



**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**MIKE KENNEALY**  
SECRETARY OF HOUSING AND  
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Professional Licensure**  
**Office of Public Safety and Inspections**  
1000 Washington Street, Suite 710  
Boston, Massachusetts 02118

**EDWARD A. PALLESCHI**  
UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

**LAYLA R. D'EMILIA**  
COMMISSIONER, DIVISION OF  
PROFESSIONAL LICENSURE

Minutes

**BBS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**February 4, 2021**

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

**Board Members Present:**

Steven Frederickson  
Richard Crowley, Chairman  
Jake Nunnemacher

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 21-0003  
**Appellant:** Paul Moan (Owner-Breakthrough Properties)  
**Property Address:** 105 West First Street, Boston, MA. 02127  
**Summary of Case:** Appellants sought relief from 780 CMR 414.2.1, with respect to new construction.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** a variance to **780 CMR 414.2.1** (to allow the proposed window sprinkler system in lieu of two-hour fire-rated passive walls in the locations described in the Exhibits) on conditions that (1) openings of wall area are no greater than approximately 20% (as the testimony and other evidence showed); and (2) the proposed window sprinkler system must be reviewed by Boston Fire to confirm that the system is appropriate for the Control Areas (see Exhibits 1-B and 3) and the types of flammable liquids to be located in those Areas.

- Case Number:** 21-0004  
**Appellant:** Paul Esteve (Owner-Billerica Venture, LLC)  
**Property Address:** 104 Lexington Road, Billerica, MA. 01821  
**Summary of Case:** Appellants sought relief from 780 CMR 703.4 and 1020.1, with respect to new construction.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** variances to **780 CMR 703.4** and **1020.1** (for the proposed interior window sprinkler system for the glass portions of interior walls on the second and third floors of the building (see Exhibit 2) on conditions that: the sprinkler system must comply with **2013 NFPA 13, Section 815.4**.



3. **Case Number:** 20-0122  
**Appellant:** Joseph Igoe (Owner-28 Petronelli, LLC)  
**Property Address:** 28 Petronelli Way, Brockton, MA. 02301  
**Summary of Case:** Appellants sought relief from 780 CMR 705.8, with respect to an existing building.

Steven Frederickson made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance to **105 CMR 705.8**, on condition that the proposed Easement Agreement (see Exhibit 1-B) is executed and remains in effect.

The meeting adjourned at 2:00 p.m.