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Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board

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TION

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

WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHITEC-
TURAL ACCESS BOARD

Board Meeting Minutes – August 8, 2022
Teleconference

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)

Ana Julian (AJ)

Elizabeth Myska (EM)

Jeffrey Dougan (JD)

Mary Mahon McCauley (MM)

David Johnson (DJ)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, MM, JD, DJ, EM, AJ

1. 9:00 AM V22-131 801 Soldiers Field Road, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by DJ

2nd by AJ

By Acclamation/Carried

2. 9:06 AM V22-132 45 Lower Westfield Road, Holyoke

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Find that no variance is required by JD

2nd by EM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by JD



2nd by DJ
By Acclamation/Carried

Discussion of Variance 3:

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

Discussion of Variance 4:

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

3. 9:25 AM V22-133 246 Commercial Street, Provincetown

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for cost estimates and test drawings for lift and cost estimates and test drawings for portable ramp as well as internal permanent ramp by JD
2nd by PM
By Acclamation/Carried

4. 9:33 AM V22-134 5 Hartwell Place, Lexington

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant on the condition that signage is provided at entry indicating no accessible parking on roof deck and no elevator access to roof deck, and accessible parking provided at all other levels by JD
2nd by DJ
By Acclamation/Carried

5. 9:38 AM V22-135 50 Park Plaza, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for more information by JD
2nd by PM
By Acclamation/Carried

6. 9:40 AM V22-136 6 Devine Way, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for test drawing showing accessible route to lift that does not cross path of travel for vehicles and information on how lift would be secured by JD
2nd by DJ
By Acclamation/Carried

7. 9:45 AM V22-137 256-260 Newbury Street, Boston



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant with the conditions provided as well as information on the accessible route provided on websites associated within in the building, an automatic door opener is installed for rear entrance, and parking stops are added at head of parking spaces by MM

2nd by PM

By Acclamation/Carried

8. 10:15 AM V22-138 1 Westinghouse Plaza, Hyde Park

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for additional information on lift installation including detailed drawings of plans by JD

2nd by DJ

By Acclamation/Carried

9. 10:32 AM V22-125 Various Streets, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 6:

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 7:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 9:

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 11:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Motion to Schedule hearing for variances 1-5,8, 10 by JD

2nd by DJ

By Acclamation/Carried

10. 10:50 AM Advisory Opinion Request Secondary Access

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Request:



Motion to Continue for more information regarding information on path of travel with distance comparisons highlighted on plans by JD

2nd by PM

By Acclamation/Carried

11. 11:00 AM Hearing declared regarding V22-107 32 Derby Square, Salem:

AJ Recused

DG opened the hearing, introduced Board and established procedures. Participants Don Millis and Julie Barry are sworn in. Exhibit #1 – the hearing packet AAB 1-82 is noted. Don Millis presented request application. Exhibit #2 – Powerpoint presentation is noted and accepted. Additional testimony provided by Julie Barry. Discussion and Questions of Variance 1 (North entrance and ramp):

Motion to Grant on the condition signage is provided indicating route to accessible entrances and language about accessible entrances included on website by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 3 (stairs)

Motion to Grant on the condition that signage warning of nosings is provided by JD

2nd by DJ

By Acclamation/Carried

Motion to Grant as proposed by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant by JD

2nd by EM

By Acclamation/Carried

12:00 PM Lunch

12. 1:00 PM Hearing declared regarding V22-093 Easy Street, Nantucket:

DG opened the hearing, introduced Board and established procedures. Participants Nicholas Bateman, Jesse Bell, Eleanor Antonietti, are sworn in. Exhibit #1 – the hearing packet AAB 1-44 is noted. Nicholas Bateman presented request application. Exhibit #2 – Powerpoint presentation is noted and accepted. Additional testimony provided by Jesse Bell, Eleanor Antonietti. Discussion and Questions of Variance:

