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Minutes

**BRRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**May 1, 2025**

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

**Board Members Present:**

Jake Nunnemacher  
Michael McDowell, Chairman  
John Couture

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 25-0028  
**Appellant:** William McAlduff (Owner-Lexington Golf Course)  
**Property Address:** 55 High Street, Lexington, MA. 02421  
**Summary of Case:** Appellants sought relief from 780 CMR 9<sup>th</sup> Edition Section 105.3.1, 903.2, Table 903.2, with respect to new construction.

John Couture made a **MOTION** that was **SECONDED** by Michael McDowell, to **GRANT** a variance to **780 CMR 105.3.1 & 780 CMR 903.2** for no sprinklers in the renovation conditioned On: 1) Kitchen update must be 100% fire resistant. 2) A new fire sprinkler system must be installed. This is also granted because Lexington Building and Fire Departments are not opposed. 3) This variance is not valid if Lexington Fire Department chooses to enforce 26G. The Motion was approved by a 2-1 vote, Jake Nunnemacher was opposed.

- Case Number:** 25-0030  
**Appellant:** Frank Chan (Owner-Shen Xuanxuan)  
**Property Address:** 10 Bacon Road, Belmont, MA. 02478  
**Summary of Case:** Appellants sought relief from 225 CMR 22, RC104.3.1, RC104.3.2, RC104.3.3, RC104.3.4, with respect to new construction.



Jake Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **GRANT** a variance to **225 CMR 22, RC104.3.1, RC104.3.2, RC104.3.3, RC104.3.4** for the fact that they don't have the required 400 Amp service as required. It is also noted that the Building Department is not opposed. The Motion was approved by unanimous vote.

3. **Case Number:** 25-0031  
**Appellant:** Catherine Cabral  
**Property Address:** 92 Maushop Avenue, Barnstable, MA. 02630  
**Summary of Case:** Appellants sought relief from 780 CMR Chapter 3 Section R302.2, R311.1, R311.2 & 780 CMR R314.1, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by Michael McDowell, to **DENY** a variance to **Chapter 3 Section R302.2 & Section R314.1** (Motion #1). The Motion was approved by a 2-1 vote, Jake Nunnemacher was opposed. John Couture made a **MOTION** that was **SECONDED** by Jake Nunnemacher to **GRANT** a variance to **Chapter 3 Section R311.1 & R311.2**. (Motion #2). The motion was also granted because of no opposition from both the Building and Fire Departments. The Motion was approved by unanimous vote.

4. **Case Number:** 25-0040  
**Appellant:** Derek Bloom (Owner-Watertown Boys & Girls Club)  
**Property Address:** 25 Whites Avenue, Watertown, MA. 02472  
**Summary of Case:** Appellants sought relief from 780 CMR NFPA 13 Section 903.2 & 903.2.11, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by Michael McDowell, to **GRANT** a variance to **780 CMR 903.2 & 903.3.11** for the removal or omission of sprinklers over the pool. It is noted that the denial letter was improperly cited as 903.2.11. It is also noted there was no opposition from the Building Department. The Motion was approved by a 2-1 vote, Jake Nunnemacher was opposed.

5. **Case Number:** 25-0034  
**Appellant:** Trop Hebert (Owner-Paul Osborne)  
**Property Address:** 17 Kent Drive, Hudson, MA. 01749  
**Summary of Case:** Appellants sought relief from 2015 IRC, Mass Amendments R305, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **GRANT** a variance to **780 CMR R305** for the ceiling height to allow them to go to a lower height of less than 6" (feet) 4' (inches), making it as minimal as possible. The Motion was approved by unanimous vote.

6. **Case Number:** 25-0035  
**Appellant:** David Perry (Owner-Gerassimos Sarakinis)  
**Property Address:** 9 1/2 Douglas Court, Worcester, MA. 01603  
**Summary of Case:** Appellants sought relief from a "Failure to Act", with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **ALLOW** the appellant's request to "Withdraw without Prejudice". The Motion was approved by unanimous vote.

The meeting adjourned at 2:30 p.m.