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

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OCCUPATIONAL LICENSURE

**Architectural Access Board
Meeting Minutes –September 22,
2025,
Teams Meeting**

This meeting was open to the public and began at approximately 9:03 AM
Architectural Access Board member attendance:

Dawn Guarriello, Chair (DG)
Patricia Mendez, Vice Chair (PM)
Elizabeth Myska (EM)
Jeff Dougan (JD)
David Johnson (DJ)
Kay Bell (KB)
Pamela Daly (PD)
Elizabeth Myska (EM)
Katie Denis (KD)

Division of Occupational Licensure Employees attendance:
William Joyce – AAB Executive Director (WJ)
Jamie Dalton – Board Counsel (JaD)
Molly Griffin – Program Coordinator (MG)

DG opened the meeting for Roll Call:
PM, KD, DJ, JD, EM, KB

1. 9:04 AM V25-165 303-305 Bennington Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for test drawings showing a lift gaining access to both units
and feasibility of having both units be Group 1 units on the ground floor by JD
2nd by KB

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

2. 9:12 AM V25-166 464 Massachusetts Avenue, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Find that based on information provided, it is likely that full compliance has been
triggered by KD

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant as proposed by KD

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

3. 9:25 AM V25-167 147 Park Street, North Reading
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant temporary relief until 4/1/2026 on the condition that the ramp fully
complies with 521 CMR 24 by JD

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that no variance is required for the second request by JD

2nd by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

4. 9:35 AM V25-168 48 High Street, Warren
Exhibit- Variance Application and associated documents
WJ presented documentation- Discussion of Variance

Motion to Continue for a more robust accommodation plan and if there is a satellite location available for appointments, and a remote option for those services, including but not limited to curbside service and can the petitioner confirm the public meetings will be held in an accessible location and that this information be posted on the town website by JD

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

5. 9:46 AM V25-169 3-5 Militia Drive, Lexington
Exhibit-Variance application and associated documents
WJ presented documentation-Discussion of Variance

Group 1 Sinks

Motion to Grant under the usual conditions by JD

2nd by KD

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

9.5.4

Motion to Grant as proposed by JD

2nd by KB

Roll Call Vote

PM-yes
KD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

6. 9:54AM V22-103 615 Concord Street, Framingham
Exhibit- Status report
WJ presented documentation- Discussion of Variance

Motion to Accept status report by JD
2nd by PM
Roll Call Vote
PM-yes
KD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

7. 9:56 AM V24-121 9 Boyd Street, Watertown
Exhibit- Amended application
WJ presented documentation- Discussion of Variance

Motion to Grant time relief until 1/30/2026 by JD
2nd by PM
Roll Call Vote
PM-yes
KD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

8. 9:58 AM V24-208 85 Devonshire Street, Boston
Exhibit- Additional information
WJ presented documentation- Discussion of Variance

Motion to Grant on the condition of including blocking in the walls of the bathrooms to allow for the installation of future grab bars for toilet and other fixtures by PM

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

9. 10:06 AM V25-087 201-207 South Street, Boston
Exhibit- Additional information
WJ presented documentation- Discussion of Variance

Stairs

Motion to Grant as proposed by JD

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

20.2

Motion to Grant on the condition an additional Group 2B sleeping room is provided on the accessible level by KD

2nd by PM

Roll Call Vote

PM-yes

KD- yes

28.1
Motion to Grant as proposed by JD
2nd by DJ
Roll Call Vote
PM-yes
KD- yes
PD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

10. 10:29 AM V25-093 311 Main Street, Athol
Exhibit-Additional information
WJ presented documentation- Discussion of Variance

Motion to Continue for a floor plan and a site plan as well as the cost of compliance by
JD
2nd by DJ
Roll Call Vote
PM-yes
KD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

7

2nd by PM
Roll Call Vote
PM-yes
KD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

12. 10:38 AM V25-146 Neponset Avenue and Popes Hill Street,
Boston
Exhibit- Additional information
WJ presented documentation- Discussion of Variance
KD Recuses

