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Minutes

BRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
May 5, 2022

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

Board Members Present:

Michael McDowell
Steven Frederickson, Chairman
Jacob Nunnemacher & Jennifer Hoyt

Guests Present:

See sign-in sheet for each case:

- Case Number:** 22-0027
Appellant: Carmel Gilberti, Esq. (Owner- Matthew S. Tavano)
Property Address: 77 Avenue A, Wareham, MA. 02571
Summary of Case: Appellants sought relief from 780 CMR 3107.2 and 3107.5.1 (6th Edition), with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Steven Frederickson, to **GRANT** variances from **780 CMR 3107.2** and **3107.5.1 (6th Edition)**. It was a **TWO** to **ONE** vote, Jake Nunnemacher was **OPPOSED**.

- Case Number:** 22-0029
Appellant: Matthew Anton (Owner-Sarah Trumbore)
Property Address: 35 Sylvan Lane, Osterville 02633
Summary of Case: Appellants sought relief from 780 CMR 51.00, R311.1, with respect to new construction.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Michael McDowell, to **AFFIRM** the Local Inspector's March 21, 2022 letter's determinations about **780 CMR 51.00, R311.1**, thus the BCAB **DENIED** Appellant's request for a variance. The Motion was approved by unanimous vote.



3. **Case Number:** 22-0030
Appellant: A. Vernon Woodworth (Owner-Paraam Pouladoei)
Property Address: 181 Pope Road, Acton, MA. 02126
Summary of Case: Appellants sought relief from 780 CMR 903.2, 903.2.1, 903.2.1.4, Table 506.1, 506.2, 780 CMR Section 1210.1, 521 CMR, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **ALLOW** Appellant's request to withdraw the Appeal without prejudice. The Motion was approved by unanimous vote.

4. **Case Number:** 21-0031
Appellant: Jeffrey Russell
Property Address: 498 Old Farm Road, Franklin, MA. 02038
Summary of Case: Appellants sought relief from 780 CMR 51.00 & R307.1, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance from **780 CMR 51.00, R307.1**. The Motion was approved by unanimous vote.

5. **Case Number:** 21-0032
Appellant: Daniel Robbins (Owner-Town of Chatham)
Property Address: 3 Champlain Road, Chatham, MA. 02633
Summary of Case: Appellants sought relief from 780 CMR 1612.4, with respect to new construction.

Michael McDowell made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance from **780 CMR 1612.4** and to recognize the building having functionally dependent use. The motion was approved by unanimous vote.

6. **Case Number:** 21-0033
Appellant: Jason Hopkins (Owner-Samuels & Associates)
Property Address: 401 Park Drive. Boston, MA. 02215
Summary of Case: Appellants sought relief from 780 CMR 706.1.1, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance from **780 CMR 706.1.1**. The Motion was approved by unanimous vote.

The meeting adjourned at 2:15 p.m.