



**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**  
**July 1, 2021**

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  
Kristen McDonough

Guests Present:

See sign-in sheet for each case:

- Case Number:** 21-0053  
**Appellant:** Frances Pizzella  
**Property Address:** 37 Stoney Hill Lane, West Tisbury, MA. 02575  
**Summary of Case:** Appellants sought relief from 780 CMR 51.00 and R311.7.5.1, with respect to new construction.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR 51.00, R311.7.5.1**, to allow the height deviations for the top risers of each of the stairways.

- Case Number:** 21-0054  
**Appellant:** Jay Ierardi (Owner-Redgate & Preservation of Afford. Hsg.)  
**Property Address:** 34 North Street, Somerville, MA. 02144  
**Summary of Case:** Appellants sought relief from 780 CMR 703.3, Exception 3 and 780 CMR 715.3, with respect to new construction.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** variances to **780 CMR 703.3, Exception 3 and 780 CMR 715.3**.

- Case Number:** 21-0041  
**Appellant:** Greg Burchard (Owner-Salem State University)  
**Property Address:** 352 Lafayette Street, Salem, MA. 01970  
**Summary of Case:** Appellants sought relief from 780 CMR 1609.1.2, with respect to an existing building.



Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR 1609.1.2**.

4. **Case Number:** 21-0055  
**Appellant:** Brendan Johnson (Owner-Westport Middle School)  
**Property Address:** 400 Old County Road, Westport, MA. 02790  
**Summary of Case:** Appellants sought relief from 780 CMR Table 601, with respect to new construction.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR Table 601**.

5. **Case Number:** 21-0056  
**Appellant:** Brian K. Smith (Owner-Mike Desrosier)  
**Property Address:** 40 Bartimus Luce Road, West Tisbury, MA. 02575  
**Summary of Case:** Appellants sought relief from 780 CMR 51.00 and R312.1.2, with respect to new construction.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **DENY** granting a variance to **780 CMR 51.00, R312.1.2 (Exception 2)** ("Motion One"). Michael McDowell made a **MOTION** that was **SECONDED** by Steven Frederickson to **DENY** granting a variance to **780 CMR 51.00, R311.7.5.1** ("Motion Two"). Motion Two was approved by a TWO to ONE vote, Kristen McDonough was **OPPOSED**..

6. **Case Number:** 21-0058  
**Appellant:** Samantha Sinapi (Owner-Payette)  
**Property Address:** 305 South Street, Jamaica Plain, MA. 02130  
**Summary of Case:** Appellants sought relief from 780 CMR, IMC 510.2, 510.4, and 510.5, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** variances to **780 CMR, IMC 510.2, 510.4, and 510.5** to allow the proposed manifold use for the exhaust systems.

The meeting adjourned at 2:00 p.m.