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Minutes

**BRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**November 3, 2022**

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

**Board Members Present:**

David Riquinha  
John Couture, Chairman  
Kristen McDonough

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 22-0097  
**Appellant:** Victoria Grimes (Owner-PepGen Inc.)  
**Property Address:** 1000-1020 Washington Street, Roxbury, MA. 02118  
**Summary of Case:** Appellants sought relief from 780 CMR 703.4, with respect to new construction.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance from **780 CMR 703.4**. The Motion was approved by unanimous vote.

- Case Number:** 22-0098  
**Appellant:** Kelli McGrail  
**Property Address:** 6 Columbus Street, Worcester, MA. 01603  
**Summary of Case:** Appellants sought relief from 780 CMR Section 111.1, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **AFFIRM** ISD's determination described in its September 2, 2022, letter to McGrail, to require obtaining a new Certificate of Occupancy to reflect the change of use and occupancy. The Motion was approved by unanimous vote.



3. **Case Number:** 22-0099  
**Appellant:** Arthur Choo (Owner-Roman Catholic Archdiocese of Boston)  
**Property Address:** 31 Prince Street, Boston, MA. 02113  
**Summary of Case:** Appellants sought relief from 780 CMR 1006.3 and Table 1006.3.2 (2), with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **DENY** granting a variance from **780 CMR 1006.3** and **Table 1006.3.2 (2)**. The Motion was approved by unanimous vote.

4. **Case Number:** 22-0100  
**Appellant:** Rich Tocci (Owner-MWRA)  
**Property Address:** 84 D'Angelo Drive, Marlborough, MA. 01752  
**Summary of Case:** Appellants sought relief from 780 CMR Section 110.R3, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance from **780 CMR 110.R3**. The Motion was approved by unanimous vote.

The meeting adjourned at 1:30 p.m.