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Architectural Access Board
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AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Board Meeting Minutes – August 7, 2023
Teams Meeting

This meeting was open to the public and began approximately 9:00 AM

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice-Chairperson (PM)

Jeffrey Dougan (JD)

David Johnson (DJ)

Ana Julian (AJ)

Elizabeth Myska (EM)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

Jamie Dalton – Board Counsel (JaD)

Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, JD, DJ, EM, AJ

1. 9:02 AM V23-140 16 Laurier Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant for this use only and review of the accommodation policy by DJ

2nd by JD

By Acclamation/Carried

2. 9:08 AM V23-141 479-483 Beacon Street, Boston

Exhibit – Variance Application and associated documents

Exhibit – Variance Application for V23-152



WJ presented documentation – Discussion of Variance:

Motion to Grant until 9/12/2023 on the condition assistance for carrying and moving goods, coordination with local emergency services, and tables and chairs in landings for resting if they would not violate fire code, direct contact with residents to go over needs while elevator is down, copy of compliance certificate when elevator service is restored, and cost estimate for elevator attendant serving the building by JD

2nd by PM

By Acclamation/Carried

3. 9:37 AM V23-142 154 Broadway, Somerville (V23-142)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant under the usual conditions by JD

2nd by AJ

By Acclamation/Carried

4. 9:38 AM V23-143 86 Otis Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Find that no variance is needed by JD

2nd by DJ

By Acclamation/Carried

5. 9:40 AM V23-144 260 Commonwealth Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition there is a clear delineator between pedestrian and furniture zone by JD

2nd by EM

By Acclamation/Carried

6. 9:43 AM V23-145 243-245 Hampshire Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant for this use only and no unique services provided on second floor by JD

2nd by AJ

By Acclamation/Carried

7. 9:47 AM V23-146 Various Streets, Various Towns

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by PM

By Acclamation/Carried

8. 9:48 AM V23-147 Various Streets, Various Towns

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD

2nd by DJ

By Acclamation/Carried

9. 9:50 AM V23-148 15 Blanchard Street, Andover

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawing and cost estimates for wheelchair lift by JD

2nd by DJ

By Acclamation/Carried

10. 9:51 AM V23-149 770 Water Street, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny for Group 2 sink depth by JD

2nd by PM

By Acclamation/Carried

Motion to Grant Group 1 sink depths under the usual conditions by JD

2nd by PM

By Acclamation/Carried

11. 9:53 AM V23-150 107 Simarano Drive, Marlborough

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny Group 2 sink depths by JD

2nd by PM

By Acclamation/Carried

Motion to Grant Group 1 sink depths by PM

2nd by DJ

By Acclamation/Carried

12. 9:55 AM V23-151 51 Strong Avenue, Northampton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by PM

2nd by DJ

By Acclamation/Carried

13. 9:56 AM V23-152 36 Upsala Street, Worcester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Waive 2 week waiting period by PM

2nd by EM
By Acclamation/Carried

Motion to Grant as proposed by JD
2nd by DJ
By Acclamation/Carried

14. 10:08 AM Advisory Opinion Request – Door Security Device (A23-006)

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion:

Motion to Find that device would be considered door hardware and is non-compliant with 521 CMR 26 due to reach ranges, is not operable with a closed fist, and requires more than one action to use by PM

2nd by DJ
By Acclamation/Carried

15. 10:16 AM Advisory Opinion Request – Inside Corner Minimum Requirements (A23-008)

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion:

Motion to Find that this is an interior corner and would require a variance if less than 18 inches from corner by JD

2nd by DJ
By Acclamation/Carried

16. 10:36 AM Advisory Opinion Request – Pool Lift (A23-007)

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Advisory Opinion:

Motion to Find that 19.2 requires access to all pools and 19.2.1 specifies 3 types of access allowed into pool, and variance would be required for use of one portable lift serving two pools by JD

2nd by DJ
By Acclamation/Carried

17. 10:41 AM V16-194 286 Cabot Street, Beverly

Exhibit – Status report and associated documents

WJ presented documentation – Discussion of Status report:

