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Minutes

BRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
April 7, 2022

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

Board Members Present:

Richard Crowley
Kerry Dietz, Chairman
Jacob Nunnemacher & Jennifer Hoyt

Guests Present:

See sign-in sheet for each case:

- Case Number:** 22-0016
Appellant: Candice Reynolds (Owner- Sawyer Reach LLC)
Property Address: 80 Mariner's Way, Plymouth, MA. 02360
Summary of Case: Appellants sought relief from 780 CMR 3109.3, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Richard Crowley, to **UPHOLD** the Building Officials' ruling of **780 CMR 3109.3**, this is a violation, and to **GRANT** an alternative to allow this 6 ft. vinyl board panel, 5 ft. vinyl board panel with another open foot on top of it to be accepted. The motion was approved by unanimous vote.

- Case Number:** 22-0018
Appellant: Jay Ierardi (Owner-Dracut House of Pizza)
Property Address: 1067 Lakeview Avenue, Dracut, MA. 01826
Summary of Case: Appellants sought relief from 780 CMR 102.6.1, with respect to an existing building.

Richard Crowley made a **MOTION** that was **SECONDED** by Kerry Dietz, to **OVERTURN** the Inspector of Buildings ruling about **780 CMR 111.4** (which revoked the certificate of occupancy and annual certificate of inspection), and to **GRANT** relief to allow non-separated mixed-use to the B Use Group on condition that Appellant does not exceed a maximum occupant amount of 49 on the second floor of the building. It was a TWO to ONE vote, Jake Nunnemacher was **OPPOSED**.



3. **Case Number:** 22-0019
Appellant: Douglas Anderson (Owner-64 Richdale Avenue, LLC)
Property Address: 64 Richdale Avenue, Cambridge, MA. 02140
Summary of Case: Appellants sought relief from 780 CMR R311.1, and 780 CMR 51.00, with respect to new construction.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Kerry Dietz, to **ALLOW** Appellant's request to **WITHDRAW** the Appeal Application without prejudice. The motion was approved by unanimous vote.

4. **Case Number:** 22-0020
Appellant: Michael Brangwynne (Owner- Kenneth Kasczowski, Trustee)
Property Address: 53 Sturbridge Road, Charlton, MA. 01507
Summary of Case: Appellants sought relief from 780 CMR 901.2, with respect to new construction.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Richard Crowley, to **GRANT** a variance from **780 CMR 901.2** and approve Appellant's performance- based designs as described about alternative fire protection design, construction type, egress distance, whole building evacuation through using horn strobes. The motion was approved by unanimous vote.

5. **Case Number:** 22-0021
Appellant: Steven A. Vincent (Owner- Hood Park LLC)
Property Address: 100 Hood Park Drive, Charlestown, MA. 02129
Summary of Case: Appellants sought relief from 780 CMR 3006.1 and 3006.2, 403.6.1 and 3007.1, with respect to an existing building.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Richard Crowley, to **GRANT** variances from **780 CMR 3006.1** and **3006.2** on condition that the smoke guards are tested once per year. The motion was approved by unanimous vote. Richard Crowley made a **MOTION** that was **SECONDED** by Kerry Dietz, to **GRANT** variances from **780 CMR 403.6.1** and **3007.1**. It was a TWO to ONE vote, Jennifer Hoyt was **OPPOSED**.

The meeting adjourned at 2:30 p.m.