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

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CONSUMER AFFAIRS AND
BUSINESS REGULATION

CHARLES BORSTEL
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

THOMAS HOPKINS
EXECUTIVE DIRECTOR

Board Meeting Minutes – January 7, 2019 9:00 a.m.
One Ashburton Place, 21st Floor, Conference Room 3, Boston

Board Members Present:

- Walter White (WW)
- Jane Hardin (JH)
- Andrew Bedar (AB)
- Ray Glazier (RG)
- Jeffrey Dougan (EB)
- Dawn Guarriello (DG)
- David Johnson (DJ)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

- Thomas Hopkins, Executive Director (TH)
- John High, Assistant Legal Counsel and Director of External Affairs, DLP (JH)
- Karen Brann, Program Coordinator/Clerk for the Board (KB)

Members not present:

- Andrew Bedar

WW, JH, PM, HR, DG, EB, DJ,

WW - The Chair opened the meeting.

Incoming Case Review:

1. Rowley Police Station, 477 Haverhill Street, Rowley, V18-379

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Renovation and addition to a single story police station with a basement. The project is over 30%. The petitioner is seeking variances from 15.8 and 30.7.2. Toilet units located in existing cell. Asking relief regarding grab bar and distance center line and wall. Sewer line and concrete floor are obstacles.

JH motioned to grant. PM seconded, passed unanimously.

2. Hampshire County Jail, 205 Rocky Hill Road, Northampton, V18-380

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Reconstruction remodel of bathrooms, dorm, roof, instillation, exterior repairs. Application indicates they are over 30%. Seeking relief from 31.7.4 to not provide the folding seat that is required.

PM motioned to grant with the submittal of an accommodation policy by March 1, 2019.

DJ seconded, passed unanimously.

3. 4 Story Building, 30 Brattle Street, Cambridge, V18-381

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The building has previously been before the Board. They are proposing to add a fifth floor, renovating the 4th floor. Proposing to extend elevator shaft to fifth floor. Asking to reaffirm previous grant.

EB motioned to grant as proposed. PM seconded, passed unanimously.

4. Sidewalk Reconstruction, Dudley St. between Mass Ave. and Clifton, Cambridge, V18-384

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The petitioner is seeking 16 variances.

HR motioned to packet the case. PM seconded, passed unanimously.

5. Three Story Building, 182 West Main Street, Marlborough, V18-385

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

JH motioned to continue for more information. PM seconded, passed unanimously.

6. The Graphic, 32 Cambridge Street, Boston, V18-386

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction or 171 units, rental housing, four stories over parking. Seeking relief for sinks in group 1 units. 43.3.2.

DG motioned to grant with usual conditions. JH seconded, passed unanimously.

7. 31 Rental Units, 467 Main Street, Reading, V18-387

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction, 3.2, 31 rental units with common areas, 29 group 1, 2 group 2A. Seeking relief for sink depths.

DG motioned to grant with usual conditions. JH seconded, passed unanimously.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

8. Child Care Center, 114 Western Avenue, Allston, V18-388

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Child care center. Over 30%. Seeking relief from 30.16.2 and knee space requirements for children's bathrooms.

DG motioned to grant on the condition that knee space is provided below the sink for forward approach pursuant to section 12. HR seconded, passed unanimously.

9. Brick Retail Building, 39 Brattle Street, Cambridge, V18-389

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Existing brick building. Jurisdiction is 3.3.1b, work performed, seeking relief from 26.6.1 level landing requirements, proposing automatic door requirements.

DG motioned to grant as proposed with interior and exterior actuator buttons. DJ seconded, passed unanimously.

10. Worcester County Courthouse Apts., 2 Main Street, Worcester, V18-390

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Four story above grade and basement level converted to apartments, 117 residential apartments. Spending is over 30%.

Five entrances, seeking relief for 2 of them. Three entrances will be made accessible as part of project.

EB left the room

JH motioned to grant the accessible entrances 25.1. PM seconded, passed unanimously

Requesting multiple stairs and handrails. 27.4.4 - 1,2,3,4,5

JH motioned to continue on the handrails for cost analysis, documentation with the detailed information on cost of extending the handrails. DG seconded, passed unanimously.

