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SECRETARY, EXECUTIVE OFFICE
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Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
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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 9, 2024
Teams Meeting

This meeting was open to the public and began at approximately 9:04 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:

JD, DJ, PM, PD, JP, EM



1. 9:05 AM V24-152 2-6 & 8 Rantoul Street, 26, 28 & 28R
Cabot Street, Beverly
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Request 1

A Motion to Grant with usual conditions was made and seconded
By Acclamation/Carried

Request 2

A Motion to Grant with usual conditions was made and seconded
By Acclamation/Carried

2. 9:11 AM V24-153 42-50 Western Avenue, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Requests 1 & 2

A Motion to Grant with usual conditions was made and seconded
By Acclamation/Carried

Request 3

A Motion to Grant as proposed was made and seconded
By Acclamation/Carried

3. 9:21 AM V24-154 & C24-040 42 Harrison Archway, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

A Motion to Grant as proposed until March 3, 2025, on the condition that if at any point both elevators are down petitioner is required to offer mitigation up to temporary relocation with a guarantee of return was made and seconded
By Acclamation/Carried

4. 9:25 AM V24-155 Dalton Street at Scotia Street, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:

Request 1

A Motion to Grant as proposed was made and seconded
By Acclamation/Carried

Request 2

A Motion to Grant as proposed was made and seconded
By Acclamation/Carried

5. 9:26 AM V24-157 81 Water Street, Danvers Exhibit-
Variance application and associated documents
WJ presented documentation- Discussion of Variance

A Motion to Schedule a Hearing was made and seconded
By Acclamation/Carried

6. 9:27 AM V24-158 98 Winthrop Street, Cambridge
WJ presented documentation- Discussion of Variance

A Motion to Continue for a test drawing of a lift and the Mass Historic Commission letter
was made and seconded
By Acclamation/Carried

7. 9:35 AM V24-147 Shores Street, Taunton
WJ presented documentation- Variance Application

A, B, C, D, E, F, G , H, I
A Motion to Grant as proposed was made and seconded
By Acclamation/Carried

J
A Motion to Continue for a study and cost estimate on moving the poll to allow a
32" clear path of travel was made and seconded
By Acclamation/Carried

K
A Motion to Grant as proposed on the condition that the hedge is kept off of the
sidewalk was made and proposed
By Acclamation/Carried

L
A Motion to Continue for a study on a raised crossing layout was made and
proposed
By Acclamation/Carried

8. 9:38 AM V24-148 34 Meshacket Road, Edgartown
WJ presented documentation- Amended variance application

Request 1
A Motion to Schedule a Hearing was made and seconded
By Acclamation/Carried

Request 2
A Motion to Schedule a Hearing was made and seconded
By Acclamation/Carried

Request 3

A Motion to Grant as proposed was made and seconded
By Acclamation/Carried

Request 4

A Motion to Grant as proposed was made and seconded
By Acclamation/Carried

Request 5

A Motion to Grant with usual conditions was made and seconded
By Acclamation/Carried

9. 9:39 AM V23-136 149 High Street, Newburyport
WJ presented documentation- Additional Information

Motion to Approve with the understanding that a handrail will be installed on one
side by DJ
2nd by MM
By Acclamation/Carried

10. 9:44 AM V12-173 1912 Massachusetts Avenue, Lexington
WJ presented documentation- Amended Variance application

Request 1 and 2

A Motion to Grant as proposed was made and seconded
By Acclamation/Carried

Request 3

A Motion to Grant until November 1, 2025 was made and seconded
By Acclamation/Carried

11. 9:45 AM V23-024 345 Chelsea Street, East Boston
WJ presented documentation- Additional Info

A Motion to Grant with the condition that the basement level associated with
Commercial Space 2 is not open to the public was made and seconded
By Acclamation/Carried

12. 9:58 AM V24-028 320 Onota Street, Pittsfield
WJ presented documentation- Additional Information

A Motion to Grant as proposed until October 18, 2024 was made and seconded
By Acclamation/Carried

