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Minutes

Board of Elevator Regulations
1000 Washington Street
Boston, MA 02118
1st Floor – Room 1C
March 3, 2020

Board Members Present:

Stephen Sampson, Chairman
Eric Morse
David Gaudet
Jacob Nunnemacher
David Morgan

Guests Present:

Liz Smith (Dance Complex)
Sam Dennis (Platt Anderson Freeman)
Mike Doyle (Garaventa Lift)
Ed Tarca (EW Tarca Construction)
Shawn Levins (VDA)
Joseph G. Mello Jr. (Cramer Levine & Co.)
Frank Killilea (SPM, Roche Bros.)
Stephen Tetrault (APT Management Group)

Board Members absent:

Cheryl Davis
Brian Ronan

Division of Professional Licensure Staff:

Charles Kilb
Ruthy Barros

The Board discussed the following:

1. **536 Massachusetts Avenue – Cambridge, MA [Exhibit 1]**
New Installation
524 CMR A18.1-2014 Section 3.1.2.2
Petitioner: Sam Dennis

The petitioner was in front of the Board seeking a variance from 524 CMR A18.1-2014 Section 3.1.2.2 – Low Overhead Clearance. The petitioner stated that there is an existing

lift that is inoperable and needs to be replaced and Garaventa Lift will be the installer of the proposed inclined lift. The proposed inclined lift requires a 5'-0" head clearance for the platform. When the platform rises up the inclined path, the back-corner conflicts with an overhead structural beam that is historic and cannot be shaved down or moved and the proposed lift will encroach the beam by 5 3/8". As this overhead clearance is only impacted for a small area at the rear of the platform, the petitioner was requesting relief for this conflict. A motion was placed by David Gaudet to grant the petitioner's variance request to allow for a clearance of 54 5/8" with the stipulation that the petitioner meet all sections of A18.1, including Section 3.1.2.3 on signage. The petitioner must have signage indicating that the rider's head should be on the high side of the platform and the beam must be marked indicating "Low Overhead" on the underside of the beam and on the face of the beam. The lift must be able to slow down as it approaches the obstruction. The obstruction must be highlighted with paint or an illuminating signal. The justification being that this is a pre-existing condition, which is restricting public access and the safety will be mitigated if the lift is used in this manner. The motion was seconded by Eric Morse.

Motion: David Gaudet

Seconded: Eric Morse

Vote: 3-2; Granted. David Morgan and Jacob Nunnemacher were in opposition.

2. **36 Stoney Brook Road – Hopkinton, MA [Exhibit 2]**

New Installation

A17.1-2013 Section 5.3.1.10.1

Petitioner: Ed Tarca

The petitioner was in front of the Board seeking a variance from A17.1-2013 Section 5.3.1.10.1 – Private Residence Elevators Capacity. The petitioner stated that he is coming in front of the Board today on behalf of Greg Galeazzi, the primary resident of the above address, and the Gary Sinise R.I.S.E. Foundation, to have Nationwide Lifts install a Savaria Infinity Heavy Duty Hydraulic Home Elevator with an 18 sq. ft. cab. The petitioner stated that Mr. Galeazzi is a disabled veteran and the proposed lift would accommodate Mr. Galeazzi's needs. Board members suggested to the petitioner possibly installing a LULA in lieu of the proposed lift. A motion was placed by David Morgan to place the petitioner's variance request on hold for 30 days to allow the appellant time to research the possibility of installing a LULA instead of the proposed Savaria Infinity

Heavy Duty Hydraulic Home Elevator. The motion was seconded by Jacob Nunnemacher.

Motion: David Morgan

Seconded: Jacob Nunnemacher

Vote: 5-0; Placed on hold for 30 days.

A recess was taken at 2:09 p.m. The Board resumed regular session at 2:16 p.m.