11. Central School, 20 Academy Street, Arlington, V18-391

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Five story building. Reconstruction, remodeling, addition, over 30%. Asking for 3 variances. Entrance at Academy St. 25.1

EB returned to the room

Need to provide a clear path to the elevator from the lift.

DG motioned to grant on 25.1, 28.12.1 on the condition of a clear route to the elevator with signage, plan showing clarity on the route. EB seconded, passed unanimously.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

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Two bathrooms in the building will not be accessible. There are other bathrooms in the building that are accessible.

DJ motioned to grant. PM seconded, passed unanimously.

12. MIKEL Coffee Drive Through, 15 College Hwy, Southampton, V18-392

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Seeking relief from section 6. Not required. 24.4 length and width and ramp to service door.

Service doors are exempt.

PM motioned that no variance is required. JH seconded, passed unanimously.

13. Church of Scientology, 214-226 Lincoln Street, Boston, V18-393

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Three existing buildings. Building 1 will be demolished, building 2 will be renovated. Over 30%. Seeking relief from 25.1. BCIL objects to the variance. Both will have fully accessible entrances.

RG arrived

~~HR motioned to grant as proposed the request for the ramp for buildings A and B~~

HR withdrew his motion.

PM motioned to continue for information on large plans showing accessible routes with elevation heights, widths, the ramps, elevation of each landing and how narrow the sidewalk is.

JH seconded. RG abstained. Motion passed.

HR motioned for additional information on moving the structural column.

DJ seconded, passed unanimously.

Executive Session, Discussion of Pending Litigation - Closed Session pursuant to M.G.L. c. 30A, § 21

JH motioned to open executive session to discuss pending litigation pursuant to M.G.L.c.30A, § 21. PM seconded, passed unanimously.

Roll Call

DJ, DG, HR, PM, JH, EB, RG, WW

Motion passed.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

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PM motioned to leave Executive Session and go back into regular session.

Roll Call

DJ, DG, HR, PM, JH, EB, RG, WW

Motion passed.

14. Mixed Income, Olmstead Green, 11 Falcon Lane, Boston, V18-367

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Discovered that one of the buildings did not meet definition of town house. Needed a variance for that. Building inspector held things up. It is only for 1 of the buildings the rest of property meets code. 9.6 townhouse exemption limits number of units that comply. Ground floor units are going to be designed as group 1.

WJ – petitioner was seeking for us to review the layout. Gave me blueprints of all groups and other units. Identified 11 Falcon Lane assumed it was a town house. They needed relief fact that it is a duplex and need an elevator. Looking to not put an elevator in that one unit. MCIL objected on the townhouse exemption. Board continued for info on other units. BF barrier free. Spoke to Frank Demato. They aren't meeting the Boston zoning definition of townhouses. They meet our exception. The only relief they need is on this one unit, 9.5.4 they don't want to put an elevator in it.

EB motioned to grant as proposed. DG seconded, DJ abstained. Motion passed.

15. Dance Classroom, Springfield College, 29 Sheffield Street, Springfield, V18-394

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Proposed to use a freight elevator for 2nd floor access. The need relief from 524 CMR in addition to AAB variance. There is a plan to make the building fully accessible. When elevator is used and open to the public needs to have a licensed operator. Who uses student lounge? How many people fit in the room? Cert of occupancy in 2011.

Path of second means of egress.

DG motioned to continue for more information. JH seconded passed unanimously.

16 Avenu at Natick, 3 Superior Drive, Natick, V18-395

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction. 3.2 jurisdiction. Senior housing to be leased. Sink depths.

DG motioned to grant on usual conditions. EB seconded, passed unanimously.

17. Gaylord Mansion, 12 Fairview Avenue, Chicopee, V18-396

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Renovations seeking 11 variances requesting almost complete relief. No dorm room on the first floor. Asking to not put in vertical access

PM motioned to packet for 1/28. HR seconded, passed unanimously.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

18. Pearlman Hall, 415 South Street, Waltham, V18-397

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Replacement of incline platform lift. Originally installed as 28 x 34. 28.12.1 30 x 48 requirement. Replacement should have 30 x 48. Can give 31 ½ x 41 3/8.

HR motioned to grant. PM seconded, passed unanimously.

Ask them to give floor plans that are the same in scale.

