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Minutes

BBS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
September 4, 2025

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

Board Members Present:

Jacob Nunnemacher
Michael McDowell, Chairman
Jeffrey Clemons

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0073
Appellant: Allen Carpenter (Owner-Carpenter, LLC)
Property Address: 30 Main Street, Millville, MA. 01529
Summary of Case: Appellant is seeking relief from 780 CMR 9th Edition Section 406.1.2, 406.1.1, 406.1.3, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Michael McDowell, to **UPHOLD** the decision of the Building Inspector in regards to **780 CMR 9th Edition Section 406.1.3**. The Motion was approved by a 2-1 vote, Jeffrey Clemons was opposed.

- Case Number:** 25-0097
Appellant: David Sprague (Owner-Stoney Hill Farms Home. Trust)
Property Address: 28 Stoney Hill Lane, West Tisbury, MA, 02575
Summary of Case: Appellant sought relief from 2015 ISPSC 406.5, 407.2, 409.2, 409.2.2, 409.3, 412.1, 409.4, 409.4.1, 409.4.2, 307.9, 411.1.6, 412.2, 412.4, MGL 140 Section 206, with respect to an existing pool.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **UPHOLD** the determination of the Building Official that this is a Class C Semi-Public pool as defined in **ISPSC**. The Building Official provided documents that this was a Semi-Public pool as it falls under **ISPSC Section 202**. The Motion was approved by unanimous vote.



3. **Case Number:** 25-0103
Appellant: Ronald Skaife (Owner-William Bresnahan S & C Center, Inc.)
Property Address: 150 Center Street, Ashburnham, MA. 01430
Summary of Case: Appellant sought relief from 780 CMR 8th Edition Table 903.2, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Michael McDowell, to **GRANT** a variance to **780 CMR 8th Edition Table 903.2** which requires sprinklers in this Assembly Use building as it is over 5,000 square feet. This is also granted because of no opposition from the Building Inspector. The Motion was approved by a 2-1 vote, Jeffrey Clemons was opposed.

4. **Case Number:** 25-0104
Appellant: Andrew Skoog (Owner-Fitchburg Housing Authority)
Property Address: 877 Water Street, Fitchburg, MA. 01420
Summary of Case: Appellant sought relief from 780 CMR 10th Edition, IRC AJ109.2, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **GRANT** a variance to **780 CMR 10th Edition, IRC Section AJ109.2**. This is also granted because of no opposition from the Building Commissioner as well. The Motion was approved by unanimous vote.

5. **Case Number:** 25-0089
Appellant: Christopher Constantino
Property Address: 10 Graeme Way, Groveland, MA. 01834
Summary of Case: Appellant sought relief from 780 CMR Section R105.4, with respect to an existing pool.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **SUPPORT** the Building Official's determination that the pool was not installed in accordance with **701.5**, which requires the pool to be installed with the manufacturer's instructions on solid ground. The Motion was approved by unanimous vote.

The meeting adjourned at 1:00 p.m.