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**Minutes**

**BBRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**February 18, 2025**

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

**Board Members Present:**

Kristen McDonough  
Michael McDowell, Chairman  
Jeffrey Clemons

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 24-0141  
**Appellant:** Matthew Moore (Owner-34 Pearl St. LLC)  
**Property Address:** 34 Pearl Street, Cambridge, MA. 02139  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section R311.1, R311.2, R311.7.5.1, R311.7.5.2, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **SUPPORT** the Building Officials determination of a violation of the means of egress in regards to **780 CMR R311.1, R311.2, R311.7.5.1, R311.7.5.2** as this is the correct determination in this case. The Motion was approved by unanimous vote.

- Case Number:** 24-0142  
**Appellant:** John W. Olsen  
**Property Address:** 1 Debbie Lane, Berkley, MA. 02779  
**Summary of Case:** Appellants sought relief from ISPSC Section 305.1 (2), with respect to a pool cover.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **OVERTURN** the Building Officials determination that the pool cover complies with **ASTM 1346** is accepted by the Building Code and no variance is needed and **ISPSC Section 305.1 Exception 2** applies in this case. The Motion was approved by unanimous vote.



3. **Case Number:** 24-0144  
**Appellant:** Michael Ryan, Esq. (Owner-MJK Nominee Trust)  
**Property Address:** 210 Agawam Avenue, West Springfield, MA. 01089  
**Summary of Case:** Appellants sought relief from 780 CMR 1809.5, 1809.5 (2), with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **SUPPORT** The Building Officials determination in accordance with **780 CMR 9<sup>th</sup> Edition Section 110.3.1** and to **DENY** the approval of the footing because it is not in compliance with **780 CMR Section 1809.5**. The Motion was approved by unanimous vote.

4. **Case Number:** 24-0146  
**Appellant:** Jonathan Murray, Esq. (Owner-Greater Attleboro-Taunton R.T.A)  
**Property Address:** 2347 Cranberry Highway, Wareham, MA. 02567  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section 104.1, 104.4, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **ALLOW** the appellants request to **WITHDRAW** the appeal without prejudice The Motion was approved by unanimous vote.

5. **Case Number:** 24-0149  
**Appellant:** Avish Bhalari  
**Property Address:** 4 McDonald Circle, Andover, MA. 01810  
**Summary of Case:** Appellants sought relief from 780 CMR Section R326.1 & 2015 ISPSC Section 305.1, with respect to a pool.

Jeffrey Clemons made an **MOTION** that was **SECONDED** by Kristen McDonough, to **AFFIRM** the Building Official's determination of the notice of denial of the final inspection based on **2015 ISPSC** as referenced by **780 CMR Section 305.1**. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.