19. Residential Building, 94 Washington Square East, Salem, V18-398

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Existing building on property. Large former single dwelling. New three story rear addition, creating 18 units. No requirements for group 1 in this setting or 2A. Only requirement is for public and common areas. Proposing an elevator and make units in addition as group 1. Zoning limited the height of the addition. First aligns, second and third do not align, have steps connecting. There is an elevator that serves all floors but can't get to renovated piece.

JH motioned to grant as proposed. DG seconded, passed unanimously.

Second request is related to stairwell in front hall. Proposing a wall side handrail. Stairs have winders.

EB motioned to grant as proposed on the stairwell. JH seconded, passed unanimously.

20. 194 K Street, 194 K Street, South Boston, V18-399

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction, 3.2. four stories, underground parking. Seeking 28.12.1 to allow the use of vertical wheelchair lift from ground floor parking to first floor group 1 dwelling unit. BCIL opposed to variance.

DJ – when these are approved, they need to submit something or allow us to go on a site visit to check the work before the final CO.

JH motioned to grant as proposed. EB seconded, RG and JD abstained. Motioned passed.

The Board broke for lunch

WW left for the afternoon

The meeting resumed

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JH Chaired

Hearing

Greenfield Garden Cinemas, 361 Main Street, Greenfield (V12-089) - Fine Hearing

Exhibit #1 AAB 1-140

No one from Garden Cinemas attended the meeting

21. Northerly Side of Boylston between Exeter St and Fairfield St, Boston, V18-400

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

City of Boston seeking the slope of furniture zone and panels. Sidewalk will be 8 ft wide, furniture zone 6.5 ft wide, 22.3.1. Disability Commission supports the variance.

DG motioned to grant EB seconded, DJ, PM abstained. Motion passed.

22. Ticcoma Green, 6 Fairgrounds Road, Nantucket, V18-401

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Four apartment buildings for rent 64 units, 3 stories above grade with basement. 3.2. seeking relief from multi story group 1, 9.5.4. All ground floor units are accessible. All buildings equipped with elevators. All entrances will be accessible.

DG motioned to grant DJ seconded, passed unanimously.

23. Table Restaurant, 445 Hanover Street, Boston, V18-402

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

First discussed on 12/17/18. Sent in application and provided an amendment including 30.7.1. Proposing a portable ramp and buzzer. HR knows he is going to lose by not voting for the variance. 30.7.1, Compliance 25.1 by portable ramp

PM motioned to grant on both variances on the condition of accessibility notification on website, proper training of assistance and ramp use, and with a lighted menu board, for this business and this use only.

DG seconded, DJ Abstained, HR opposed. Motioned passed.

24. Brick Row House, 227 Newbury Street, Boston, V18-403

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

24.2.1 for 1 segment of the ramp.

DG left the room

HR approving something that has a path that is longer than a football field is not good. It is supposed to be equal access. TH - We can't make things 100% accessible.

HR - I don't think you are doing your jobs.

EB motioned to grant with the condition of a button for tenant assistance if needed. PM

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seconded, JD abstained, DG abstained, HR against.

25. Belmont Hill School, 350 Prospect Street, Belmont, V18-377

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

14.4.1, 28.1 20.1 AAB 8 EB motioned to grant on condition that the balcony level is used for over flow seating only. DG seconded, passed unanimously.

~~#2 AAB 9 North building entrance EB motioned to grant with appropriate handrails~~

EB motioned to table the case and take it back up after the hearing RG second, DG abstained

~~25.1 HR motioned to deny North Entrance RG seconded, EB opposed, PM opposed, JD opposed
DG abstained. Motioned denied.~~

HR withdrew motion.

EB motioned to grant as proposed with compliant handrails.

HR motioned for the petitioner to do a study on an accessible ramp on the North Entrance. PM seconded, passed unanimously.

*#3 27.3 EB motioned to grant with compliant nosings and handrails.
HR seconded, passed unanimously.*

#4 20.1 and 27.4

~~HR motioned to grant 20.1 and 27.4~~

HR withdrew motion

25.1, 20.1, 27.4

HR motioned for staff to speak with the petitioner and request additional information and cost estimates on the North Building entrance and how it could be made accessible and information and cost estimates on the tiered seating. Also, information and cost estimates on how to improve the West non-compliant ramp that they plan to demolish and if there is any overlap on the tiered seating and ramp. .