Motion to Grant by JD
2nd by PM
Roll Call Vote
PM-yes
KD- recuses
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 1 recusal- Motion Passes

13. 10:41 AM V25-152 60 Highland Street, Newton
Exhibit- Additional information
WJ presented documentation- Discussion of Variance

Motion to Continue for test drawings showing a compliant bathroom and a proposed
timeline by KD
2nd by JD
Roll Call Vote
PM-yes
KD- yes
DJ- yes
JD- yes
EM- yes
KB- yes

DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

Motion to Find that 20.11.1a has not been triggered at this time by JD

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

11:00 AM Hearing

V25-078

333R Commercial Street, Provincetown

DG opened the hearing, introduced the Board, and established procedures. Participants William Joyce and Anne Howard are sworn in. Applicant is not present. Exhibit #1 AAB 1-46 is noted. William Joyce gives an update regarding this case. Exhibit #2, emails are noted. Anne Howard, Building Commissioner for Provincetown, says this sauna is proposed to be put on a road-ready trailer and asks if in that case they are excused. She asks why the applicant would not need a waiver for this trailer set-up. JD says that the Board has not received information about the new trailer from the applicant himself, so the Board needs him to send that information. She does note that the building official (Anne Howard) can show us plans for this project if they have them. Discussion and questions of hearing.

Motion to Continue for more information about what is being proposed and compliance with 521 CMR by JD

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

14. 11:13 AM

V25-130

0 Post Office Square, Boston

Exhibit- Amended Application

WJ presented documentation- Discussion of Variance

Motion to Grant on the condition that wayfinding signage inside and outside is provided by PM

2nd by KD

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant on the condition that the run of the ramp is 11.5 feet by JD

2nd by PM

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

15. 11:34 AM V25-148 7 Chapel Avenue, Andover

Exhibit- Packeted case

WJ presented documentation- Discussion of Variance

Motion to Schedule a hearing by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

16. 11:48 AM V25-158 Jerome Street and Cushing Avenue, Boston

Exhibit- Packeted case

WJ presented documentation- Discussion of Variance

KD recused

Ramp 1

Motion to Continue for a test drawing showing an apex and what that would do to the slopes by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- abstain

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Ramp 2

Motion to Continue until the Board receives the response to continuance for ramp 1 by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- abstain

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Ramp 3

Motion to Grant as proposed by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- abstain

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Ramp 4

Motion to Grant as proposed by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- abstain

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Ramp 5

Motion to Table until after lunch by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- abstain

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

Motion to Grant on the condition that the level landings do not exceed 2.2% when completed by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- abstain

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

6 yes, 0 no, 1 abstention- Motion Passes

1:00 PM Hearing
North Attleboro

C25-001

999 South Washington Street,

DG opened the hearing, introduced the Board, and established procedures. Participant William Joyce is sworn in. Exhibit #1 AAB 1-26 is noted. William Joyce discusses this case as

neither the complainant nor respondent is present. To date, the Board has not received a response from the building owner. Discussion and questions of hearing.

Motion to Schedule a Fine Hearing by JD

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

17. 1:30 PM Minutes and Decisions

Exhibit- September 8, 2025, minutes and decisions

WJ presented documentation- minutes and decisions

Motion to Approve the minutes with edits by JD

2nd by DJ

Roll Call Vote

PM-yes

KD- yes

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- yes

7 yes, 0 no, 0 abstention- Motion Passes

Lamont House

Motion to Approve the decision by JD

2nd by DJ

Roll Call Vote

PM-yes

KD- abstain

PD- yes

DJ- yes

JD- yes

EM- yes

KB- yes

DG- abstain

6 yes, 0 no, 1 abstention- Motion Passes

Ashby Allen Field
Motion to Approve the decision by KD
2nd by DJ
Roll Call Vote
PM-yes
KD- yes
PD- yes
DJ- yes
JD- abstain
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 1 abstention- Motion Passes