Motion to take under advisement by JD

2nd by PM

By Acclamation/Carried

13. 2:00 PM Hearing declared regarding V22-091

387 Boston Avenue, Medford:



DG opened the hearing, introduced Board and established procedures. Participants Jeremy Mason, Heidi Sokol, Brendan Johnson, Luke Niezelski, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-83 is noted. Heidi Sokol presented request application. Exhibit #2 – Presentation is noted and accepted. Additional testimony provided by Jeremy Mason, Brendan Johnson, Luke Niezelski, and Michael Muehe. Discussion and Questions of Variance 1:

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

Discussion of Variance 2:

Motion to Grant on the condition compliant handrails are installed no later than August 15, 2023 by JD
2nd by PM
Roll Call PM/Y, JD/Y, DJ/A, EM/Y, AJ/Y

Discussion of Variance 3:

Motion to Grant on the condition that wayfinding package is investigated by PM
2nd by JD
Roll Call PM/Y, JD/Y, EM/Y, AJ/Y

Discussion of Variance 4:

Motion to Grant on the condition a pad the width of the stairs is provided up to 3 feet out by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 5:

Motion to Grant on the condition the accommodation policy is updated to allow accommodations for students by PM
2nd by JD
By Acclamation/Carried

Discussion of Variance 6:

Motion to Accept withdrawal on the condition of notice of private entrance by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 7:

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

Discussion of Variance 8:

Motion to Continue for detailed plans by PM
2nd by MM
By Acclamation/Carried

Discussion of Variance 9:



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

Discussion of Variance 10:
Motion to Grant by PM
2nd by JD
By Acclamation/Carried

Discussion of Variance 11:
Motion to Grant by JD
2nd by PM
By Acclamation/Carried

Discussion of Variance 13:
Motion to Grant on the condition that directional signage is provided to accessible bathroom by
JD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 12:
Motion to Continue for information on installation of grab bars by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 14:
Motion to Continue for more information on installing small wedge on nosings by PM
2nd by DJ
By Acclamation/Carried

Discussion of Variance 15 and 17:
Motion to Continue for more information on installing small wedge on nosings by PM
2nd by MM
By Acclamation/Carried

Discussion of Variance 16:
Motion to Grant on the condition that information is provided to students on lack of access for
this building by MM
2nd by AJ
By Acclamation/Carried

Discussion of Variance 18:
Motion to Grant by JD
2nd by PM
Roll Call JD/Y, PM/Y, DJ/N, EM/Y, AJ/Y

Discussion of Variance 19:



Motion to Deny by DJ
2nd by MM
PM/Y, MM/Y, DJ/Y, EM/Y, AJ/Y

Discussion of Variance 20:

Motion to Grant on the condition that visual component is verified or corrected to reach all required areas of the bathroom by JD
2nd by DJ
By Acclamation/Carried

Discussion of Variance 21:

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

Discussion of Variance 22:

Motion to Grant on the condition that information is provided to students on lack of access for this building by PM
2nd by JD
Roll Call PM/Y, JD/Y, DJ/N, EM/Y, AJ/Y

Discussion of Variance 23:

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

14. 4:22 PM Continued deliberations of V21-093

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant relief to cross slope on the condition when inspected by an engineer or land surveyor every 6 months, portions that exceed 5% they are brought into compliance by DJ
2nd by DJ

Motion to Deny relief to change in level by MM
2nd by DJ
By Acclamation/Carried

15. 4:43 PM Minutes and Decisions

Motion to Accept minutes and decisions by JD

2nd by DJ

By Acclamation/Carried

16. 4:44 PM V20-100 and 101 Boston

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by JD



2nd by DJ
PM/A, JD/Y, DJ/Y, EM/Y, AJ/Y

17. 4:45 PM V21-199 1252-1270 Boylston Street, Boston
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Accept withdrawal by JD
 2nd by DJ
 By Acclamation/Carried

18. 4:45 PM V22-033 1193 Cambridge Street, Cambridge
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Grant option 2 by JD
 2nd by DJ
 By Acclamation/Carried

19. 4:49 PM V22-085 41 John Street, Lowell
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Grant by JD
 2nd by PM
 By Acclamation/Carried

20. 4:53 PM V22-112 18 MacIntyre Drive, North Reading
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Packet by JD
 2nd by PM
 By Acclamation/Carried

