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BBRS Building Code Appeals Board (BCAB)

Meeting Location: Milford District Office, 50 Maple Street, Milford, MA.

April 19, 2016

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Meeting Called to order by the Chairman, Richard Crowley, at 9:30 a.m. followed by Roll call:

Board Members Present:

Richard Crowley, Chairman

Tom Perry

Jen Hoyt

Board Members Not Present:

None

There were three (3) cases on the docket scheduled each 30 minute period, beginning at 9:30 a.m. and running until approximately 12:00 p.m. The three board members identified above served each case; guests varied with each case. A copy of the sign-in sheet for each case is appended to these minutes to identify attendees.

Guests Present:

See sign-in sheet for each case:

1. Meeting minutes

2. **Case Number :** 16-1619

Appellant: John Collins

Address of Property: 88 Prince Street, 1A, Boston, MA. 02113

Summary of Case: This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Section 912.2.1 and 912.2.2, with respect to his existing condominium dwelling unit (#1A) within a 10-unit condominium building.

On a **MOTION** by Tom Perry and **SECONDED** by Jen Hoyt, it was **UNANIMOUSLY** voted to allow variances from the International Existing Building Code ("**IEBC**") (**as adopted by Massachusetts as part of 780 CMR**) Sections **901.2, 912.1, 912.2 and 912.2.2.1**

3. **Case Number :** 16-1620
Appellant: Douglas Anderson for Winchester Soccer Club
Address of Property: 120-134 Cross Street, Winchester, MA. 01890
Summary of Case: This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Section 507.5, with respect to the new construction of an indoor soccer facility located at 120-134 Cross Street, Winchester, MA.

List of Exhibits:

- Exhibit 1.** Application dated March 25, 2016 and received on March 30, 2016.
Exhibit 2. Key plan of Soccer Club dated December 20, 2012, 1 page.
Exhibit 3. Layout & Materials of Soccer Club dated December 20, 2012, 1 page.

On a **MOTION** by Tom Perry and **SECONDED** by Jen Hoyt, it was **UNANIMOUSLY** voted to allow a variance from **780 CMR 507.5**.

4. **Case Number:** 16-1621
Appellant: Vannak Kann
Address of Property: 74 Middlesex Street, Lowell, MA. 01852
Summary of Case: The Appellant sought relief from 780 CMR (*The State Building Code, Eighth Edition*) Section 105.1, 410.4, 1008.1.9, 1009.6.3 and 1028.6, with respect to the Crown Nightclub, located at 74 Middlesex Street, Lowell, MA.

List of Exhibits:

- Exhibit 1.** Application received February 26, 2016.
Exhibit 2. Layout plans KHMER Sports Club, 3 pages.
Exhibit 3. Emails to Shaun Shanahan Dated February 1, 2016 & March 11, 2016, 2 pages.

On a **MOTION** by Jen Hoyt ("Motion One"), and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to **DENY** a variance from **780 CMR 105.1**. On a **MOTION** by Jen Hoyt ("Motion Two"), and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to **DENY** a variance from **780 CMR 410.4**. On a **MOTION** by Jen Hoyt ("Motion Three"), and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to **DENY** a variance from **780 CMR 1008.1.9**. On a **MOTION** by Jen Hoyt ("Motion Four"), and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to **DENY** a variance from **780 CMR 1009.6.3**. On a **MOTION** by Jen Hoyt ("Motion Five"), and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to **DENY** a variance from **780 CMR 1028.6**. **The Appeal is DENIED.**

5. The meeting was adjourned at 12:00 p.m.