Motion to Accept Status report by JD

2nd by DJ
By Acclamation/Carried

Motion to Find that soap dispenser and paper towel dispenser are not in zone of reach for someone using accessible sink by JD

2nd by PM
By Acclamation/Carried

18. 10:46 AM V22-023 1141 Brayton Avenue, Somerset
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Continue for updated plans by DJ
 2nd by JD
 By Acclamation/Carried

19. 10:54 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 Acclamation/Carried

20. 11:00 AM Hearing declared regarding C22-026 thru 29 Billerica Schools:
DG opened the hearing, introduced Board and established procedures. Participants Sean Bartlett and Michaela Michaud are sworn in. Exhibit #1 – the hearing packet AAB 1-436 is noted. Sean Bartlett presented application. Additional comments and testimony provided by Michaela Michaud. Discussion and Questions of Hearing:

 Motion to Find in favor of the complainant by JD
 2nd by PM
 By Acclamation/Carried

 Motion to Accept proposed plan to remedy violations on the condition Respondent files variance application for signage issue, and turning space issue is corrected at pre-k playground, and installation of grass mats at pre-k playground by JD
 2nd by PM
 By Acclamation/Carried

21. 11:48 AM V23-135 15 Hinkley Road, Hyannis
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Grant on the condition the landing and stairs fully comply by JD
 2nd by DJ
 By Acclamation/Carried

 Motion to Find that stairs and lift are non-compliant for 26.6.3 (lift door), 27.3 (abrupt nosing), 27.4 (handrails), and 39.2 (clear floor space for automatic door opener) by JD
 2nd by DJ
 By Acclamation/Carried

22. 1:00 PM Hearing declared regarding V23-023 278 Derby Street, Salem:
DG opened the hearing, introduced Board and established procedures. Participant Gideon Coltof is sworn in. Exhibit #1 – the hearing packet AAB 1-40 is noted. Gideon Coltof presented application.

Additional comments and testimony provided by Michaela Michaud. Discussion and Questions of Hearing:

Motion to Grant on the condition the bathroom issues fixed or addressed through variances, this use only, reservation policy by JD

2nd by DJ

By Acclamation/Carried

23. 1:40 PM V23-065 26 Henshaw Avenue, Northampton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on proposed use of classroom, programming offered on first and second floor, accommodation policy, and a confirm that costs associated with lift are accurate by JD

2nd by DJ

By Acclamation/Carried

24. 2:00 PM Hearing declared regarding V16-253 and 295 Playgrounds, Cohasset:

JD Recused

DG opened the hearing, introduced Board and established procedures. Participant Christopher Senior is sworn in. Exhibits – the hearing packets AAB 1-39 and AAB 1-22 are noted. Christopher Senior presented application. Discussion and Questions of Hearing:

Motion to Grant timed relief until January 1, 2024 by PM

2nd by DJ

By Acclamation/Carried

25. 2:24 PM V23-009 50 Salt Street, Revere

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

26. 2:26 PM V23-118 64 Pleasant Street, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant temporary relief until September 1, 2025 by PM

2nd by JD

By Acclamation/Carried

27. 2:35 PM V23-124 44 JFK Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (25):

Motion to Grant as proposed in amended drawings by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2 (26):

Motion to Grant as proposed by JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 3 (27)

Motion to Grant on the condition a compliant handrail is provided at the grand foyer entrance
by DJ
2nd by JD
By Acclamation/Carried

Discussion of Variance 4 (28):

Motion to continue for more information about transient lodging proposed and compliance
with 521 CMR 9 by JD
2nd by PM
By Acclamation/Carried

28. 3:12 PM V23-137 550 Cochituate Road, Framingham

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Table until 8/21 by JD
2nd by PM
By Acclamation/Carried

29. 3:13 PM V23-139 616 Western Avenue, Gloucester

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Table until 8/21 by JD
2nd by PM
By Acclamation/Carried

30. 3:21 PM Quasi-Judicial Session

Motion to enter Quasi-judicial Session by JD
2nd by PM
By Roll Call PM/Y, JD/Y DJ/Y EM/Y AJ/Y DG/Y

31. 3:22 PM the Board has entered Quasi-judicial session. Recording was ended and all non-board participants were asked to leave or removed. The Board will not resume the public portion of the meeting, this serves as the end of the meeting.