PM seconded, DG abstained, motion passed.

26. Hayward Landing, 26 North Street, Douglas, V18-328 - Variance Hearing

Exhibit #1 AAB 1-67

Exhibit #2 Affidavits (4 will send in the 5th)

Jeffrey C. Turk, Turk and Quijanu, Attorney (JT)

Kelley Marchand, Hayward Landing, Property Manager (KM)

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The Chair swore the parties in.

JT - Four story building. Around thanks giving the elevator failed. Started repairs, we were told it is going to take a couple of months, contracted to install chairlift. 5 disabled residence in the apartment building. Filed for variance. The parts are in, there is an active chairlift. The issue is installing an elevator is costly. Spent \$8,000 to rent the chair lift and have staff on extra hours to help the residents. Have affidavits from residents. They are satisfied with the resolution. None of them are asking for relocation. Told elevator will be working in a couple of weeks. Won't need the variance through June.

EB – for the record, one of the affidavits is not signed.

DJ – applaud you for the effort of assisting the tenants.

DG - is it intended that you will take the lift down when elevator is done?

JT - thank you.

HR – I want to commend you also.

EB - did the General Policies include relocating people if they wanted to relocate?

JT – AAB 10 is our policy for everyone in the building all the time. We were asked to do additional things.

Doesn't include relocating people.

JT – we were ready to have chairlift installed but needed approval to install it. Our reasonable accommodation policy was approved by AG. Nothing specific in is as putting people up in a hotel. If we got a request to relocate, we would expedite it. I can't change our national policy for this incident.

TH - case came from the state building inspector and we expedited it.

KM - they started by hoisting the elevator cab up. Will start drilling Monday if they decide to drill.

TH - paperwork says if have to drill will take longer.

KM - elevator co expects they will not expect to have to drill. Think it will be up and running by the end of the month.

EB - comes in to play after the chair lift granted. If it happens again, in the limbo time, what were the residence doing in this time period? If this happens again why isn't this referenced? We are talking about the period of elevator failing,.....I don't see the policy addressing the circumstance. They should be articulated in the policy.

HR if a tenant requests relocation you will find a way to relocate....

JT - they have a robust policy over the country. Whenever someone makes a request that raises reasonable accommodation they put in a request.

EB- were there any requests in the time period to be relocated?

JT - No. Management reached out to all the tenants to see what they needed.

HR – if you didn't need a variance how much quicker would it have been?

JT – we were already in process of doing it then spoke to the building inspector.

PM - what if something happens and it takes longer. In similar cases they have had the policy. Would you consider including the item.

DJ – would you be willing to make changes to this policy for Massachusetts properties.

JT - it applies nationally it has been approved by the AG's office. If we were to deny relocation we would notify the board.

DJ - would you add an amendment to this policy?

JH – national policy, you went through process of getting it approved. An affidavit saying if a client needs to be relocated...this is what we are willing to do, this is our policy. Should one of

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our residence change mind and need to relocate you are saying you will take request and do what you can to fulfill that and sign that you

JT - Water's Edge is a different situation.

JT - I have no problem having them sign an affidavit. If there is a denial the board will be immediately informed.

PM – what are our options if they notify them or the tenants notify us?

TH - A tenant can file a complaint.

HR motioned if a tenant request relocation the request will be expedited and the Board will be notified if there are any denials. EB seconded, passed unanimously.

27. 3:00 p.m. – Walando Homes, 25, 31 Orlando Street, 91, 93, 95, 97, 99, 101 Waldeck Street, Boston, V18-277 – Variance Hearing

Exhibit #1 AAB 1-62

Exhibit #2 Waldeck Rear stairs interior handrail height view 1 and 2

Jarred Johnson, Codman Square – Project Manager (JJ)

Marie Sorensen, Sorenson Partners, Architect (MS)

The Chair swore the parties in.

DJ, DG, HR, PM, JH, EB, RG

MS – What I understand to be the outstanding issues. Relative to the original application, requested more information, height approximately 30 inches. We wanted to provide additional information. 25 inches and 27 inches in another image. 2nd issue still request variance 6 to not make lobbies and exterior entrances at and accessible. Now they are 12 units.

