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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
May 23, 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
Kristen McDonough

Guests Present:

See sign-in sheet for each case:

- Case Number:** 23-0015
Appellant: Mike Jaeger (Owner-DCAMM)
Property Address: 20 Manning Avenue, Middleton, MA. 01949
Summary of Case: Appellants sought relief from 780 CMR, 2018 IECC, C402 & Table 402.1.3, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance from **780 CMR, 2018 IECC, C402.1.3** on conditions that the roof system and the HVAC system will be fully compliant with **780 CMR, IECC** (as represented during the hearing) ("Motion"). The Motion was approved by unanimous vote.

- Case Number:** 23-0035
Appellant: Tara Gregory (Owner-1035 Commonwealth Avenue, LLC)
Property Address: 1035 Commonwealth Avenue, Boston, MA. 02215
Summary of Case: Appellants sought relief from 780 CMR 705.8, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** A variance from **780 CMR 705.8**. The Motion was approved by unanimous vote.



3. **Case Number:** 23-0036
Appellant: Paul Moan (Owner-PropCo LLC)
Property Address: 15 McGrath Highway, Somerville, MA. 02143
Summary of Case: Appellants sought relief from 780 CMR 602 and 705.8, with respect to new construction.

Kristen McDonough made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** variances from **780 CMR 602** and **705.8**. The Motion was approved by unanimous vote.

4. **Case Number:** 23-0037
Appellant: Kevin Hastings (Owner-Barnstable Fire District Water Dept.)
Property Address: 1841 Phinney's Lane, Barnstable, MA. 02630
Summary of Case: Appellants sought relief from 780 CMR 307.1(2), with respect to new construction.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance from **780 CMR 307.1(2)** on conditions that: if the Proposed Maximum Quantities ever were to be exceeded in a tank, the tank would have to be changed to have capacity at or below the Proposed Maximum Quantity (and the BCAB acknowledged that the Town's Building and Fire Department did not oppose the BCAB's granting the proposed relief with these conditions). The motion was approved by unanimous vote.

5. **Case Number:** 23-0038
Appellant: Rami Sidani (Owner-Maria Reed)
Property Address: 417 Weir Street, Taunton, MA. 02780
Summary of Case: Appellants sought relief from 780 CMR Table 903.2.1, with respect to an existing building.

Kristen McDonough made a **MOTION** that was **SECONDED** by David Riquinha, to **DENY** granting a variance from **780 CMR Table 903.2.1**. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.