



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

Meeting of the
Board of Elevator Regulations
November 7, 2023, at 1:00 p.m.

1000 Washington Street
Boston, MA 02118
1st Floor-Room 1D
Hybrid Meeting via Microsoft Teams

Board Members Present:

David Gaudet (Acting Chairman)
Neil Mullane (remote)
Brian Ronan
Anthony Buonopane (remote)
Tim Morgan
Christopher Towski

Division of Occupational Licensure Staff:

Peter Kelley
Gayle Richardson

Board Members Absent:

Eric Morse

Petitioners/Guests:

AJ Jenkins - Director - TAPCO

Call to Order: 1:12 p.m.:

1. Peter Kelley called the meeting to order and notified the Board that Eric Morse (Acting Chair) was absent and requested nominations to elect a chair for the meeting. By unanimous consent, Mr. David Gaudet was approved as chair for the 11/7/23 Ber meeting.
2. **VAR23-0078** [Exhibit 1]
25 Isabella Street Boston
TP2h1d Semi-Automated Parking System
Code: 524 CMR 26.07 – Protection at other levels 524 CMR 26.11 – Car Enclosures and Car Gates



Petitioner: AJ Jenkins

The petitioner seeks a variance from code 524 CMR 26.07 and 26.11 for a Semi-Automated Parking system regarding dividers or ropes between parking cubicles and enclosures at the sides of the parking cubicles.

The petitioner summarized the request while sharing documentation [Exhibit 1]. This Semi-Automated Parking System is a puzzle system which is two levels high, one deep with two levels above grade and one in the pit, for 11 cars in total. There are nose to tail sensors on each space on ground level. There are height sensors that will verify the height of a vehicle and over run sensors that verify if the vehicle is either too long or wide for the system, it will give a go/no go based on the limitations. There will also be a parking system, with a 2-level stacker with 6 cars per hydraulic wide unit on one side and a 2-level stacker on the other side.

Discussion of emergency stop switch. Petitioner agrees to remove access to emergency stop switch from public area. Discussion of gate, two-speed with perforation, causing risk of pinch point. Gate is one-piece. Discussion of height sensors, ground-level only, and car capacity. Concerns with moving gates/platform, ability of public to access outside and consideration of a denser gate system.

After discussion by the board, Mr. Towski moved to table this matter for 60 days, to January 5, 2024, for the petitioner to consider and present as applicable alternative options for the 42" perforated gate, given expressed safety concerns. The motion was seconded by Neil Mullane. Vote 5-0-1 Deadline January 5, 2024

Motion: Christopher Towski

Seconded: Neil Mullane

Vote: 5-0-1 Hold for 60 days

Roll Call Vote:

• David Gaudet	<input type="checkbox"/> aye	<input type="checkbox"/> nay	<input checked="" type="checkbox"/> abstain
• Christopher Towski	<input checked="" type="checkbox"/> aye	<input type="checkbox"/> nay	<input type="checkbox"/> abstain
• Tim Morgan	<input checked="" type="checkbox"/> aye	<input type="checkbox"/> nay	<input type="checkbox"/> abstain
• Brian Ronan	<input checked="" type="checkbox"/> aye	<input type="checkbox"/> nay	<input type="checkbox"/> abstain
• Neil Mullane	<input checked="" type="checkbox"/> aye	<input type="checkbox"/> nay	<input type="checkbox"/> abstain
• Anthony Buonopane	<input checked="" type="checkbox"/> aye	<input type="checkbox"/> nay	<input type="checkbox"/> abstain

3. VAR23-0079 [Exhibit 2]

220 Old Colony Avenue Boston

TP2h1d Semi-Automated Parking System

Code: 524 CMR 26.07 – Protection at other levels 524 CMR 26.11 – Car Enclosures and Car Gates

Petitioner: AJ Jenkins

The petitioner seeks a variance from code 524 CMR 26.07 and 26.11 for a Semi-Automated Parking system regarding dividers or ropes between parking cubicles and enclosures at the sides of the parking cubicles.

After the petitioner verified that the variance request is for the same system as the previous variance petition heard, the Board, by unanimous consent, tabled this matter with the petitioner's consent for 60 days, to January 5, 2024. The petitioner will gather alternative options for the 42" perforated gate, due to safety concerns. Deadline January 5, 2024

The board recessed from 3:06 p.m. until 3:14 p.m.

4. **VAR23-0088 [Exhibit 3]**

1651 Massachusetts Avenue Cambridge

State ID: 49-P-1766

Code: 524 CMR 17.23 (11) – Hydraulic Elevator Machines, Tanks, Pumps, Valves and Gauges

Petitioner: Samantha Finney

Given the length of time taken on the previous matters, the Board tabled this petition to a future meeting.

5. Board Business:

- a. Approval of meeting minutes from October 17, 2023, October 24, 2023, and October 31, 2023.

These matters were tabled to a future meeting.

6. Motion was put forth by Christopher Towski to Adjourn. Motion was seconded by Brian Ronan. Vote was Granted. Vote 6-0-0

Motion: Christopher Towski

Seconded: Brian Ronan

Vote: 6-0-0 Granted

Roll Call Vote:

- | | | | |
|----------------------|---|------------------------------|----------------------------------|
| • David Gaudet | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Christopher Towski | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Tim Morgan | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Brian Ronan | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Neil Mullane | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |
| • Anthony Buonopane | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |

Meeting concluded at 3:16 p.m.

Prepared by: Gayle Richardson

Exhibit List:

Exhibit 1: Variance packet for 25 Isabella Street Boston

Exhibit 2: Variance packet for 220 Old Colony Avenue Boston

Exhibit 3: Variance packet for 1651 Massachusetts Avenue Cambridge