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Minutes

BRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
September 23, 2025

Meeting Called to order by the Chairman Jeffrey Clemons, at 9:00 a.m. followed by Roll call:

Board Members Present:

Jacob Nunnemacher
Jeffrey Clemons, Chairman
David Riquinha (Ross Seavey)

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0081
Appellant: Lindsay Trigilio (Owner-Captains Landing Condo. Trust)
Property Address: 23 Washington Street, Beverly, MA. 01915
Summary of Case: Appellant is seeking relief from 780 CMR 111.1, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Jeffrey Clemons to **DENY** the request for a variance to **780 CMR 111.1**. The Motion was approved by a 2-1 vote, Ross Seavey was opposed.

- Case Number:** 25-0108
Appellant: John Giardina
Property Address: 12 Club Circle, Pittsfield, MA, 01201
Summary of Case: Appellant sought relief from 780 CMR, MSBC Chapter 1 Section R105, with respect to an existing building.

Ross Seavey made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **DENY** the variance to **780 CMR Chapter 1, Section R105**. The Motion was approved by unanimous vote.



3. **Case Number:** 25-0112
Appellant: Clayton Rollins (Owner-Pierre Ibrahim)
Property Address: 245 Cape Road, Taunton, MA. 02780
Summary of Case: Appellant sought relief from 780 Section 903.2, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by David Riquinha, That we **INTERPRET** in accordance with **780 CMR Section 903.2**, this building does not need a sprinkler system until they have more than the set thresholds in **Table 903.2**. The Motion was approved by a 2-1 vote, David Riquinha was opposed.

4. **Case Number:** 25-0117
Appellant: Jonathan Austin (Owner-Mass DOT Highway Department)
Property Address: 519 Appleton Street, Arlington, MA. 02476
Summary of Case: Appellant sought relief from 780 CMR 10th Edition Section 1019.3 and 713, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** a variance to **780 CMR 10th Edition Section 1019.3** based on the facts presented and the fact that the Building Inspector is not opposed. The Motion was approved by unanimous vote.

The meeting adjourned at 12:30 p.m.