



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 25, 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)
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)
Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, JD, DJ, EM, AJ, JP

1. 9:17 AM V23-166 199 Commercial Street, Provincetown
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue for MHC letter by JD
2nd by PM
By Acclamation/Carried

2. 9:18 AM V23-167 1880 Main Street, Tewksbury
Exhibit – Variance Application and associated documents



WJ presented documentation – Discussion of Variance (30):

Motion to Continue for more information including clearances at door and what is behind the door in the accessible stall by JD

2nd by AJ

By Acclamation/Carried

Discussion of Variance 2 (24.3):

Motion to Continue for more information including compliance with curb cut for landing, explanation of flares, and clearances by JD

2nd by DJ

By Acclamation/Carried

3. 9:33 AM V23-168 524 Main Street, Acton

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to Continue for compliance plan with 3.3.2 by JD

2nd by DJ

By Acclamation/Carried

4. 9:36 AM V23-169 12 Oxford Street, Cambridge

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance (25):

Motion to Grant by JD

2nd by PM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Continue for more information for reconstruction of existing non-compliant elevator with largest possible shaft by PM

2nd by DJ

By Acclamation/Carried

Discussion of Variance 3 (phasing plan):

Motion to Grant until 12/31/2025 by JD

2nd by DJ

By Acclamation/Carried

5. 10:05 AM V23-170 260 Shawmut Avenue, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance (25):

Motion to Grant for this use only on the condition that information is posted on website, and buzzer/intercom system by JD

2nd by DJ

By Acclamation/Carried

6. 10:15 AM V23-133 101 Wilbraham Road, Monson

Exhibit – Amended Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1-4:

Motion to Grant until 5/1/2024 on the condition of compliance met at end of variance by JD

2nd by JP

By Acclamation/Carried

Discussion of Variance 5-6:

Motion to Accept withdrawal by JD

2nd by PM

By Acclamation/Carried

7. 10:20 AM V23-165 777-779 Huntington Ave, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1a

Motion to Grant on the condition the stairs fully comply with 521 CMR section 27 interior and exterior stairs by JD

2nd by JP

By Acclamation/Carried

Discussion of Variance 1b:

Motion to Continue for feasibility study for lift at entrance by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2a:

Motion to Grant by JD

2nd by DJ

By Acclamation/Carried

Discussion of Variance 2b:

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

8. 10:32 AM V23-158 Various Streets, Boston

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance

Motion to re-packet by JD

2nd by DJ

By Acclamation/Carried

9. 10:38 AM V18-107 670 West Boylston Street, Worcester
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Continue for updated schedule of construction by PM
2nd by DJ
By Acclamation/Carried

10. 10:50 AM V19-344 20H Kennebec Avenue, Oak Bluffs
Exhibit – Status report and associated documents
WJ presented documentation – Discussion of Status report
Motion to Accept by PM
2nd by JD
By Acclamation/Carried

10:51 AM JD and AJ departed

11. 10:51 AM V23-073 1 Salt Island Road, Gloucester
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Accept on the condition of appropriate wayfinding signage provided by PM
2nd by EM
By Acclamation/Carried

12. 11:00 AM Hearing declared regarding V21-118 179 Commercial Street,
Provincetown
DG opened the hearing, introduced Board and established procedures. Participants Patrick Guthrie and Robin Reid are sworn in. Exhibit #1 – the hearing packet AAB 1-52 and Exhibit #2 AAB 1-18 is noted. Patrick Guthrie presented application. Discussion and Questions of Hearing:
Motion to Grant by DJ
2nd by EM
By Acclamation/Carried

13. 11:19 AM V23-099 121 North Street, New Bedford
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant on the condition that the size of the lift is 42x60 platform, the door of the lift is 42 inches wide, and the lift has automatic door openers by PM
2nd by DJ
By Acclamation/Carried

14. 11:36 AM V23-119 153 Winter Street, Framingham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Accept withdrawal of variance and clearly note on plans by PM
2nd by JP
By Acclamation/Carried

15. 11:39 AM V23-137 550 Cochituate Road, Framingham
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance 1
 Motion to Grant by PM
 2nd by DJ
 By Acclamation/Carried

Discussion of Variance 7-8:
 Motion to Grant by PM
 2nd by JP
 By Acclamation/Carried

16. 11:49 AM V23-152 36 Upsala Street, Worcester
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
 Motion to Grant timed relief by PM
 2nd by JP
 By Acclamation/Carried

17. 11:53 AM V23-156 18 Pleasant Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance
 Motion to Grant on the condition infrastructure for future installation of lift is provided and
 potential buyers are informed of lift infrastructure by PM
 2nd by DJ
 By Acclamation/Carried

