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NOTICE OF MEETING

In accordance with the provisions of G. L. c. 30A, §20, and Chapter 2 of the Acts of 2025, notice is hereby given that a meeting of the Board of Elevator Regulations will be held on Tuesday, September 23, 2025, at 1:00 p.m. As this will be a hybrid meeting, the meeting will be conducted in-person at the location referenced below and can be accessed remotely via the links and dial-in information below:

Meeting of the
Board of Elevator Regulations
September 23, 2025, at 1:00 p.m.

1 Federal Street, 6th Floor
Public Meeting Room 6026
Boston, MA. 02110-2012

Microsoft Teams meeting
Join on your computer, mobile app or room device

[Join the meeting now](#)

Meeting ID: 298 937 461 119 8

Passcode: aj2ev69J

Dial in by phone

[+1 857-327-9245,,833961774#](#) United States, Boston

[Find a local number](#)

Phone conference ID: 833 961 774#

It is anticipated that the following topics will be discussed at the aforementioned meeting:

1. Roll Call
2. Closed Session, closed pursuant to G. L. c. 30A, § 18, ¶ 5(d), for the purpose of conducting an adjudicatory conference in this matter.



3. VAR25-0068
250 Granite Street Braintree
State ID: 40-P-242
Code Reference: ASME A17.1 – 2013 Section 2.14.1.5.2 – Car Enclosures, Car Doors and Gates, and Car Illumination
Petitioner: Mailot Guerrero De Le Rosa

The petitioner is seeking relief from ASME A17.1 – 2013 Section 2.14.1.5.2.

4. VAR25-0014
51 Woodbeck Ridge Rd Sheffield
New Installation
Code Reference: ASME A18.1-2014; Section 2.1.1.7
Petitioner: Paul Farnsworth

The petitioner is back before the board after the board voted on July 22, 2025, to place the item on a 60-day hold, which provided a deadline of September 22, 2025, to provide additional documentation , including site specifications, installation details and diagrams.

The petitioner is seeking relief from ASME A18.1-214; Section 2.1.1.7 as the proposed Residential Vertical Platform Lift “VPL” does not comply with the current edition of the Massachusetts Code (ASME A18.1-2014). But to allow the proposed VPL to be installed as it is in full compliance with the latest edition of ASME A18.1-2023- Safety Standard for Platform Lifts and Stairway Chairlifts.

5. Review and Approval of Minutes:

- a. Meeting minutes from August 26, 2025.

6. Administrative Business:

- a. Administrative Decisions and Withdrawals:
 - Withdrawal notification received by email on September 12, 2025, for Variances VAR25-0041 that was in front of the board on July 15, 2025.

7. Board Business:

- a. Board to decide starting times for public hearing and next board meeting, which have previously been held from noon to 12:40 pm and then 1:00 pm to 4:00 pm. Concurrently, both are scheduled for October 1, 2025.

8. Matters not reasonably anticipated 48 hours in advance of meeting.

9. Old business (The Board may or may not discuss):

- a. VAR25-0022
250 Water Street Cambridge
State ID: 49-P-24323
Code Reference: ASME A17.1 Section 2.11.1.2

Petitioner: Justin DiConzo

The petitioner is seeking relief from ASME A17.1; Section 2.11.1.2 – Emergency Doors in Blind Hoistways. The board voted to place the item on hold, which will be a deadline of October 29, 2025, to provide additional documentation. The board requested the petitioner deliver a proposal for adding blind hoistway access, including all references to code variances required by the board.

b. VAR25-0015

0 Quincy Center Station, Quincy

State ID: 243-P-18989

Code: A17.1-2013, code section 2.11.10.1.1

Petitioner: Justin DiConzo

The petitioner is back before the board after the board voted on June 3, 2025, to place the item on a 60-day hold, which provided a deadline of August 4, 2025, to provide additional documentation. New documentation was provided on August 8, 2025.

The petitioner is seeking relief from A17.1-2013, code section 2.11.10.1.1 metal fascia requirement seeking to substitute with a laminated safety glass that is stamped "laminated safety glass AS-2". It has the exact same characteristics as the laminated safety glass requiring the Z97.1. The board voted to place the item on hold for 60 days, which will be a deadline of October 29, 2025, to provide additional documentation. Petitioner will present an architect or engineer's review of the proposed changes to the existing approved specifications and propose how the glass will be identified in the field.

c. VAR25-0057

95 Beacon Street Boston

State ID: 1-P-725

Code Reference: 524 CMR 17.07(10)

Petitioner: Cheri Allen

The petitioner is in front of the board after a previously scheduled appearance was not heard during the July 29, 2025, board meeting. The petitioner is seeking a variance from 524 CMR 17.07(10) requesting that a peephole be installed instead of the large glass panels required by code to retain privacy and the doors' original detail.

d. VAR25-0060

58 Andrew Street Lynn

State ID: 163-P-26617

Code Reference: ASME A17.1-2013 - 2.7.1.2.1 b

Petitioner: Spencer Preservation Group

The petitioner is seeking a variance from ASME A17.1-2013 - 2.7.1.2.1 b regarding the height of the machine room. The board voted to place the item on hold for no more than 90 days, which will be a deadline of November 24, 2025,

to provide additional documentation. for the petitioner to submit additional information and drawings. This will include but will not be limited to the following: Signage on the machine room door with the words "DANGER LOW CLEARANCE AND STEP DOWN IN MACHINE ROOM". Sign prominently posted on the soffit and beam with the words "DANGER LOW CLEARANCE" and on the floor height transition "DANGER STEP DOWN". The marking shall consist of alternating 100 mm (4 in.) diagonal red and white stripes on beam and soffit faces and on the floor where floor steps down. Install an obstruction to limit access to the low beam area adjacent to the door and controller. The petitioner will also add all additional code variances required.

- e. VAR25-0004
57 Union Street Newton
Petitioner: Galina Slezinger
Code Reference: ASME A18.1 2014 section 3.1.2.2
Petitioner: Galina Slezinger

The petitioner is back before the board requesting an extension of time to produce the additional documentation as they would like the opportunity to appeal the decision of the AAB. The petitioner was before the board on June 3, 2025, and March 4, 2025, seeking a variance from ASME A18.1 2014 section 3.1.2.2 for overhead clearance to install new lift to replace the existing lift. The board voted to place the item on hold until the first meeting of the Board of Elevator Regulations in December 2025, to attend the scheduled AAB meeting before presenting to the board for a variance.

If you need reasonable accommodations to participate in the meeting, please reach out to Cheryl Yebba at 617-701-8711. While the Board will do its best to accommodate you, certain accommodations may not be available if requested immediately before the meeting.

Please be advised that recording meetings without prior permission from the board chair, by any means, including the use of any A.I. applications, is strictly prohibited.