
By Acclamation/Carried
12. 9:58 AM                                      C23-027 & V24-068                      41 Burlington Mall Road, Burlington  
WJ presented documentation- Additional Information
- Motion to Grant by DJ  
2<sup>nd</sup> by MM  
By Acclamation/Carried
13. 10:04 AM                                      V24-074                      40 Highland Avenue, Roxbury  
WJ presented documentation- Additional Information  
KD Recuses
- Motion to Grant by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried
14. 10:05 AM                                      V24-085                      78 Benvenue Street, Wellesley  
WJ presented documentation- Additional Information
- Motion to Grant by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried
15. 10:06 AM                                      V24-123                      310 Barnstable Road, Hyannis  
WJ presented documentation- Additional Information

Motion to Grant fully complying with 24.5 and 24.6 by PD  
2<sup>nd</sup> by MM  
By Acclamation/Carried

16. 10:17 AM                                      V24-131                      100 South Campus Drive, Boston  
WJ presented documentation- Additional Information

Motion to Grant change in language as noted by DJ  
2<sup>nd</sup> by KD  
By Acclamation/Carried

17. 10:21 AM                                      C22-010 & V24-133                      Map 20 Parcel 310, Westborough  
WJ presented documentation- additional information

Motion to Grant on the condition that the pavement on the accessible route is well maintained  
and free of any cracks and changes in level by MM  
2<sup>nd</sup> by PD  
By Acclamation/Carried

18. 10:28 AM                                      Minutes and Decisions

Motion to Accept minutes and decisions from August 12, 2024, by DJ  
2<sup>nd</sup> by PD  
By Acclamation/Carried

19. 10:26 AM                                      V24-136                      747 Washington Street, Holliston  
WJ presented documentation- additional information

Motion to Find that no variance is required by DJ  
2<sup>nd</sup> by MM  
By Acclamation/Carried

11:00 AM Hearing                                      V24-128                                      51 Gage Street, Worcester  
DG opened the hearing, introduced the Board, and established procedures. Participants Sean  
Brennan, LPA Architects and Kaska Yawo are sworn in. Exhibit #1 AAB 1-44 is noted. Kaska  
Yawo presents background on the work that the African Community Education program does. Sean  
Brennan presents material for their variance requests, starting with request #1. Exhibit #2 a  
presentation is shown. Discussions and questions of Hearing:

Motion to Grant variance request related to headroom for locations 1, 2 and 3, and to continue locations 4 and 5 for test drawings of compliance by DJ

2<sup>nd</sup> by MM

By Acclamation/Carried

Motion to Grant variance request related to elevator controls by MM

2<sup>nd</sup> by PD

By Acclamation/Carried

Motion to Grant variance request related to playground for 36 months by PD

2<sup>nd</sup> by DJ

By Acclamation/Carried

2:00 PM Hearing

V21-002

Avondale and Richmond Street, Boston

DG opened the hearing, introduced the Board, and established procedures. Participants Natalie Tejada and Juliana Aquino are sworn in. Exhibit #1 AAB 1-99 and Exhibit #2 AAB1-10 are noted. Natalie Tejada translates for Juliana Aquino at times and both give presentation and reasoning for variance request for two years of temporary relief. Discussions and questions of Hearing:

Motion to Grant 2-years of temporary relief by DJ

2<sup>nd</sup> by MM

By Acclamation/Carried

Respectfully submitted,  
Molly Griffin, Program Coordinator

#### Exhibit List

- Cambridge at Marion Residences, 747 Cambridge Street, Cambridge (V24-143)
  - Exhibit – Variance Application and associated documents
- Deep Ellum Restaurant, 467 Moody Street, Waltham (V24-145)
  - Exhibit – Variance Application and associated documents
- Residential Building, 55 Hudson Street, Boston (V24-146)
  - Exhibit – Variance Application and associated documents
- Public Roadway, Shores Street, Taunton (V24-147)
  - Exhibit – Variance Application and associated documents
- Meshacket Commons, 34 Meshacket Road, Edgartown (V24-148)
  - Exhibit – Variance Application and associated documents
- Dental Office, 615 Concord Street, Framingham (V22-103)
  - Exhibit – Status report
- Old Town Hall, 32 Derby Square, Salem (V22-107)
  - Exhibit – Amended variance application
- Bartlett Mall, 149 High Street, Newburyport, (V23-136)
  - Exhibit –Additional information
- Taunton Antiques Center, 19 Main Street, Taunton (V24-026)
  - Exhibit –Amended variance application
- Brigham Hall, 2 Gateway Road, South Hadley (V24-053)
  - Exhibit- Additional information
- Mary Woolley Hall, 1 Woolley Circle, South Hadley (V24-054)
  - Exhibit- Additional information
- Lahey Hospital and Medical Center, 41 Burlington Mall Road, Burlington (C23-027 & V24-068)
  - Exhibit- Amended variance application
- Paige Academy, 40 Highland Avenue, Roxbury (V24-074)
  - Exhibit- Additional information
- Tenacre School, 78 Benvenue Street, Wellesley (V24-085)
  - Exhibit- Additional information
- Ramp, 310 Barnstable Road, Hyannis (V24-123)
  - Exhibit- Additional Information
- Residential Building, 100 South Campus Drive, Boston (V24-131)
  - Exhibit- Additional information
- West Main Memorial Cemetery, Map 20 Parcel 310, Westborough (C22-010 & V24-133)
  - Exhibit- Additional information
- Timothy Fiske House, 747 Washington Street, Holliston (V24-136)
  - Exhibit- Additional information
- Westborough Public Library, 55 West Main Street, Westborough (V24-140)
  - Exhibit- Variance Application and associated documents
- African Community Education, 51 Gage Street, Worcester (V24-128)
  - Exhibit #1- AAB 1-37
  - Exhibit #2- floor plan
- Espallat Mills, 225 Broadway Street Suite 221, Methuen (V21-002)
  - Exhibit #1- AAB 1-44

- Exhibit #2- slideshow presentation
- Curb Cut, Avondale and Richmond Street, Boston (V23-158)
  - Exhibit #1 – AAB 1-99
  - Exhibit #2- AAB 1-10
- Minutes and decisions to approve from August 12, 2024
  - August 12, 2024, minutes
  - Draft decisions from August 12, 2024