

CHARLES D. BAKER
GOVERNOR



KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALLY SECRETARY OF HOUSING AND ECONOMIC DEVELOPMENT

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

1000 Washington St., Suite 710 • Boston • MA • 02118
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-979-5459

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER AFFAIRS AND BUSINESS REGULATION

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF OCCUPATIONAL LICENSURE

WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHITECTURAL ACCESS BOARD

Board Meeting Minutes – September 12, 2022 Teleconference

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

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Jeffrey Dougan (JD)

Raymond Glazier (RG)

Elizabeth Myska (EM)

Ana Julian (AJ)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

James Plotkin – Legal Counsel (JP)

Incoming Case Review:

1. 3 Story Mixed Use, 89-91 Main Street, Charlestown (V22-145)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

JD moved to continue for more information for a ramp or lift on the inside of the building, AJ seconded.

Adopted by acclamation.

2. Apartment Building, 151 Crescent Street, Waltham (V22-146)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

AJ moved to continue for more information on the possibility of a lift serving grade, the lobby, and basement, JD seconded.

Adopted by acclamation.

3. Mixed Use Building, 1 Cambridge Street, Nantucket (V22-148)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

JD moved to grant on the condition that 1. ramp between two sides remains open during business hours, 2. sign is provided at inaccessible entrance, and 3. info is posted on website, AJ seconded.

Adopted by acclamation.

4. Apartment Building, 850 Falmouth Street, Hyannis (V22-149)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

*JD moved to grant Group 1 with usual conditions, EM seconded.
Adopted by acclamation.*

*JD moved to deny Group 2, AJ seconded.
Adopted by acclamation.*

5. Apartment Buildings, 20 and 80 Rugg Road, Allston (V22-150)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

*JD moved grant Group 1 with usual conditions, EM seconded.
Adopted by acclamation.*

6. Dimock Center, 1800 Columbus Avenue, Roxbury (V22-151)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

*JD moved to continue for cost estimate and test drawing of handrails at curved ramp, AJ seconded.
Adopted by acclamation.*

*JD moved to find that the parking and curb cut do not comply with the 1987 or current edition of 521 CMR, AJ seconded.
Adopted by acclamation.*

7. Church, 39 Edgell Road, Framingham (V22-152)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

*JD moved continue the request for relief to 20.1 to request Petitioner provide a feasibility study on the use of a portable lift or a ramp with a 36" width, and information on whether the 2nd pulpit is proposed to be permanent, EM seconded.
Adopted by acclamation.*

*JD moved to grant on the condition of an accommodation policy and that the kitchen is limited to employees only, RG seconded.
Adopted by acclamation.*

8. Curb Cuts, Multiple Streets, Newton (V22-153)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

*JD moved to grant as proposed, AJ seconded.
Adopted by acclamation.*

9. Mixed Use Building, 320 Third Street, Cambridge (V22-154)

Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

JD moved to grant on the condition of warning signage and signage directing to the elevator, no seconds.

*JD moved to deny, AJ seconded.
Adopted by acclamation.*

10. Hammock Art Gallery, 361 Commercial Street Provincetown (V22-155)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

*JD moved to continue for cost estimates and test drawings of a vertical lift, RG seconded.
Adopted by acclamation.*

11. Salted Cod Arthouse, 53 Rocky Neck Avenue, Gloucester (V22-156)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

*JD moved to grant on the condition that no unique programming is provided on the inaccessible level and for this tenant and use only, EM seconded.
Adopted by acclamation.*

12. City of Boston Temp Ramp Program (V20-100 & V20-101)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

*JD moved to accept the status report, AJ seconded.
Adopted by acclamation.*

#1 20.1
*JD moved to grant as proposed, EM seconded.
Adopted by acclamation.*

#2
*JD moved to grant as proposed, AJ seconded.
Adopted by acclamation.*

#3
*JD moved to grant as proposed, AJ seconded.
Adopted by acclamation.*

13. Advisory Opinion Request – 28.1
Exhibit – Advisory Opinion Request
WJ presented request

*JD moved to find that the two businesses are unrelated for the purposes of 28.1 exception b and that no variance would be required, EM seconded.
Adopted by acclamation.*

14. Suprenant Building, 670 West Boylston Street, Worcester (V18-107)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

#1 30.6.1(a)

JD moved to grant as proposed on the condition of signage warning about stall size and location of other toilet rooms and pull devices on both sides, AJ seconded.

Adopted by acclamation.

#2 23.3.3

JD moved to grant as proposed, AJ seconded.

