



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure

One Federal Street, Suite 600
Boston, Massachusetts 02110-2012

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
December 4, 2025

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

Board Members Present:

Jacob Nunnemacher
Jeffrey Clemons, Chairman
Reade Milne (Sy Nguyen)

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0135
Appellant: Adam Brodsky (Owner-Robert & Timblin Kelleher)
Property Address: 199 Otis Street, Hingham, MA. 02043
Summary of Case: Appellant is seeking relief from 780 CMR, 2015 IRC 9th Edition Table R302.1(1), with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Reade Milne, to **GRANT** a variance to **780 CMR 2015 IRC 9th Edition Table R302.1(1)** for the new windows as shown in the drawings. It is also noted that the Building Official is not opposed. The Motion was approved by unanimous vote.

- Case Number:** 25-0136
Appellant: Mark Zeisler
Property Address: 75 Circular Avenue, Lee, MA. 01236
Summary of Case: Appellant sought relief from 780 CMR R313.2, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Reade Milne, to **UPHOLD** The Building Official's ruling of **780 CMR R313.2**. The Motion was approved by unanimous vote.



3. **Case Number:** 25-0140
Appellant: Emily Osterloh (Owner-Alvan-Morra LLC)
Property Address: 1274 Massachusetts Avenue, Boston, MA. 02125
Summary of Case: Appellant sought relief from 780 CMR 9th Edition Section 706.1.1, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Reade Milne, to **GRANT** the variance to **780 CMR Section 706.1.1**, conditioned that any future conveyance of either or both of the properties out of common ownership, shall be accompanied by the execution and recording of a mutual easement agreement between the then separate owners, preserving lawful access and joint service between the buildings in accordance with the terms of this variance. The Building Official (Appellee) did not attend. The Motion was approved by unanimous vote.

4. **Case Number:** 25-0141
Appellant: Taylor DelVecchio (Owner-MWRA)
Property Address: 14 River Road, West Boylston, MA. 01538
Summary of Case: Appellant sought relief from 780 CMR 1015.3 & 1015.4, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Reade Milne, to **GRANT** the variance to **780 CMR 1015.3 and 1015.4**. The Motion was approved by unanimous vote.

5. **Case Number:** 25-0137
Appellant: James McGrath (Owner-City of Pittsfield Comm. Devel.)
Property Address: 40 Hancock Road, Pittsfield, MA. 01201
Summary of Case: Appellant sought relief from 780 CMR 1809.5, with respect to new construction.

Sy Nguyen made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **GRANT** the variance to **780 CMR Section 1809.5** conditioned on: 1) getting a structural engineer's letter regarding frost protection; and 2) Appellant must provide a letter from a Massachusetts Residential Professional Engineer regarding frost movement that is acceptable to the Building Department. The Motion was approved by unanimous vote.

The meeting adjourned at 1:35 p.m.