3. **485 Arsenal Street – Watertown, MA [Exhibit 3, 3A, 3B and 3C]**

New Installation

ASME A17.1-2013 Section 3.4.1 and Section 3.4.7

Petitioner: Joseph G. Mello Jr.

The petitioner was in front of the Board seeking a variance from A17.1-2013 Section 3.4.1 – Bottom Car Clearance and Section 3.4.7 – Refuge Space on Top of Car Enclosure. The petitioner was requesting approval for a 1'-0" deep pit and a limited overhead of less than 43" utilizing the installation of a "Gillespie Elevator" with their shallow pit and low overhead elevator safety systems due to the existing project conditions, which requires certain amount of parking spaces and existing structural conditions, which makes the building have a higher elevation for the overhead and a lower elevation for the pit infeasible. The petitioner stated that no variance is being requested for the occupied space below the elevator, as it meets all parts of 524 CMR. The petitioner provided the Board with a letter from the landlord explain the building's hardships, plans illustrating the dimensions to the proposed Gillespie shallow pit system and a letter from the Structural Engineer explaining the pit he designed for this project. A motion was placed by David Morgan to grant the petitioner's revised request for a variance from A17.1-2013 Section 3.4.1 – Bottom Car Clearance and Section 3.4.5 – Refuge Space on Top of Car Enclosure. The petitioner must post the information from the manufacturer of the Gillespie unit with the instructional directions in the machine room and the petitioner must install the proper safety signage. The justification being lack of space for a situation outside the petitioner's control. The motion was seconded by David Gaudet.

Motion: David Morgan

Seconded: David Gaudet

Vote: 4-0; Granted. Eric Morse recused himself.

4. **22 Broad Street – Marlborough, MA [Exhibit 4]**
State ID: 170-P-39
ASME A17.1-2013 Section 2.7.3, 2.7.3.4 and 2.7.4
Petitioner: Stephen Tetrault

The petitioner was in front of the Board seeking a variance from ASME A17.1-2013 Section 2.7.3 – Access to Machinery Spaces, Section 2.7.3.4 – Access Doors and Openings and Section 2.7.4 – Headroom in Machinery Spaces. The above address is an 1890 Catholic convent, which is currently an elderly affordable housing community. The building is undergoing renovations, which will include a modernization of the existing elevator that was installed in the 1960's with a gearless traction elevator. The petitioner is requesting from the Board to retain the existing door height (32 ½" wide x 45 ½" high) and sloping machine room height (6') during the full modernization of the existing equipment. The petitioner stated that the machine room cannot be taller due to the down time that would affect the residents and the historical component of the building. The Board expressed concerns regarding the existing dangerous roof access. A motion was placed by Eric Morse to place the petitioner's variance request on hold for further discussion concerning the applicable cause and additional information from the appellant. The motion was seconded by David Morgan.

Motion: Eric Morse

Seconded: David Morgan

Vote: 5-0; Placed on hold for further discussion.

5. **Approval of meeting minutes from February 25, 2020 [Exhibit 5]**

A motion was put forth by David Morgan to accept the minutes as amended. The motion was seconded by Eric Morse. **Vote: 5-0; Granted.**

Exhibit List:

Exhibit 1: Variance packet for 536 Massachusetts Avenue – Cambridge, MA

Exhibit 2: Variance packet for 36 Stoney Brook Road – Hopkinton, MA

Exhibit 3: Variance packet for 485 Arsenal Street – Watertown, MA

Exhibit 3A: Letter from the landlord of 485 Arsenal Street

Exhibit 3B: Gillespie shallow pit plans

Exhibit 3C: Letter from Structural Engineer

Exhibit 4: Variance packet for 22 Broad Street – Marlborough, MA

Exhibit 5: Meeting minutes from February 25, 2020

Motion to Adjourn: David Morgan

Seconded: Jacob Nunnemacher

Vote: 5-0; Adjourned.

Hearing concluded at 3:24 p.m.

Prepared by: Ruthy Barros