



**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 – September 11, 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)  
Raymond Glazier (RG)  
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)  
Andrew Chase – Compliance Officer (AC)  
Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, JD, RG, DJ, EM, AJ

1. 9:02 AM V23-153 1690 Revere Beach Parkway, Everett  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant under the usual conditions by JD  
2nd by EM  
By Acclamation/Carried

2. 9:03 AM V23-154 1690 Revere Beach Parkway, Everett  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:



Motion to Grant under the usual conditions by DJ  
2nd by JD  
By Acclamation/Carried

3. 9:04 AM V23-155 1500 Massachusetts Avenue, Arlington  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawing and cost estimates for vertical access to Group 1 units by  
JD  
2nd by PM  
By Acclamation/Carried

4. 9:10 AM V23-156 18 Pleasant Street, Cambridge  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for floor plan by PM  
2nd by DJ  
By Acclamation/Carried

5. 9:15 AM V23-157 136 West 8th Street, Boston  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

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

6. 9:16 AM V22-103 615 Concord Street, Framingham  
Exhibit – Status Report and associated documents

WJ presented documentation – Discussion of Report:

Motion to Accept by PM  
2nd by AJ  
By Acclamation/Carried

7. 9:18 AM V22-106 1 Charles Street, South, Boston  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion for more information including location of paint, solar walking lights, bollard  
placement, and audible alarm by PM  
2nd by RG  
By Acclamation/Carried

8. 9:30 AM V23-058 197 Main Street, Gloucester  
Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Deny by DJ  
2nd by JD

By Acclamation/Carried

9. 9:42 AM V23-082 279-285 Lamartine Street, Boston  
Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Table by PM

2nd by DJ

By Acclamation/Carried

10. 9:43 AM V23-099 121 North Street, New Bedford  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for feasibility study for relocating lift by PM

2nd by DJ

By Acclamation/Carried

11. 9:51 AM V23-106 130-140 Shirley Street, Winthrop  
Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Continue for more information on cost by DJ

2nd by JD

By Acclamation/Carried

12. 9:53 AM V23-108 440-450 Tremont Street, Boston  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

13. 9:55 AM V23-119 153 Winter Street, Framingham  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant for this use only by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant for this use only by JD

2nd by RG

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant on the condition that the proposed plan as show in Kitchen Layout C (AAB  
12) is utilized by JD

2nd by DJ  
By Acclamation/Carried

Motion for Reconsideration of previous motion by JD  
2nd by AJ  
By Acclamation/Carried

Motion to Continue for review access and use of kitchen after-hours by JD  
2nd by AJ  
By Acclamation/Carried

14. 10:28 AM            V23-124            44 JFK Street, Cambridge  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance (28):  
Motion to Grant by JD  
2nd by RG  
By Acclamation/Carried

Discussion of Variance (8.1)  
Motion to Grant on the condition of a review of the accommodation policy and for this use  
only by JD  
2nd by RG  
By Acclamation/Carried

15. 10:47 AM            V23-134            85 Trapelo Road, Belmont  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance  
Motion to Grant on the condition that the proposed plan submitted on August 10th is utilized  
by JD  
2nd by AJ  
By Acclamation/Carried

16. 11:00 AM    Hearing declared regarding V23-037            50 Bartlett Street, Andover  
JD Recused  
AJ Recused  
DG opened the hearing, introduced Board and established procedures. Participants Vivian Low, Jim Shuttleworth, Kevin Weeks, and Janet Nicosia, are sworn in. Exhibit #1 – the hearing packet AAB 1-60 is noted. Vivian Low presented application. Additional comments and testimony provided by Kevin Weeks and Janet Nicosia. Discussion and Questions of Hearing:  
Motion to Take under advisement by DJ  
2nd by EM  
By Acclamation/Carried

17. 11:52            V23-158            Various Streets, Boston  
Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance

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

18. 11:54 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 PM  
By Acclamation/Carried

19. 11:55 AM V23-162 Beverly Street, Boston

Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance  
Motion to Schedule hearing by DJ  
2nd by JD  
By Acclamation/Carried

20. 11:56 AM V23-165 Whitney St and Huntington Ave, Boston

Exhibit – Variance Application and associated documents  
WJ presented documentation – Discussion of Variance  
Motion to Packet by JD  
2nd by DJ  
By Acclamation/Carried

21. 11:57 AM V23-133 101 Wilbraham Road, Monson

Exhibit – Amended Variance Application and associated documents  
WJ presented documentation – Discussion of Variance  
Motion to Packet by PM  
2nd by JD  
By Acclamation/Carried

