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Minutes

BBS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
July 25, 2023

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

Board Members Present:

John Couture
Michael McDowell, Chairman
Kristen McDonough

Guests Present:

See sign-in sheet for each case:

- Case Number:** 23-0054
Appellant: Daniel Picciano (Owner-South Shore YMCA)
Property Address: 75 Mill Street, Hanover, MA. 02339
Summary of Case: Appellants sought relief from 780 CMR 903.2 and 3103, with respect to new construction.

John Couture made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance from **780 CMR 903.2** and **3103**, on condition that Appellant comply with the conditions in its agreement with the Town set forth in Exhibit 2. The motion was approved by unanimous vote.

- Case Number:** 23-0055
Appellant: Michael Temple
Property Address: 12 Bean Road, Sterling, MA. 01564
Summary of Case: Appellants sought relief from 780 CMR 51.00, R305.1, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** the request for the variance from **780 CMR 51.00, R305.1** for the minimum finished ceiling height in the recreation room to be no less than 6' - 8". The Motion was approved by unanimous vote.

- Case Number:** 23-0058



Appellant: Kevin Hastings (Owner-Hemenway Construction)
Property Address: 232 Clarendon Street, Boston, MA. 02116
Summary of Case: Appellants sought relief from 780 CMR 1011.12.2, with respect to an existing building.

Kristen McDonough made a **MOTION** that was **SECONDED** by John Couture to **GRANT** the request for a variance from **780 CMR 1011.12.2**, and to **OVERTURN** ISD's conclusion about the application of **780 CMR 1006.3.1** to the evidence ("Motion Two"). The Motion was approved by unanimous vote.

4. **Case Number:** 23-0059
Appellant: Christopher Bell (Owner-Mollie Engel)
Property Address: 6 Smith Way, Hingham, MA. 02043
Summary of Case: Appellants sought relief from 780 CMR 51.00, R502.1.1, CMR 225, and 780 CMR 51.00 and Table R406.5, with respect to new construction.

John Couture made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** variances from **780 CMR 51.00, R502.1.1, CMR 225**, and **780 CMR 51.00, Table R406.5** to allow the use of the prescriptive path and not to use a HERS Rating path for the addition. The Motion was approved by unanimous vote.

5. **Case Number:** 23-0062
Appellant: Christopher Alphen (Owner-Nassonet Corp.)
Property Address: 13 Ridge Road, Assonet, MA. 02702
Summary of Case: Appellants sought relief from 780 CMR Section 111 & 111.1, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by Kristen McDonough, to **ACCEPT** the Building Commissioner's withdrawal of his May 30, 2023, letter without prejudice and **ORDERED** Appellant and the Building Commissioner to meet with the Fire Department on the premises and complete an inspection of the building within 60 days. The Motion was approved by unanimous vote.

The meeting adjourned at 2:30 p.m.