18. 1:00 PM Hearing declared regarding V23-114 129 New Orchard Hill Drive, Oxford
DG opened the hearing, introduced Board and established procedures. Participants Trevor Rabidou,
David Wright, and Jonathan Brahmaer are sworn in. Exhibit #1 – the hearing packet AAB 1-25 is noted.
Trevor Rabidou presented application. Additional comments and testimony provided by David Wright
and Jonathan Brahmaer. Discussion and Questions of Hearing:
 Motion to Continue to feasibility study for an accessible road leading to the units by DJ
 2nd by JP
 By Acclamation/Carried

2:00 PM JD and AJ Returned

19. 2:00 PM Hearing declared regarding V23-111 123 Packard Avenue, Somerville
DG opened the hearing, introduced Board and established procedures. Participants Jeff Perras, Heidi
Sokol, Kimberly Barnett, and Michael Muehe are sworn in. Exhibit #1 – the hearing packet AAB 1-48 is
noted. Jeff Perras presented application. Additional comments and testimony provided by Heidi Sokol,
Kimberly Barnett, and Michael Muehe. Discussion and Questions of Hearing:
 Motion to Grant on the condition of no unique programming on the inaccessible level by JD
 2nd by JP

By Acclamation/Carried

20. 2:38 PM Minutes and Decisions

Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions

Motion to Accept by JD

2nd by PM

JD/Y, PM/Y, DJ/Y, EM/Y, AJ/Y, JP/A

21. 2:40 PM

Motion to enter executive session, and at the close of that, to enter quasi-judicial session by JD

2nd by DJ

PM/Y, JD/Y, DJ/Y, EM/Y, AJ/Y, JP/Y

2:40 PM this serves as the end of the public portion of the meeting. The meeting will not resume after these closed sessions. Members of the public were asked to leave and the recording ended.

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibit List

- Market Wharf Building, 199 Commercial Street, Provincetown (V23-166)
 - Exhibit – Variance Application and associated documents
- Brewery, 1880 Main Street, Tewksbury (V23-167)
 - Exhibit – Variance Application and associated documents
- Great Brook School, 524 Main Street, Acton (V23-168)
 - Exhibit – Variance Application and associated documents
- Chemistry Lab, 12 Oxford Street, Cambridge (V23-169)
 - Exhibit – Variance Application and associated documents
- Bookstore, 260 Shawmut Avenue, Boston (V23-170)
 - Exhibit – Variance Application and associated documents
- Winery, 101 Wilbraham Road, Monson (V23-133)
 - Exhibit – Amended Variance Application and associated documents
- Housing Complex, Huntington Ave and Whitney Street, Boston (V23-165)
 - Exhibit – Variance Application and associated documents
- Curb Cuts, Various Streets, Boston (V23-158)
 - Exhibit – Variance Application and associated documents
- Suprenant Building, 670 West Boylston Street, Worcester (V18-107)
 - Exhibit – Amended Variance Application and associated documents
- The Pawnee, 20H Kennebec Avenue, Oak Bluffs (V19-344)
 - Exhibit – Status report and associated documents
- Good Harbor Beach Inn, 1 Salt Island Road, Gloucester (V23-073)
 - Exhibit – Status report and associated documents
- Jimmy's Hideaway Restaurant, 179 Commercial Street, Provincetown (V21-118)
 - Exhibit #1 – Hearing packet AAB 1-52
 - Exhibit #2 – Hearing packet AAB 1-18

- Residential Building, 121 North Street, New Bedford (V23-099)
 - Exhibit – Variance Application and associated documents
- TJX Workplace, 550 Cochituate Road, Framingham (V23-137)
 - Exhibit – Variance Application and associated documents
- Upsala Elder Apartments, 36 Upsala Street, Worcester (V23-152)
 - Exhibit – Amended Variance Application and associated documents
- Residential Building, 18 Pleasant Street, Cambridge (V23-156)
 - Exhibit – Variance Application and associated documents
- New Orchard Estates, 129 New Orchard Hill Drive, Oxford (V23-114)
 - Exhibit #1 – the hearing packet AAB 1-25
- Dormitory, 123 Packard Avenue, Somerville (V23-111)
 - Exhibit #1 – Hearing packet AAB 1-48
- Decisions and Minutes to approve from September 11, 2023
 - September 11, 2023 meeting minutes
 - Oakhurst Apartments, 15 Snell, Attleboro (C22-036)
 - 4 Story Residential, 196 Havre Street, Boston (V23-068)