Third issue we included a lift to access the basement of the new common spaces at 95 97 Waldeck no longer seek variances for the laundry room service office and community room. AAB 8 proposing ally to be the public entrance. Two dog houses, lift will be in one of them. We are in design development.

DJ – did you just acquire the building?

JJ - There were numerous problems.

JD – has a permit been pulled to de-commit the basement illegal units? Do you have copies of the permits?

Don't have them.

JJ - the residents were moved out of the units and have a good reason to demolish them.

JD – there are other issues to be addressed.....front openings to the basement. They were never permitted.

MS - I had my architect assessment of how they looked, they were identical didn't leave me to believe they were added by the owner. There were a few issues your dept. flagged. In the basement a light well shaft had illegal openings. Can't have an opening in a wall.

That is one of the major reasons we merged the buildings. 91 and 93 is now one building. The emergency repairs fire door has been installed. Columns that were moved. Demolition permit.

DJ – follow up with me on the work.

DG - lift only takes you from back entry to community room in 97 95 AAB 12 and 13.

MS - you are correct no access to the units. AAB 28 we no longer need those plans.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

DG - everyone has to go outside to get to the basement

Yes.

DG - why do you enter through hallway community room? To get to get to laundry?

MS - if there is a meeting in community room foot traffic. If using the laundry room, accessible units are in the other building. The residents in Waldeck.....most people would be able to use stair.

97 side has 4 additional inches of head room. If we had access to other areas we would probably make different organizational.

DJ – front egress to the basement I don't think they are legal.

MS - do you know the illegal aspects of the front stairs?

DJ – former owner built illegal units. Don't want you to get caught up in the old history.

HR - AAB 4 second paragraph. 95 97 Waldeck how does someone get to the laundry room?

DG – they live in the other building.

MS - none of the units at Waldeck will be rented as accessible board approved all the accessibility to be at the Orlando homes.

MS - if someone lived at Waldeck and became accessible we would accommodate them.

HR – how would I get to the laundry room.

MS - if you were in a wheelchair we would relocate you. If another problem,.....

Everyone goes outside.

HR – how long of a walk is it?

MS – 80 feet outside

AAB taking back variance request.

~~HR motioned to allow to withdraw amended variance requests. DG seconded, DJ abstained~~
HR withdrew his motion

AAB 22, 40 and AAB 3

AAB 22 added 6,7, 8, 9 to the original five requests. And then on AAB 3 rescinded 7,8,9.

Still request variance 6 lobbies and exterior entrances

Item #4 27.4.2

DG – 10 inches is significant.

JH can an exterior rail be added.

MS - it may or may not help. One option would be to leave interior as is and do a wall side handrail.

DG motioned to grant the inside rail to leave as is and provide wall side accessible rails.

EB seconded, passed unanimously.

RG - nosings

MS - there are no nosings, solid lip with a small lip. Not greater than a ½ inch.

MS - the summary is there are no group 1 units at Waldeck they are at Orlando. We are rebuilding exterior entrances with handrails. We do not want to make lobbies and front entrances accessible.

HR motioned that the common areas and entrances are not required to be accessible, granting the variance relief on the condition of proper signage of how people enter the community room.

RG seconded, JD abstained, passed.

HR motioned that the Board requests that the petitioner provides information to ISD demonstrating that all construction has been permitted and any construction not permitted has

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been closed off and all violations are to be removed. DG seconded, DJ abstained, motion passed.

MS - Entrances of the two buildings we wrote that we were going to replace the front stairs because doors swing out. We were going to put a top landing. Haven't provided a memo we are providing text.

HR - once you decide what you are going to do submit an amendment.

HR left for the day

28. Axe Throwing, 73 Norman Street, Everett, V18-352

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

First presented 11/19

First requested a variance in a letter. Needed to submit an application, took up at 11/19.

New bathrooms, new finishes, on 11/19 application incomplete no financial information.

Continued to have a meeting and asked for dimensions of toilet rooms. On 12/12 a new application was submitted with spending. 155,000 spending. Over 30% but only dealing with a tenant space. Informed that an amendment for change in level is needed.

