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Minutes

BRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
November 18, 2025

Meeting Called to order by the Chairman Michael McDowell, at 9:00 a.m. followed by Roll call:

Board Members Present:

Jacob Nunnemacher
Ross Seavey, Chairman
Reade Milne

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0133
Appellant: Robert Bruscoe
Property Address: 43 Vicardin Avenue, Palmer, MA. 01069
Summary of Case: Appellant is seeking relief from 780 CMR 51.00 Section R107.2.7, R322 & R408.7, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Reade Milne, to **GRANT** a variance to **780 CMR Chapter 51.00, IRC Section R107.2.7, IECC R322 & R408.7** for relief of those requirements for those six (6) windows. It is also noted that the Building Official is not opposed. The Motion was approved by unanimous vote.

- Case Number:** 25-0116
Appellant: Sarah Lyons (Owner-ARE-MA Region No. 76, LLC Owner)
Property Address: 4 Kingsbury Avenue, Watertown, MA. 02472
Summary of Case: Appellant sought relief from 780 CMR MSBC 9th Edition Section 104.11, 414.2.1, 414.2.4, 780 CMR Section 703.4, 414.2.2, Section 707, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Reade Milne, to **GRANT** a variance to **780 CMR 703.4**, contingent on additional protections as described in testimony as spoken, and in the documentation provided. The Motion was approved by unanimous vote.



3. **Case Number:** 25-0129
Appellant: Trevor Rabidou (Owner-Patrick Mahoney, Esq.)
Property Address: 12 Post Office Square, Boston, MA. 02109
Summary of Case: Appellant sought relief from 521 CMR 20.1, 780 CMR 9th Edition Section 1011.5.3, 1010.1.6, 1027.1 & 780 CMR 504.4, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Reade Milne, to **GRANT** the variance to **780 CMR 9th Edition Section 1011.5.3, 1010.1.6, 1027.1 & 780 CMR 504.4**, contingent on the following: 1) Exterior Fire Escape is maintained as a fully legal Fire Escape or it will need to be removed. 2) Smoke detection put in the corridors and in the common areas and the basement. 3) Evaluate Fire Communications with the Fire Code and install if necessary. The Motion was approved by unanimous vote.

4. **Case Number:** 25-0130
Appellant: John Gardina
Property Address: 12 Club Circle, Pittsfield, MA. 01201
Summary of Case: Appellant sought relief from 780 CMR 105.3.1, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Reade Milne, to **DENY** The variance to **780 CMR 105.3.1** due to the appellant not being present at the hearing. The Motion was approved by unanimous vote.

5. **Case Number:** 25-0134
Appellant: Stephen R. Nelson (Owner-Lowell Mason House LLC)
Property Address: 59 Green Street, Medfield, MA. 02052
Summary of Case: Appellant sought relief from 780 CMR 9th Edition, Section 1003.2, with respect to an existing building.

Reade Milne made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **GRANT** the variance to the lower ceiling height per **780 CMR Section 1003.2** conditioned on: 1) The beams cannot be lower than 78 inches finished. 2) All other ceiling heights in the area must remain conforming to current code. The Motion was approved by unanimous vote.

The meeting adjourned at 1:45 p.m.