22. 1:00 PM Hearing declared regarding C22-036 15 Snell, Attleboro

DG opened the hearing, introduced Board and established procedures. Participants Paul Dumouchel, James Feyler, Kyle Vieira, Kyra Sweeney, and Donna Oldmixon are sworn in. Exhibit #1 – the hearing packet AAB 1-305 is noted. Donna Oldmixon presented Complaint. Additional comments and testimony provided by Paul Dumouchel, Kyle Vieira, Kyra Sweeney, Donna Oldmixon, Andrew Chase, and William Joyce. Discussion and Questions of Hearing:

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

Motion to Order the international symbol removed from parking space, the sign relocated to 10 feet or closer to space, and a written policy provided to the Board indicating how the parking will be monitored for the space reserved for the complainant by JD  
2nd by PM

By Acclamation/Carried

23. 2:00 PM Hearing declared regarding V23-068 196 Havre Street, Boston  
DG opened the hearing, introduced Board and established procedures. Participants Doug Anderson and Mike Stuchins are sworn in. Exhibit #1 – the hearing packet AAB 1-33 is noted. Doug Anderson presented application. Additional comments and testimony provided by Mike Stuchins. Discussion and Questions of Hearing:

Motion to Grant on the condition that cameras are installed located at the garage for anyone entering the garage as a visual aide, a striped aisle in the garage extending to the lift door for pedestrian use, and the use of an automated door opener on the lift by JD

2nd by DJ

By Acclamation/Carried

24. 2:45 PM V23-137 550 Cochituate Road, Framingham  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for more information on location and path of travel of accessible means of egress and information about exits 3, 6, and 7 by JD

2nd by DJ

By Acclamation/Carried

Discussion of variance (28, 23)

Motion to Continue for cost estimates and test drawings for awning covering space for van accessible spaces by JD

2nd by DJ

By Acclamation/Carried

Motion to Grant on the condition the cross slope is compliant, a compliant handrail on grass side of walkways by JD

2nd by DJ

By Acclamation/Carried

25. 3:11 PM V23-139 616 Western Avenue, Gloucester  
Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance (10 or 23)

Motion to Grant JD

2nd RG

By Acclamation/Carried

Discussion of Variance 2 (10.1)

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 timed relief by JD  
2nd by DJ  
By Acclamation/Carried

Discussion of Variance 5

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

26. 3:23 PM                      V23-146                      Various Streets, Various Towns

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant all requests except ramp at Worcester/Bancroft (sheet 30/31) and ramps 7512, 7513, 17227 by JD  
2nd by DJ  
By Acclamation/Carried

Discussion of Variance (Worcester/Bancroft (sheet 30/31))

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

Discussion of Ramp 7512

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

Discussion of Ramp 7513

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

Discussion of Ramp 17227

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

27. 3:34 PM                      V23-147                      Various Streets, Towns

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variances

Motion to Grant as proposed by JD  
2nd by DJ

By Acclamation/Carried

28. 3:38 PM Continued deliberations of V23-082

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variances

Motion to Grant on the condition that an awning is provided at side of building, lighting is provided along walkway to lift by JD

2nd by DJ

By Acclamation/Carried

29. 3:45 PM V23-159 42 Main Street, Sandwich

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variances

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

30. 3:48 PM V23-160 Prospect and Water Street, Milford

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1

Motion to Grant by JD

2nd by DJ

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 DJ

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

31. 3:55 PM V23-161 150 Governors Drive, Amherst

DG Recused

JD Assumed Acting Chair

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance (27)

Motion to Grant by DJ

2nd by EM



By Acclamation/Carried

Discussion of Variance 2 (24)

Motion to Grant by DJ

2nd by AJ

By Acclamation/Carried

32. 4:04 PM V23-163

52 Lake Street, Webster

DG Resumes Chair

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant until 9/1/2026 on the condition of annual status reports due 10/1/2024 by JD

2nd by RG

By Acclamation/Carried

33. 4:09 PM V23-164

Chauncy and Summer Street, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

34. 4:14 PM V20-066

3046 Main St, Barnstable

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Accept by JD

2nd by DJ

By Acclamation/Carried

35. 4:20 PM V21-176

30 Springdale Avenue, Dover

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant by JD

2nd by AJ

By Acclamation/Carried

36. 4:23 PM V23-087

519 E River Street, Orange

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to table by JD

2nd by DJ

By Acclamation/Carried

4:25 PM V23-101 400 Heath Street, Brookline

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for engineering report by DJ

2nd by JD

By Acclamation/Carried

37. 4:28 PM V23-148 15 Blanchard Street, Andover

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Grant on the condition of the use of a lift by JD

2nd by DJ

By Acclamation/Carried

38. 4:32 PM A23-009 Advisory Opinion Request – Barnstable Boat Ramp

Exhibit – Advisory Opinion Request and associated documents

WJ presented documentation – Discussion of Request:

Motion to Find that the lot has less than 15 spaces and no variance is needed by JD