Ashby Town Hall
Motion to Approve the decision by KD
2nd by DJ
Roll Call Vote
PM-yes
KD- yes
PD- yes
DJ- yes
JD- abstain
EM- yes
KB- yes
DG- yes
6 yes, 0 no, 1 abstention- Motion Passes

2:00 PM Hearing C24-039 & V24-170 857 Beacon Street, Boston
DG opened the hearing, introduced the Board, and established procedures. Participants Cameron Merrill (attorney), Aaron Steeves (Confido Builders), David Fagone (consultant), and Michael Muehe of the BCIL are sworn in. Exhibit #1 AAB 1-67 is noted. Cameron Merrill gives an overview of this case. Aaron Steeves presents Exhibit #2, a slide deck. Mark Schryver, the project architect arrives, is sworn in, and adds to the project overview. Exhibit #3, a video, is noted. Michael Muehe testifies on behalf the BCIL and asks questions of the team presenting. He asks the Board to require the team conduct a survey of residents who may have accommodation needs. Exhibit #4 the floor plans are noted. Michael Muehe urges the Board to require the petitioner to provide wall-side handrails should they vote to grant this variance. Discussion and questions of hearing.

Motion to Take this under advisement by DJ
2nd by JD
Roll Call Vote
PM-yes

KD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes

Motion to Grant for this use only, with handrails on the ground floor entry stairs by DJ
2nd by JD

Roll Call Vote

PM-yes
KD- yes
DJ- yes
JD- yes
EM- yes
KB- yes
DG- yes
7 yes, 0 no, 0 abstention- Motion Passes
Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Mixed Use Building, 303-305 Bennington Street, East Boston (V25-165)
 - Exhibit – Variance Application and associated documents
- Darling Cocktail Bar, 464 Massachusetts Avenue, Cambridge (V25-166)
 - Exhibit- Variance Application and associated documents
- Flint Memorial Library, 147 Park Street, North Reading (V25-167)
 - Exhibit- Variance Application and associated documents
- Shepard Municipal Building, 48 High Street, Warren (V25-168)
 - Exhibit- Variance Application and associated documents
- SGL Lexington, 3-5 Militia Drive, Lexington (V25-169)
 - Exhibit- Variance Application and associated documents
- Dental Office, 615 Concord Street, Framingham (V22-103)
 - Exhibit- Status Report
- Residential Building, 85 Devonshire Street, Boston (V24-208)
 - Exhibit- Additional information
- The University Prints Building, 9 Boyd Street, Watertown (V24-121)
 - Exhibit-Amended application
- Hotel, 201-207 South Street, Boston (V25-087)
 - Exhibit- Additional information
- 311 Main Kitchen and Market, 311 Main Street, Athol (V25-093)
 - Exhibit- Additional information

- Post Office Square Café, 0 Post Office Square, Boston (V25-130)
 - Exhibit- Additional information
- Tilton Library, 75 North Main Street, South Deerfield (V25-131)
 - Exhibit- Additional information
- Curb Ramps, Neponset Avenue and Popes Hill Street, Boston (V25-146)
 - Exhibit- Amended application
- George Washington Mall, Phillips Academy, 7 Chapel Avenue, Andover (V25-148)
 - Exhibit- Packeted case
- The Second Church in Newton, 60 Highland Street, Newton (V25-152)
 - Exhibit-Additional information
- Ramp 1- Ramp 5, Jerome Street and Cushing Avenue, Boston (V25-158)
 - Exhibit- Packeted case
- Lake House Wellesley College, 106 Central Street, Wellesley (V25-163)
 - Exhibit- Packeted case
- Wellness Space, 333R Commercial Street, Provincetown (V25-070)
 - Exhibit#1- AAB 1-46
 - Exhibit#2- Emails
- Emerald Square Mall, 999 South Washington Street, North Attleboro (C25-001)
 - Exhibit#1- AAB 1-26
- Inverness Condominium, 857 Beacon Street, Boston (C24-039 & V24-170)
 - Exhibit#1- 67
 - Exhibit#2- Slide deck
- Minutes and decisions from the September 8, 2025, meeting
 - Exhibit- draft minutes and draft decisions