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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

WILLIAM JOYCE
EXECUTIVE DIRECTOR, ARCHI-
TECTURAL ACCESS BOARD

Board Meeting Minutes – September 26, 2022 Teleconference

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

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)
Patricia Mendez, Vice-Chairperson (PM)
Jeffrey Dougan (JD)
Raymond Glazier (RG)
David Johnson (DJ)
Elizabeth Myska (EM)
Ana Julian (AJ)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)
James Plotkin – Legal Counsel (JP)

1. Sussman Apartments, 50 Pleasant Street, Brookline (V22-147)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

JD moved to continue for a feasibility study on reducing the slope of the ramp run by eliminating the top landing. RG seconded.
Adopted by acclamation.

Mary Mahon McCauley (MM) Arrived

2. Science Park Station, Leverett Circle, Boston (V22-157)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

MG moved to grant, JD seconded.
Adopted by acclamation.

3. Bed and Breakfast, 4 W Broadway, Gardner (V22-158)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

DJ moved to packet, JD seconded.
Adopted by acclamation.

4. Momma's Grocery and Wine, 2304 Massachusetts Avenue, Cambridge (V22-159)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*PM moved to grant, RG seconded.
Adopted by acclamation.*

5. Church, 92-94 Boulder Drive, Fitchburg (V22-160)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*JD moved to continue for a cut sheet of the portable ramp and photographs of the entrance and sidewalk and other entrances that might be made accessible, DJ seconded.
Adopted by acclamation.*

6. Lab Building, 52-60 Western Avenue, Boston (V22-161)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*JD moved to schedule a hearing, DJ seconded.
Adopted by acclamation.*

7. The Cove, 85 Green Street, Worcester (V22-162)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*JD moved to grant on the usual conditions, RG seconded.
Adopted by acclamation.*

8. Apartment Building, 86 Essex Street, Haverhill (V22-163)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*DJ moved to continue for a feasibility study and cost estimate on the use of a LULA, PM seconded.
Adopted by acclamation.*

9. Childcare Center, 327 Quaker Meeting House Road, Sandwich (V22-164)
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 2nd floor and for this tenant and use only, DJ seconded.
Adopted by acclamation.*

10. Boston University Warren Towers, 700 Commonwealth Avenue, Boston (V22-165)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

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

11. Advisory – Dual Swing Doors
Exhibit – Advisory Opinion and associated documents.

JD moved to find that both clearances must be met on both sides, and 30.4 would still apply, DJ seconded.

Adopted by acclamation.

12. Advisory – Hotel Room Access
Exhibit – Advisory Opinion and associated documents.

JD moves to find that the rooms do not meet the Group 2B distribution requirement as they offer a unique amenity, DJ seconded.

Adopted by acclamation.

13. Hearing Cabot Performing Arts Center, 286 Cabot Street, Beverly (V16-194)
DG opened the hearing, introduced Board and established procedures.
Casey Soward, Stephan Basso, Bob Stoneham are sworn in.
Exhibit #1 – Hearing Packet AAB 1-39

WJ provides an explanation for the hearing.

Mr. Basso and Mr. Stoneham provides an explanation as to the nature of delays.

Exhibit #2 – Color-coded spreadsheet of proposed deadlines

Discussion of appropriate form by which to request extensions.

JD moves to grant extensions to requests 18, 19, 20, 36, & 39 as requested on the condition that Petitioner submit an amended application and that no further extensions will be considered, DJ seconded.

Adopted by acclamation.

14. Greystar Everett, 85 Boston Street, Everett (V21-170)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

PM moved to grant, AJ seconded.

Adopted by acclamation.

15. Cash Energy Condominium Association, 231 Sutton Street, North Andover (C21-005)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

JD moves to reopen the hearing, PM seconded.

Adopted by acclamation.

16. Decisions and Minutes to approve from September 12, 2022
Exhibit - September 12, 2022 Minutes, 3 Story Residential, 137 Dorchester Street, Boston (V22-028) Decision, Moge Tee Shop, 54 JFK Street, Cambridge (V22-127) Decision

JD moves to accept minutes and decisions, EM seconded.

PM-A, JD-Y, RG-Y, DJ-A, EM-Y, AJ-Y, DG-Y.

AJ Left

17. Soldiers and Sailors Memorial Building, 590 Main Street, Melrose (V22-058)
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance

*JD moved to grant until 11/22/22 on the condition that only Option 2 is presented, PM seconded.
Adopted by acclamation.*

*JD moved to find that the Board would not oppose the issuance of a TCO while this matter is
being adjudicated, PM seconded.
Adopted by acclamation*

The Board broke for Lunch

AJ Returned

18. Hearing Taurus Apartments, 120 Humboldt Avenue, Dorchester (C22-008)
DG opened the hearing, introduced Board and established procedures.
Marc Lesser and Michael Muehe were sworn in.
Exhibit 1 – Hearing Packet AAB 1-61

Mr. Lesser provided testimony to substantiate the complaint.

*JD moved to find in favor of the complainant, RG seconded.
Adopted by acclamation.*

*JD moved to schedule a fine hearing. DJ seconded.
Adopted by acclamation.*

19. Hearing Winning Farm Clubhouse, 1 Derby Drive, Woburn (V22-034)
DG opened the hearing, introduced Board and established procedures.
Edward Hovsepian and Michael Muehe were sworn in.
Exhibit 1 – Hearing Packet AAB 1-97

Mr. Hovsepian provided testimony as to the nature of the project.

*DJ moves to uphold the Board's previous decision, MM seconded.
Adopted by acclamation.*

20. New Members
MM provided information to the Board on the potential for new Board Members.

Meeting adjourned.