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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
June 5, 2025

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

Board Members Present:

Jacob Nunnemacher
Michael McDowell, Chairman
Jeffrey Clemons

Guests Present:

See sign-in sheet for each case:

- Case Number:** 25-0033
Appellant: James W. Marsh, Esq. (Owner-Maria Silva)
Property Address: 173 Quanapoag Road, E. Freetown, MA. 02717
Summary of Case: Appellant is filing a "Failure to Act" for failure to enforce 780 CMR 401.3, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, that the Board finds that the Building Official **did not Fail to Act** in regards to **780 CMR 401.3** The Motion was approved by unanimous vote.

- Case Number:** 25-0049
Appellant: Paul Moan (Owner-ARE-MA Region No, 77, Owner)
Property Address: 99 Coolidge Avenue, Watertown, MA. 02472
Summary of Case: Appellant sought relief from 780 CMR Section 428.3, 712.1.9 (6) & 703.4, with respect to new construction.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** a variance to **780 CMR 10th Edition Section 428.3, 703.4, & 780 CMR 712.1.9 (6)** conditioned on
1) In all affected areas they must increase sprinkler density by one Design Group as testified.
2) Smoke detection must be put into affected areas. 3) Protection must be provided in the areas discussed to prevent something being pushed up and stored directly against the window. The Motion was approved by unanimous vote.



3. **Case Number:** 25-0050
Appellant: Hans Keijser (Owner-Town of Barnstable)
Property Address: 132 Smith Street, Hyannis, MA. 02601
Summary of Case: Appellant sought relief from 780 CMR Chapter 3, Section 307.1 (2), with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Michael McDowell, to **GRANT** a variance to **780 CMR Chapter 3, Section 307.1 (2)**. This is also granted because of no opposition from the Building and Fire Departments. The Motion was approved by a 2-1 vote, Jacob Nunnemacher was opposed.

The meeting adjourned at 12:00 p.m.