13. 10:28 AM Minutes and Decisions

Roll Call Vote

PM- abstains

JD- abstains

JP- yes

PD- yes

DJ- yes

DG- yes

EM- yes

5 yes, 0 no, 2 abstention- Motion Passes

1:00 PM Hearing

V22-107

32 Derby Square, Salem

DG opened the hearing, introduced the Board, and established procedures. Participants Julie Barry and Don Mills are sworn in. Exhibit #1 AAB 1-116 Exhibit #2 AAB 1- 24 are noted. Don Mills enters Exhibit #3 floor plans. Julie Barry and Don Mills presents a slide show. Sean Brennan presents material for their variance requests, starting with request #1. Exhibit #2 a presentation is shown. Discussions and questions of Hearing:

Motion to Grant until October 1, 2029 with an annual status report beginning October 1, 2025,
by DJ

2nd by JD

By Acclamation/Carried

2:00 PM Hearing

C23-078

19 Monsignor Reynolds Way, Boston

PM Recuses

DG opened the hearing, introduced the Board, and established procedures. Participants Andrew Chase, David Gleich, Helene Maichle, Dawn Oates, and Michael Muehe are sworn in. Exhibit #1 AAB 1-255 is noted. Andrew Chase gives a synopsis of this case. Dawn Oates gives an overview as representative of the residents of the building. David Gleich presents PowerPoint. Exhibit #2 a presentation and elevator down protocol log are noted. Discussions and questions of Hearing:

Michael Muehe speaks on behalf of the BCIL urging there to be more robust compliance protocols for the BHA and for the Board to have a 60-90 day period where additional protocols can be examined at greater length and make additional recommendations for compliance.

Motion to Extend complaint for 60 days and the respondent must report outages from hearing date September 9, 2024 to 60 days from now by DJ

2nd by JD

Roll Call Vote

PD- yes

DJ- yes

JD- yes

JP- yes

DG- yes

5 yes, 0 no, 0 abstention- Motion Passes

Respectfully submitted,
Molly Griffin, Program Coordinator

Exhibit List

- Oxford Community Center, 4 Maple Road, Oxford (V24-149)
 - Exhibit – Variance Application and associated documents
- Residential Building, 2-6, & 8 Rantoul Street and 26, 28, & 28 R Cabot Street, Beverly (V24-152)
 - Exhibit – Variance Application and associated documents
- Residential Buildings, 42-50 Western Avenue, Boston (V24-153)
 - Exhibit – Variance Application and associated documents
- Ruth Barkley Cathedral Development, 42 Harrison Archway, Boston (C24-40 & V24-154)
 - Exhibit – Variance Application and associated documents
- Ramps, Dalron Street at Scotia Street, Boston (V24-155)
 - Exhibit – Variance Application and associated documents
- Fox Hill School, 81 Water Street, Danvers (V24-157)

- Exhibit – Variance Application and associated documents
- The Red House, 98 Winthrop Street, Cambridge (V24-158)
 - Exhibit – Amended variance application
- Hancock Church, 1912 Massachusetts Avenue, Lexington (V12-173)
 - Exhibit –Additional information
- Commercial Building, 345 Chelsea Street, East Boston (V23-024)
 - Exhibit –Additional information
- Former Assisted Living Facility, 320 Onota Street, Pittsfield (V24-028)
 - Exhibit- Additional information
- Brooks Academy Museum, 80 Parallel Road, Harwich (V24-092)
 - Exhibit- Additional information
- Broadway Golf, 423 West Broadway, South Boston (V24-135)
 - Exhibit- Additional information
- Deep Ellum Restaurant, 467 Moody Street, Waltham (V24-145)
 - Exhibit- Amended variance application
- Public Roadway, Shores Street, Taunton (V24-147)
 - Exhibit- Variance Application
- Meshacket Commons, 34 Meshacket Road, Edgartown (V24-148)
 - Exhibit- Variance Application
- Old Town Hall, 32 Derby Square, Salem (V22-107)
 - Exhibit #1- AAB 1-116
 - Exhibit #2- AAB 1-24 (slide show)
 - Exhibit #3- floor plans
- Ruth Barkley Apartments, 19 Monsignor Reynolds Way, Boston (C23-078)
 - Exhibit #1- AAB 1-255
 - Exhibit #2- slideshow presentation and elevator down protocols
- Minutes and decisions to approve from August 26, 2024
 - August 26, 2024, minutes
 - Draft decisions from August 26, 2024