Need to vote on 25.1

DG motioned to grant on the condition the variance amendment is submitted on the level changes and the handrails on front entry stairs are compliant. EB seconded, passed unanimously.

29. Halstead Danvers (Bradlee Danvers) 1000 & 2000 Kirkbride Drive, Danvers, C15-139

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

KMA was hired to do the report. Basic things are missing.

We need to know how many group 1 units were built.

They did a sampling.

DG motioned to packet. PM seconded, passed unanimously.

30. 98 Brookline Avenue, Boston, C17-025, V09-003, V17-070, V17-091

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The lift design for Mr. Crowley is not what the Red Sox want. Their plan creates window offices.

*DG motioned to grant the new lift location on the condition the board does a site visit and confirms compliance and it is done in a 1 year time frame as in the settlement.
RG seconded, passed unanimously.*

31. Pilgrim Monument, One High Pole Road, Provincetown, Provincetown, V12-061

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

EB abstained

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Received the requested follow up information. Received approvals, funicular does not address outstanding issues. They were required to provide handicapped parking at the top of the hill and build a ramp.

*DG motioned to schedule a fine hearing and no permits be issued to start the funicular.
PM seconded, EB abstained. Motion passed.*

32. Leicester Public Library, 1136 Main Street, Leicester, V16-337

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Historic library entrance is 5 steps up. At the time they applied, they wanted 25.2, 25.3 and 26.7 offered to install auto door openers. Saying they do not have money to install auto door openers. Asking to remove.

DJ motioned to deny their request. PM seconded, DG abstained, passed unanimously.

33. Affidavit

Bed and Breakfast, 306 French Street, Fall River

Third floor will be a residence.

*DG motioned to deny, the Board doesn't recognize Donald Woods as being the proprietor.
EB seconded, passed unanimously.*

34. Playground Mats

Should have a testing period. Should we check in with the people in Newton who are using it?

*DG motioned for JH to be allow to contact the school for further information. RG seconded,
passed unanimously.*

DG motioned for a two year trial period for playground mats until 1/1/2021. Any organizations looking to pursue needs to come to the Board with the product for approval. We will solicit feedback until 1/1/2021 and reviews. DJ seconded, passed unanimously.

*DG motioned that the Board is not ready to address the code language.
DJ seconded, passed unanimously.*

35. Temporary Gallery, 95-127 West Rodney French Blvd., New Bedford, V18-149

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Petitioners failure to get a variance from elevator board we denied use for of the elevator. Now petitioner has a variance issued by elevator board until May 2019 then fully compliant elevator is required. We can require licensed operator when open to public and monthly status 2/1/ 2019. If not provided shut down the system. Contract for elevator, deposit payments, etc.

PM motioned to reinforce the Board's pervious order and require a license operator for when the elevator is used by the public and a fully compliant elevator is installed by 5/31/ 2019, with monthly status reports starting 2/1/2019. If status reports are not provided, the system will be shut down. EB seconded

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Minutes from the December 17, 2018 Architectural Access Board meeting

*PM motioned to accept the minutes from the December 17, 2019 meeting.
DJ seconded, passed unanimously.*

The following cases were tabled to the January 28, 2019 meeting:

Fire Wall Separating Dwelling Units, D/R/E/A/M Collaborative, A18-019

Employee Only Space, 521 CMR 5.00, Mendon Police Station, 20 Main Street, A19-001

Upton Housing Authority, 4 Hartford Avenue, N. Upton, C18-020
Exhibit – Variance Application and associated documents

Berkshire Pulse, 420 Park Street, 3rd Floor, Housatonic, V13-100
Exhibit – Variance Application and associated documents

Refuge Church of Christ, 46 Millmont Street, Roxbury, V18-218
Exhibit – Variance Application and associated documents

Kingdom Hall of Jehovah's Witnesses, 1672 Washington Street, Newton, V18-219
Exhibit – Variance Application and associated documents

Six Floor Apartment Building, 1039 Mass Ave., Cambridge, V18-323
Exhibit – Variance Application and associated documents

Bellevue Golf Club, 320 Porter Street, Melrose, V18-360
Exhibit – Variance Application and associated documents

Chestnut Farm Apartments, 100 Chestnut Farm Way, Raynham, V18-383
Exhibit – Variance Application and associated documents