Respectfully submitted,
Bradley Souders, Office Support Specialist

Exhibit List

- Child Care Center, 16 Laurier Street, Worcester (V23-140)
 - Exhibit – Variance Application and associated documents
- Beacon Towers Condominium, 479-483 Beacon Street, Boston (V23-141)
 - Exhibit – Variance Application and associated documents
 - Exhibit – Variance Application and associated documents for Upsala Elder Apartments, 36 Upsala Street, Worcester (V23-152)
- Residential Building, 154 Broadway, Somerville (V23-142)
 - Exhibit – Variance Application and associated documents
- Residential Building, 86 Otis Street, Cambridge (V23-143)
 - Exhibit – Variance Application and associated documents
- Sidewalk, 260 Commonwealth Avenue, Boston (V23-144)
 - Exhibit – Variance Application and associated documents
- Preschool, 243-245 Hampshire Street, Cambridge (V23-145)
 - Exhibit – Variance Application and associated documents
- Sidewalks, Various Streets, Various Towns (Newton, Watertown, and Wellesley) (V23-146)
 - Exhibit – Variance Application and associated documents
- Sidewalks, Various Streets, Various Towns (Braintree, Chelsea, Dedham, Needham, Newton, Wellesley, Westwood, and Weymouth) (V23-147)
 - Exhibit – Variance Application and associated documents
- Deyermont Field, 15 Blanchard Street, Andover (V23-148)
 - Exhibit – Variance Application and associated documents
- Village at Nobscot, 770 Water Street, Framingham (V23-149)
 - Exhibit – Variance Application and associated documents
- Residential Building, 107 Simarano Drive, Marlborough (V23-150)
 - Exhibit – Variance Application and associated documents
- Dispensary, 51 Strong Avenue, Northampton (V23-151)
 - Exhibit – Variance Application and associated documents
- Upsala Elder Apartments, 36 Upsala Street, Worcester (V23-152)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request – Door Security Device (A23-006)
 - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request – Inside Corner Minimum Requirements (A23-008)
 - Exhibit – Advisory Opinion Request and associated documents
- Advisory Opinion Request – Pool Lift (A23-007)
 - Exhibit – Advisory Opinion Request and associated documents
- Cabot Performing Arts Center, 286 Cabot Street, Beverly (V16-194)
 - Exhibit – Status report and associated documents
- Somerset Middle School, 1141 Brayton Avenue, Somerset (V22-023)
 - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from July 24, 2023
 - July 24, 2023 minutes
 - Refugee Church of Christ, 46 Millmont Street, Roxbury (V18-218)
 - Church, 7 Middlesex Street, Framingham (V23-059)
 - 12 Unit Residential, 40-42 Ashford Street, Boston (V22-054)
- Billerica Schools (C22-026, 27, 28, 29)

- Exhibit #1 – Hearing packet AAB 1-436
- Pain d'Avignon, 15 Hinkley Road, Hyannis (V23-135)
 - Exhibit – Variance Application and associated documents
- Bit Bar, 278 Derby Street, Salem (V23-032)
 - Exhibit #1 – Hearing packet AAB 1-40
- Capen Annex, 26 Henshaw Avenue, Northampton (V23-065)
 - Exhibit – Variance Application and associated documents
- Cohasset Playgrounds (V16-253, 295)
 - Exhibits – the hearing packets AAB 1-39 and AAB 1-22
- Amaya, 50 Salt Street, Revere (V23-009)
 - Exhibit – Amended Variance Application and associated documents
- Kidsborough, 64 Pleasant Street, Framingham (V23-118)
 - Exhibit – Variance Application and associated documents
- Fox Club, 44 JFK Street, Cambridge (V23-124)
 - Exhibit – Variance Application and associated documents
- TJX Workplace, 550 Cochituate Road, Framingham (V23-137)
 - Exhibit – Variance Application and associated documents
- 3 Unit Residential, 616 Western Avenue, Gloucester (V23-139)
 - Exhibit – Variance Application and associated documents