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Minutes

**BBRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**May 4, 2023**

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

**Board Members Present:**

David Riquinha  
Michael McDowell, Chairman  
Kent Vinson

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 23-0026  
**Appellant:** Ranen S. Schechner, Esq. (Owner-James Costanza & Janice Ma)  
**Property Address:** 25 Ellerton Street, Revere, MA. 02151  
**Summary of Case:** Appellants sought relief from 780 CMR R322.1.5, R322.1.11, and R322.2.2 (8<sup>th</sup> edition), with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **ALLOW** Variances from **780 CMR R322.1.5, R322.1.11, and R322.2.2 (8<sup>th</sup> Edition)**. The Motion was approved by unanimous vote.

- Case Number:** 23-0029  
**Appellant:** Michael Keneffick (Owner-Kathleen Nascimento)  
**Property Address:** 110 North Walker Street, Taunton, MA. 02780  
**Summary of Case:** Appellants sought relief from MSBC Section R114.2, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **DENY** the request to issue an order to the Building Commissioner to now issue a Certificate of Occupancy for the mobile home. The Motion was approved by unanimous vote.



3. **Case Number:** 23-0031  
**Appellant:** Kevin Hastings (Owner-Stack & Company)  
**Property Address:** 1778 Columbia Road, Boston, MA. 02127  
**Summary of Case:** Appellants sought relief from 780 CMR 1011.12.2, with respect to new construction.

Kent Vinson made a **MOTION** that was **SECONDED** by David Riquinha, to **ALLOW** a variance from **780 CMR 1011.12.2**. The Motion was approved by unanimous vote.

4. **Case Number:** 23-0032  
**Appellant:** John Colbert (Owner-MWRA)  
**Property Address:** 90 Redfield Road, Wakefield, MA. 01880  
**Summary of Case:** Appellants sought relief from 780 CMR 1006.3.2, with respect to an existing building.

Kent Vinson made a **MOTION** that was **SECONDED** by David Riquinha, to **ALLOW** a variance from **780 CMR 1006.3.2**. The Motion was approved by unanimous vote.

5. **Case Number:** 23-0033  
**Appellant:** F. George von Roth (Owner-His Providence Church)  
**Property Address:** 262 Swansea Mall Drive, Swansea, MA. 02777  
**Summary of Case:** Appellants sought relief from 780 CMR 34.00, 104.2.2.1, 780 CMR 1017.3.3, 780 CMR 1028.5, 780 CMR 507.11, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **ALLOW** Variances from **780 CMR 34.00, 104.2.2.1; 780 CMR 1017.3.3; 780 CMR 1028.5; and 780 CMR 507.11** on conditions that: (1) actual occupancy number in the educational spaces cannot exceed 275 people (including both students and all staff); (2) educational staff must conduct mandatory fire drill; (3) corridors and doors must not be obstructed at any time; (4) the age of students in the educational spaces is limited to no younger than 5 years of age. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.