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

Exhibits

Rowley Police Station, 477 Haverhill Street, Rowley, V18-379
Exhibit – Variance Application and associated documents

Hampshire County Jail, 205 Rocky Hill Road, Northampton, V18-380
Exhibit – Variance Application and associated documents

4 Story Building, 30 Brattle Street, Cambridge, V18-381
Exhibit – Variance Application and associated documents

January 7, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Sidewalk Reconstruction, Dudley St. between Mass Ave. and Clifton, Cambridge, V18-384

Exhibit – Variance Application and associated documents

Three Story Building, 182 West Main Street, Marlborough, V18-385

Exhibit – Variance Application and associated documents

The Graphic, 32 Cambridge Street, Boston, V18-386

Exhibit – Variance Application and associated documents

31 Rental Units, 467 Main Street, Reading, V18-387

Exhibit – Variance Application and associated documents

Child Care Center, 114 Western Avenue, Allston, V18-388

Exhibit – Variance Application and associated documents

Brick Retail Building, 39 Brattle Street, Cambridge, V18-389

Exhibit – Variance Application and associated documents

Worcester County Courthouse Apts., 2 Main Street, Worcester, V18-390

Exhibit – Variance Application and associated documents

Central School, 20 Academy Street, Arlington, V18-391

Exhibit – Variance Application and associated documents

MIKEL Coffee Drive Through, 15 College Hwy, Southamptn, V18-392

Exhibit – Variance Application and associated documents

Church of Scientology, 214-226 Lincoln Street, Boston, V18-393

Exhibit – Variance Application and associated documents

Dance Classroom, Springfield College, 29 Sheffield Street, Springfield, V18-394

Exhibit – Variance Application and associated documents

Avenue at Natick, 3 Superior Drive, Natick, V18-395

Exhibit – Variance Application and associated documents

Gaylord Mansion, 12 Fairview Avenue, Chicopee, V18-396

Exhibit – Variance Application and associated documents

Pearlman Hall, 415 South Street, Waltham, V18-397

Exhibit – Variance Application and associated documents

Residential Building, 94 Washington Square East, Salem, V18-398

Exhibit – Variance Application and associated documents

194 K Street, 194 K Street, South Boston, V18-399

Exhibit – Variance Application and associated documents

January 7, 2019

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Northerly Side of Boylston between Exeter St and Fairfield St, Boston, V18-400
Exhibit – Variance Application and associated documents

Ticcoma Green, 6 Fairgrounds Road, Nantucket, V18-401
Exhibit – Variance Application and associated documents

Table Restaurant, 445 Hanover Street, Boston, V18-402
Exhibit – Variance Application and associated documents

Brick Row House, 227 Newbury Street, Boston, V18-403
Exhibit – Variance Application and associated documents

Halstead Danvers (Bradlee Danvers) 1000 & 2000 Kirkbride Drive, Danvers, C15-139
Exhibit – Variance Application and associated documents

Pilgrim Monument, One High Pole Road, Provincetown, Provincetown, V12-061
Exhibit – Variance Application and associated documents

Leicester Public Library, 1136 Main Street, Leicester, V16-337
Exhibit – Variance Application and associated documents

98 Brookline Avenue, Boston, C17-025, V09-003, V17-070, V17-091
Exhibit – Variance Application and associated documents

Temporary Gallery, 95-127 West Rodney French Blvd., New Bedford, V18-149
Exhibit – Variance Application and associated documents

Axe Throwing, 73 Norman Street, Everett, V18-352
Exhibit – Variance Application and associated documents

Mixed Income, Olmstead Green, 11 Falcon Lane, Boston, V18-367
Exhibit – Variance Application and associated documents

Belmont Hill School, 350 Prospect Street, Belmont, V18-377
Exhibit – Variance Application and associated documents

Playground Mats

Hayward Landing, 26 North Street, Douglas, V18-382 – Variance Hearing
Exhibit #1 AAB 1-67
Exhibit #2 Affidavits

Walando Homes, 25, 31 Orlando Street, 91, 93, 95, 97, 99, 101 Waldeck Street, Boston, V18-277 – Variance Hearing
Exhibit #1 AAB 1-62
Exhibit #2 Waldeck Rear stairs interior handrail height view 1 and 2

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