Adopted by acclamation.

15. Old Colonial Courthouse, 3046 Main St, Barnstable (V20-066)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

AJ moved to accept the status report, EM seconded.

Adopted by acclamation.

16. Cumnock Hall, 33 Harvard Way, Boston (V20-225)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

JD moved to accept the status report, AJ seconded.

Adopted by acclamation.

17. Hearing 3 Story Residential, 137 Dorchester Street, Boston (V22-028)

DG opened the hearing, introduced Board and established procedures.

Adam Glassman, Doug Anderson, Michael Muehe are sworn in.

Exhibit #1 – the hearing packet AAB 1-101.

Doug Anderson discusses the jurisdiction of the Board at the time of the triggering event in the 1980s.

JD moved to accept the withdrawal, AJ seconded.

Adopted by acclamation.

18. Day Care Center, 30 Springdale Avenue, Dover (V21-176)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

JD moved to grant until 11/1/23 w/ 6 month status updates starting 1/1/23, RG seconded.

Adopted by acclamation.

19. First Congregational Church of Revere, 230 Beach Street, Revere (V22-063)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

JD moved to grant until 10/1/27 on the condition of annual status reports, EM seconded.

Adopted by acclamation.

Cannabis Dispensary, 31 Church Street, Cambridge (V22-109)

Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

JD moved to continue for study on 1. relocating the door, 2. relocating the bathroom door wall to allow a compliant lift platform, and 3. shrinking the depth of the lift to 54”, and where relying on the historic nature of the building going through MassHistoric’s ADA process is required. AJ seconded.

Adopted by acclamation.

20. Davis Center at Williams College, 30 Morley Circle, Williamstown (V22-117)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

AJ moved to grant on the condition that non-center students can request keycards through the reasonable accommodation process, JD seconded.

Adopted by acclamation.

The Board broke for lunch.

21. Hearing Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145)

DG opened the hearing, introduced Board and established procedures.

Michael Carter, Stephen Johnson, Pamela Goodwin were sworn in.

Exhibit #1 – the hearing packet AAB 1-77

Exhibit #2 – Aerial photograph of the site with property lines drawn on.

Discussion on the permitting situation of the project.

Exhibit #3 – Email correspondence between Petitioner and BCAB.

AJ moved to take the matter under advisement, RG seconded.

JD – A, RG- Y, EM- Y, AJ- Y, DG- Y

Motion passes 4-0-1.

22. HENNEP, 246 Commercial Street, Provincetown (V22-133)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

JD moved to schedule a hearing, AJ seconded.

Adopted by acclamation.

23. Apartments, 6 Devine Way, Boston (V22-136)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

JD moved to grant as proposed, EM seconded.

Adopted by acclamation.

24. Roundhead Brewing Company, 1 Westinghouse Plaza, Hyde Park (V22-138)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

JD moved to grant as proposed, EM seconded.

Adopted by acclamation.

25. Decisions and Minutes to approve from August 22, 2022:

August 22, 2022 Minutes, Tobin Montessori and Vassal Lane Upper Schools, 197 Vassal Lane, Cambridge (V22-092), Dormitory, Tufts University, 114 Professor's Row, Somerville (V22-108)

JD moved to accept the minutes and decisions, EM seconded.

JD-Y, EM – Y, AJ – Y, RG – Y, DG – A.

4-0-1 Motion passes.

26. Hearing Moge Tee Shop, 54 JFK Street, Cambridge (V22-127)

DG opened the hearing, introduced Board and established procedures.

Douglas Stefanov, Michael Muehe, and Rachel Tanenhaus were sworn in.

Exhibit #1 – Hearing packet AAB 1-29

Exhibit #2 – Updated plan and cost estimate

Discussion of jurisdiction.

JD moves to accept withdrawal, EM seconded.

Adopted by acclamation.

27. A-Z Physical Therapy, 825A Washington Street, Newton (V22-140)

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

JD moved to grant for this tenant and use only, AJ seconded.

Adopted by acclamation.

28. Deliberation Coach Road Apartments, 4 Hartford Avenue North, Upton (V21-145)

AJ moved to find that the proposed work complies with 521 CMR and to grant an extension to the deadline for completion of the work until middle of October.

JD-A, RG-Y, EM-Y, AJ-Y, DG-Y

RG moved to expedite, AJ seconded.

JD-A, RG-Y, EM-Y, AJ-Y, DG-Y

29. Subcommittee Update

WJ briefed the Board on the results of the most recent Subcommittee meeting.