2nd by DJ

By Acclamation/Carried

Motion to Find that the pedestrian route provided would need to fully comply as 30% has been triggered and as such the accessible route to the beach is required by JD

2nd by DJ

By Acclamation/Carried

Respectfully submitted,

Bradley Souders, Office Support Specialist

#### Exhibit List

- Building 1, 1690 Revere Beach Parkway, Everett (V23-153)
  - Exhibit – Variance Application and associated documents
- Building 2, 1690 Revere Beach Parkway, Everett (V23-154)
  - Exhibit – Variance Application and associated documents
- Mixed Use Building, 1500 Massachusetts Avenue, Arlington (V23-155)
  - Exhibit – Variance Application and associated documents
- Residential Building, 18 Pleasant Street, Cambridge (V23-156)
  - Exhibit – Variance Application and associated documents
- Residential Building, 136 West 8th Street, Boston (V23-157)
  - Exhibit – Variance Application and associated documents
- Dental Office, 615 Concord Street, Framingham (V22-103)
  - Exhibit – Status Report and associated documents
- One Charles Condominium, 1 Charles Street, South, Boston (V22-106)
  - Exhibit – Variance Application and associated documents
- Police Courthouse, 197 Main Street, Gloucester (V23-058)

- Exhibit – Amended Variance Application and associated documents
- Apartment Buildings, 279-285 Lamartine Street, Boston (V23-082)
  - Exhibit – Amended Variance Application and associated documents
- Residential Building, 121 North Street, New Bedford (V23-099)
  - Exhibit – Variance Application and associated documents
- Residential Building, 130-140 Shirley Street, Winthrop (V23-106)
  - Exhibit – Amended Variance Application and associated documents
- Eva White Apartments, 440-450 Tremont Street, Boston (V23-108)
  - Exhibit – Variance Application and associated documents
- Group Home, 153 Winter Street, Framingham (V23-119)
  - Exhibit – Variance Application and associated documents
- Fox Club, 44 JFK Street, Cambridge (V23-124)
  - Exhibit – Variance Application and associated documents
- Restaurant, 85 Trapelo Road, Belmont (V23-134)
  - Exhibit – Variance Application and associated documents
- Doherty Middle School, 50 Bartlett Street, Andover (V23-037)
  - Exhibit #1 – Hearing packet AAB 1-60
- Curb Cuts, Various Streets, Boston (V23-158)
  - Exhibit – Variance Application and associated documents
- Decisions and Minutes to approve from August 7, 2023
  - August 7, 2023 minutes
  - Billerica Schools (C22-026, 27, 28, 29)
  - Bit Bar, 278 Derby Street, Salem (V23-032)
  - Cohasset Playgrounds (V16-253, 295)
- Sidewalk, Beverly Street, Boston (V23-162)
  - Exhibit – Variance Application and associated documents
- Housing Complex, Whitney St and Huntington Ave, Boston (V23-165)
  - Exhibit – Variance Application and associated documents
- Winery, 101 Wilbraham Road, Monson (V23-133)
  - Exhibit – Amended Variance Application and associated documents
- Oakhurst Apartments, 15 Snell, Attleboro (C22-036)
  - Exhibit #1 – Hearing packet AAB 1-305
- 4 Story Residential, 196 Havre Street, Boston (V23-068)
  - Exhibit #1 – Hearing packet AAB 1-33
- 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
- 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
- Shawmee Crowell Bldg 1, 42 Main Street, Sandwich (V23-159)
  - Exhibit – Variance Application and associated documents

- Curb Cuts, Prospect and Water Street, Milford (V23-160)
  - Exhibit – Variance Application and associated documents
- Computer Lab. 150 Governors Drive, Amherst (V23-161)
  - Exhibit – Variance Application and associated documents
- Bartlett High School, 52 Lake Street, Webster (V23-163)
  - Exhibit – Variance Application and associated documents
- Curb Cuts, Chauncy and Summer Streets, Boston (V23-164)
  - Exhibit – Variance Application and associated documents
- Old Colonial Courthouse, 3046 Main St, Barnstable (V20-066)
  - Exhibit – Status Report and associated documents
- Day Care Center, 30 Springdale Avenue, Dover (V21-176)
  - Exhibit – Amended Variance Application and associated documents
- Community Office Trailer, 519 E River Street, Orange (V23-087)
  - Exhibit – Amended Variance Application and associated documents
- Ashby Hall, 400 Heath Street, Brookline (V23-101)
  - Exhibit – Variance Application and associated documents
- Deyermond Field, 15 Blanchard Street, Andover (V23-148)
  - Exhibit – Variance Application and associated documents
- Advisory Opinion Request – Barnstable Boat Ramp
  - Exhibit – Advisory Opinion Request and associated documents