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Division of Occupational Licensure
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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 – September 23,
2024 Teams Meeting

This meeting was open to the public and began at approximately 9:24 AM

Architectural Access Board member attendance:

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice Chairperson (PM)
Elizabeth Myska (EM)
Kathryn Denis (KD)
Pamela Daly (PD)
Mary Mahon-McCauley (MM)
David Johnson (DJ)
Joe Prochilo (JP)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
Jamie Dalton – Board Counsel (JaD)
Andrew Chase – Compliance Officer (AC)
Molly Griffin – Program Coordinator (MG)

DG opened the meeting for Roll Call:

PM, KD, PD, DJ, JD, EM, JP



1. 9:25 AM V24-159 & C24-020 50 Highland Street, Taunton
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Grant until November 1, 2024, by JD
2nd by PM
By Acclamation/Carried

2. 9:27 AM V24-160 67 Harvest Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for drawings illustrating the required maneuvering
clearances at the basement level and the Group 1 units by KD
2nd by DJ
By Acclamation/Carried

3. 9:43 AM V24-161 & C19-025 199 Worcester Court, Falmouth
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Deny by PD
2nd by JD
By Acclamation/Carried

4. 9:48 AM V24-162 90 Washington Street, Wellesley
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Motion to Continue for a clearer cost estimation and a site plan by DJ
2nd by KD
By Acclamation/Carried

Motion to Continue for test drawings for correcting the ramp as was proposed in their cost
estimate and an engineering study on why the foundation wall may impact this project by
JD
2nd by DJ
By Acclamation/Carried

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

5. 10:02 AM V24-166 8 Tremont Street, Cambridge
Exhibit- Variance application and associated documents
WJ presented documentation- Discussion of Variance

Motion to Waive two-week waiting period by PM
2nd by JD
By Acclamation/Carried

Motion to Grant temporary relief until Feb. 1, 2025 for the upper floor bathroom on the condition that a study is completed for an accessible bathroom on the sanctuary level by KD
2nd by JD
By Acclamation/Carried

6. 10:15 AM Advisory Opinion
WJ presented documentation- Advisory Opinion

The Board gave direction to staff to inform the individual asking for the advisory opinion that the Board considers this location an interior corner.

7. 10:33 AM V17-266 1150 Tremont Street, Boston
WJ presented documentation- Status Report
KD Recuses

Motion to Schedule a Hearing by JD
2nd by DJ
By Acclamation/Carried

8.

9. 10:33 AM Minutes and Decisions 32 Derby Square,
Salem
WJ presented documentation- Minutes and Draft Decisions

Motion to Accept the minutes and decisions by JD

2nd by DJ

Roll Call Vote

PM- yes

KD- abstain

PD- yes

DJ- yes

JD- yes

EM- abstain

JP- yes

DG- yes

5 yes, 2 abstentions, 0 no – Motion Passes

11:00 AM Hearing V24-112 1197 Washington Street, Weymouth
DG opened the hearing, introduced the Board, and established procedures. WJ notes the petitioner is not present at the hearing. Participant Michael Muehe is sworn in. Exhibit #1 AAB 1-19 is noted. Michael Muehe states BCIL's concern with this project and notes BCIL's opposition to the project. Discussions and questions of Hearing:

Motion to Deny Petitioner's Request Nos. 1 and 3 (ovens and clear width) by JD

2nd by KD

By Acclamation/Carried

Motion to Grant Petitioner's Request No. 2 (sink depth) with usual conditions for 43.3.2 by JD

2nd by DJ

By Acclamation/Carried

Motion to Order a complete analysis of 521 CMR compliance within 90 days of receipt of decision by JD

2nd by KD

By Acclamation/Carried

1:00 PM Hearing V24-122 & C24-022 83R Hobart Street, Danvers
DG opened the hearing, introduced the Board, and established procedures. Participants Gina Desrochers, Amy Kefalas, Andrew Chase, and Eileen Latimer are sworn in. Exhibit #1 AAB 1-77 is noted. Amy Kefalas presents first, as the complainant in this case. Andrew Chase presents some context and background for this case. Exhibit #2 a PDF document is noted. Gina Desrochers presents on behalf of the condominium. Exhibit #3 a Google image is noted. Eileen Latimer makes

a brief statement as the property manager for the condominium. The parties agree to a possible reasonable accommodation during the hearing. Discussions and questions of Hearing:

Motion to Find in favor of the complainant by JD

2nd by DJ

By Acclamation/Carried

Motion to Continue for a test drawing of the proposed compliant solution in 30 days by DJ

2nd by JD

By Acclamation/Carried

2:00 PM Hearing

V21-067

525 William F. McClellan Highway,

Boston

KD Recuses

PM opened the hearing, introduced the Board, and established procedures. Participants Andrew Townsend, Paul Moan, and Michael Muehe are sworn in. Exhibit #1 AAB 1- 83 is noted. Exhibit #2 a slideshow is noted. Paul Moan of Code Red Consultants introduces the project and then turns it over to Andrew Townsend to present the project in detail with new updates. the Discussions and questions of Hearing:

Michael Muehe speaks on behalf of the BCIL noting concerns of the timeline of construction on the track, which is now not compliant, and was supposed to be a temporary use as open to the public.

Motion to Accept the status report and Order the petitioner to include a timeline of funding, planned development, and anticipated closure of the track with their next status report by January 1, 2025 by DJ

2nd by JD

By Acclamation/Carried

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Leisurewood Taunton, 50 Highland Street, Taunton (V24-159 & C24-020)
 - Exhibit – Variance Application and associated documents
- Residential Building, 67 Harvest Street, Boston (V24-160)
 - Exhibit – Variance Application and associated documents
- Service Federal Credit Union, 199 Worcester Court, Falmouth (V24-161)
 - Exhibit – Variance Application and associated documents
- Warren Recreation Center, 90 Washington Street, Wellesley (V24-162)
 - Exhibit – Variance Application and associated documents
- Temple Beth Shalom of Cambridge, 8 Tremont Street, Cambridge (V24-166)
 - Exhibit – Variance Application and associated documents
- MBTA Ruggles Station, 1150 Tremont Street, Boston (V17-266)
 - Exhibit – Status report
- Advisory Opinion, Interior Corners

- Exhibit –Advisory Opinion
- Cornerstone at Weymouth, 1197 Washington Street, Weymouth (V24-112)
 - Exhibit #1- AAB 1-19
- Wildewood Condominium, 83R Hobart Street, Danvers (V24-122 & C24-022)
 - Exhibit #1- AAB 1-77
 - Exhibit #2- PDF Document
 - Exhibit #3- Google image
- Suffolk Downs, 525 William F McClellan Highway, Boston (V21-067)
 - Exhibit #1 – AAB 1-83
 - Exhibit #2- slideshow
- Minutes and decisions to approve from September 9, 2024
 - September 9, 2024, minutes
 - Draft decisions from August 9, 2024