



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

**YVONNE HAO**  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Occupational Licensure**  
**Office of Public Safety and Inspections**  
1000 Washington Street, Suite 710  
Boston, Massachusetts 02118

**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**  
**April 3, 2025**

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

**Board Members Present:**

Jake Nunnemacher  
John Couture, Chairman  
Jeffrey Clemons

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 25-0008  
**Appellant:** Adam Brodsky (Owner-Robert J. Kelleher & Timblin Kelleher)  
**Property Address:** 199 Otis Street, Hingham, MA. 02043  
**Summary of Case:** Appellants sought relief from 780 CMR R105.3.1.1, R322.1, R322.3, R322.3.3, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **780 CMR R105.3.1.1, R322.1, R322.3, R322.3.3** for the variance to the renovation of this building as proposed in the documentation. It is also noted that there was no opposition from the Building Department. The Motion was approved by unanimous vote.

- Case Number:** 25-0009  
**Appellant:** Rich Fruci (Owner-Pulte homes of New England)  
**Property Address:** 2 Codman Way, Westborough, MA. 01582  
**Summary of Case:** Appellants sought relief from 2021 IECC, 225 CMR 23 Section C405.13, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance to **2021 IECC, 225 CMR 23 Section 405.13** to allow the reduced number of parking spaces as requested for Docket numbers BCAB25-0009, BCAB25-0010, BCAB25-0011. It is also noted that there is no opposition from the Building Department. The Motion was approved by a 2-1 vote, Jake Nunnemacher was opposed.



3. **Case Number:** 25-0010  
**Appellant:** Rich Fruci (Owner-Pulte homes of New England)  
**Property Address:** 5 Peter Farm Way, Westborough, MA. 01582  
**Summary of Case:** Appellants sought relief from 2021 IECC, 225 CMR 23 Section C405.13, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance to **2021 IECC, 225 CMR 23 Section 405.13** to allow the reduced number of parking spaces as requested for Docket numbers BCAB25-0009, BCAB25-0010, BCAB25-0011. It is also noted that there is no opposition from the Building Department. The Motion was approved by a 2-1 vote, Jake Nunnemacher was opposed.

4. **Case Number:** 25-0011  
**Appellant:** Rich Fruci (Owner-Pulte homes of New England)  
**Property Address:** 8 Peter Farm Way, Westborough, MA. 01582  
**Summary of Case:** Appellants sought relief from 2021 IECC, 225 CMR 23 Section C405.13, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance to **2021 IECC, 225 CMR 23 Section 405.13** to allow the reduced number of parking spaces as requested for Docket numbers BCAB25-0009, BCAB25-0010, BCAB25-0011. It is also noted that there is no opposition from the Building Department. The Motion was approved by a 2-1 vote, Jake Nunnemacher was opposed.

5. **Case Number:** 25-0041  
**Appellant:** Caitlin Gamache (Owner-New Boston Ventures LLC)  
**Property Address:** 575 Albany Street, Boston, MA. 02118  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section 3202, 705.8 & Section 602.1, with respect to new construction.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **780 CMR 602, 705.8 & 3202.3.2** for the building extension as presented. It is also granted because there was no opposition from Boston ISD. The Motion was approved by unanimous vote.

6. **Case Number:** 25-0012  
**Appellant:** Arthur Gager (Owner-LEGO Systems, Inc.)  
**Property Address:** 43 Fairgrounds Road, Nantucket, MA. 02554  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section 803.11, 803.1, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **780 CMR 9<sup>th</sup> Edition Section 803.1.1, 803.11 & 803** specifically for the intended location of the materials in question as the reception area where it is a direct connection to the egress stairway. It is noted that we did not get any opposition from Boston ISD. The Motion was approved by unanimous vote.

7. **Case Number:** 25-0013  
**Appellant:** Jason Hopkins (Owner-ARE-MA Region No 112, Owner, LLC)  
**Property Address:** 421 Park Drive, Boston, MA. 02215  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section 706.1.1, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance to **780 CMR 9<sup>th</sup> Edition Section 706.1.1**. It is noted that Boston ISD did not attend the hearing. The Motion was approved by unanimous vote.

8. **Case Number:** 25-0014  
**Appellant:** Jason Hopkins (Owner-ARE-MA Region No 112, Owner, LLC)  
**Property Address:** 421 Park Drive, Boston, MA. 02215  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section 706.1.1, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **GRANT** a variance to **780 CMR 9<sup>th</sup> Edition Section 706.1.1**. It is noted that Boston ISD did not attend the hearing. The Motion was approved by unanimous vote.

The meeting adjourned at 2:30 p.m.