21. 4:56 PM V22-114 686 Massachusetts Avenue, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Accept by JD
 2nd by PM
 By Acclamation/Carried

22. 4:57 PM V22-121 65 Banks Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
 Motion to Grant on the condition for this tenant and use only by JD
 2nd by PM
 By Acclamation/Carried

23. 5:03 PM V22-130 148 West Main Street, Hyannis



Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that DISCOM conditions are implemented by PM

2nd by JD

By Acclamation/Carried

24. 5:10 PM Advisory Opinion Request Group 1 Kitchen

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Request:

Motion to Find drawing provided is an “L” shape and variance would be required by JD

2nd by PM

By Acclamation/Carried

Motion to Find speed oven should located at 30-inch level or variance would be required by JD

2nd by PM

By Acclamation/Carried

Motion to Find that proposed refrigerator is acceptable by PM

2nd by JD

By Acclamation/Carried

5:18 PM End of meeting noted

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibit List

- Newell Boat House, 801 Soldiers Field Road, Boston (V22-131)
 - Exhibit – Variance Application and associated documents
- Hospital, 45 Lower Westfield Road, Holyoke (V22-132)
 - Exhibit – Variance Application and associated documents
- HENNEP, 246 Commercial Street, Provincetown (V22-133)
 - Exhibit – Variance Application and associated documents
- Parking Garage, 5 Hartwell Place, Lexington (V22-134)
 - Exhibit – Variance Application and associated documents
- Sidewalk, 50 Park Plaza, Boston (V22-135)
 - Exhibit – Variance Application and associated documents
- Apartments, 6 Devine Way, Boston (V22-136)
 - Exhibit – Variance Application and associated documents
- Mixed Use Building, 256-260 Newbury Street, Boston (V22-137)
 - Exhibit – Variance Application and associated documents
- Roundhead Brewing Company, 1 Westinghouse Plaza, Hyde Park (V22-138)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Various Streets, Boston (V22-125)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request - Secondary Access



- Exhibit – Advisory Opinion Request and associated documents
- Old Town Hall, 32 Derby Square, Salem (V22-107)
 - Exhibit #1 – Hearing packet AAB 1-82
 - Exhibit #2 – Powerpoint presentation
- Easy Street Park, Easy Street, Nantucket (V22-093)
 - Exhibit #1 – Hearing packet AAB 1-44
 - Exhibit #2 – Powerpoint presentation
- Tufts Hill Hall, 387 Boston Avenue, Medford (V22-091)
 - Exhibit #1 – Hearing packet AAB 1-83
 - Exhibit #2 – Presentation
- Decisions and Minutes to approve from July 25, 2022
 - July 25, 2022 Minutes
 - UU Urban Ministry, 10 Putnam Street, Roxbury (V22-078)
 - Soldiers and Sailors Memorial Building, 590 Main Street, Melrose (V22-058)
 - Dental Office, 615 Concord Street, Framingham (V22-103)
- City of Boston Temp Ramp Program (V20-100) and City of Boston Park Surface Program (V20-101)
 - Exhibit – Amended Variance Application and associated documents
- 15 Story Residential, 1252-1270 Boylston Street, Boston (V21-199)
 - Exhibit – Amended Variance Application and associated documents
- An Sibin, 1193 Cambridge Street, Cambridge (V22-033)
 - Exhibit – Amended Variance Application and associated documents
- City of Lowell River Walk, 41 John Street, Lowell (V22-085)
 - Exhibit – Variance Application and associated documents
- Community Pool, 18 MacIntyre Drive, North Reading (V22-112)
 - Exhibit – Variance Application and associated documents
- Lucky's Tattoo and Piercing, 686 Massachusetts Avenue, Cambridge (V22-114)
 - Exhibit – Variance Application and associated documents
- Cambridge Preschool for the Arts, 65 Banks Street, Cambridge (V22-121)
 - Exhibit – Variance Application and associated documents
- Elevator Modernization, 148 West Main Street, Hyannis (V22-130)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request - Group 1 Kitchens
 - Exhibit – Advisory Opinion Request and associated documents

