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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
October 7, 2021

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

Board Members Present:

Michael McDowell
Richard Crowley, Chairman
Jake Nunnemacher

Guests Present:

See sign-in sheet for each case:

- Case Number:** 21-0094
Appellant: Mark Sargent (Owner-Ed Munter-Berlin General Store)
Property Address: 19 Central Street, Berlin, MA. 01503
Summary of Case: Appellants sought relief from 780 CMR, IMC Section 501.3.1, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Richard Crowley, to **GRANT** a variance to **780 CMR, IMC Section 501.3.1** to allow the hood height to be nine to ten feet above grade. It is conditioned on the window remaining inoperable. It was a TWO to ONE vote, Jake Nunnemacher was **OPPOSED**.

- Case Number:** 21-0096
Appellant: Christopher D. Strang, Esq. (Owner-Elmer Alvarez)
Property Address: 8 Manthorne Road, West Roxbury, MA. 02132
Summary of Case: Appellants sought relief from 780 CMR 1051.1, with respect to the construction of a fence.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Michael McDowell, to **OVERTURN** ISD's determination that a building permit was required under **780 CMR** to install a fence.

- Case Number:** 21-0097
Appellant: Brendan Johnson (Owner-Seaport N/P Title Holder LLC)
Property Address: 400 Summer Street, Boston, MA. 02210



Summary of Case: Appellants sought relief from 780 CMR 706.8 and 510.2, with respect to new construction.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Michael McDowell, to **GRANT** variances to **780 CMR 706.8** and **510.2**.

4. **Case Number:** 21-0098
Appellant: Patrick Banks (Owner-Katelyn Luczynski Banks)
Property Address: 232 Zoar Road, Charlemont, MA. 01339
Summary of Case: Appellants sought relief from 780 CMR 1010.1.1, with respect to five campground cabins.

Michael McDowell made a **MOTION** that was **SECONDED** by Richard Crowley, to **GRANT** a variance from **780 CMR 1010.1.1** on conditions, to which Appellant agreed, that: (1) "Low Clearance" signs are installed to alert occupants about the low door height; (2) Appellant's communications in its welcome emails alert occupants about the low door height; and (2) occupants are advised on site at the time of check-in about the low door height ("Motion"). The Motion was approved by a TWO to ONE vote, Jake Nunnemacher was **OPPOSED**.

5. **Case Number:** 21-0099
Appellant: Chelsea Agyiri
Property Address: 531 Depot Street, Unit B, Easton, MA. 02375
Summary of Case: Appellants sought relief from 780 CMR 51.00, R305.1, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Richard Crowley, to grant a variance to **780 CMR 51.00, R305.1** on condition that the attic room is not used as a bedroom.

The meeting adjourned at 2:00 p.m.