

**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**MIKE KENNEALY**  
SECRETARY OF HOUSING AND  
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Professional Licensure**

1000 Washington Street, Suite 710  
Boston, Massachusetts 02118

**EDWARD A. PALLESCHI**  
UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

**LAYLA R. D'EMILIA**  
COMMISSIONER, DIVISION OF  
PROFESSIONAL LICENSURE

**Minutes**

**Board of Elevator Regulations**

**This meeting was held remotely via Microsoft Teams**

**March 2, 2021 at 9:00 a.m.**

**Board Members Present:**

Eric Morse, Acting Chairman  
Sarah Wilkinson  
Jacob Nunnemacher  
David Gaudet  
Cheryl Davis  
David Morgan  
Brian Ronan

**Division of Professional Licensure Staff:**

Peter M. Kelley  
Ruthy Barros

**Guests Present:**

Ryan Astrup – Director, PARKPLUS  
Shane Sampson, RISE (Ownership)  
Dan Artiges – Architect, Embarc  
AJ Jenkins – National Sales Director, PARKPLUS  
Maria Bauza – Project Manager, PARKPLUS

**The Board discussed the following:**

**1. 11 Dana Ave – Hyde Park, MA [Exhibit 1]**

**Product Variance**

**Manufacturer: JG Parking**

**Product Name: Semi-Automated Lift Sliding System Model PSH-2L-JG: ParkPlus  
LS2h0d**

**Petitioner: Ryan Astrup**

The petitioner was in front of the Board seeking a product variance for a 10 car semi-automated lift sliding system model: PSHL-3-JG: ParkPlus LS2h0d. A motion was placed by Jacob Nunnemacher to temporarily suspend this product variance request and

move to agenda item #5, 319 Chelsea Street, East Boston, due to technical difficulties.

The motion was seconded by Brian Ronan.

**Motion:** Jacob Nunnemacher

**Seconded:** Brian Ronan

**Vote: 7-0; Suspended.**

Roll Call Vote:

• David Gaudet	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Jacob Nunnemacher	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Cheryl Davis	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• David Morgan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Brian Ronan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Sarah Wilkinson	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

Board member David Morgan disconnected from the meeting at 9:51 a.m.

## 2. 319 Chelsea Street – East Boston, MA [Exhibit 2]

**Product Variance**

**Manufacturer:** JG Parking

**Product Name:** Semi-Automated Lift Sliding System Model PSH-2L-JG: ParkPlus LS2h0d

**Petitioner:** Ryan Astrup

The petitioner was in front of the Board seeking a product variance for a 28 car semi-automated lift sliding system model: PSHL-3-JG: ParkPlus LS2h0d. The two code sections that the petitioner stated he will not meet are 524 CMR § 26.07 – Protection at Other Levels and § 26.11 – Car Enclosures and Car Gates. The ParkPlus machine will not have dividers or ropes 42” high between parking cubicles. The petitioner’s representative stated that the operation of the system would be impossible if dividers were installed between parking cubicles. Also, the machine will not have 42” high rails on sides not used for entrance and exit. The system will be impossible to operate if these were installed. A motion was made by David Gaudet to grant the product variance request. The unit(s) is required to meet all standards of 524 CMR and applicable codes, apart from § 26.07 and § 26.11 as requested. The justification of the motion is that the unit will meet the safety standard. The motion was seconded by Sarah Wilkinson.

**Motion:** David Gaudet

**Seconded:** Sarah Wilkinson

**Vote: 6-0; Granted.**

Roll Call Vote:

- |                     |   |                              |
|---------------------|---|------------------------------|
| • David Gaudet      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Jacob Nunnemacher | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Cheryl Davis      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Brian Ronan       | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Sarah Wilkinson   | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Eric Morse        | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |

**3. The Board went back to hear the following case:**

**11 Dana Ave – Hyde Park, MA [Exhibit 1]**

**Product Variance**

**Manufacturer: JG Parking**

**Product Name: Semi-Automated Lift Sliding System Model PSH-2L-JG: ParkPlus LS2h0d**

**Petitioner: Ryan Astrup**

The petitioner was in front of the Board seeking a product variance for a 10 car semi-automated lift sliding system model: PSHL-3-JG: ParkPlus LS2h0d. The two code sections that the petitioner stated he will not meet are 524 CMR § 26.07 – Protection at Other Levels and § 26.11 – Car Enclosures and Car Gates. The ParkPlus machine will not have dividers or ropes 42” high between parking cubicles. The petitioner’s representative stated that the operation of the system would be impossible if dividers were installed between parking cubicles. Also, the machine will not have 42” high rails on sides not used for entrance and exit. The system will be impossible to operate if these were installed. The Board had concerns of numerous areas in the elevator machine room that are non-compliant, including relocation of the disconnect to the hinged wall, visual communication, citing of the switch and other possible violations of 524 CMR. David Gaudet suggested that the petitioner seek the professional expertise of an elevator code consultant. A motion was made by Jacob Nunnemacher to place this product variance under advisement for further discussion. The motion was seconded by Brian Ronan.

**Motion:** Jacob Nunnemacher

**Seconded:** Brian Ronan

**Vote: 6-0; Placed under advisement.**

Board member David Morgan rejoined the meeting at 10:39 a.m.

Roll Call Vote:

- |                     |   |                              |
|---------------------|---|------------------------------|
| • David Gaudet      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Jacob Nunnemacher | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Cheryl Davis      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |

- |                   |   |                              |
|-------------------|---|------------------------------|
| • Brian Ronan     | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Sarah Wilkinson | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Eric Morse      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • David Morgan    | Abstained                               |                              |

**4. 50 Leo M Birmingham – Brighton, MA [Exhibit 3]**

**Product Variance**

**Manufacturer: JG Parking**

**Product Name: Semi-Automated Lift Sliding System Model PSH-2L-JG: ParkPlus LS2h1d**

**Petitioner: Ryan Astrup**

The petitioner was in front of the Board seeking a product variance for a 48 car semi-automated lift sliding system model: PSHL-3-JG: ParkPlus LS2h1d. The two code sections that the petitioner stated he will not meet are 524 CMR § 26.07 – Protection at Other Levels and § 26.11 – Car Enclosures and Car Gates. The ParkPlus machine will not have dividers or ropes 42” high between parking cubicles. The petitioner’s representative stated that the operation of the system would be impossible if dividers were installed between parking cubicles. Also, the machine will not have 42” high rails on sides not used for entrance and exit. The system will be impossible to operate if these were installed. The petitioner’s representative testified that the proposed system and cite is fully code compliant, aside from the two sections of code that the petitioner is seeking a variance from. The Board had similar concerns of numerous areas in the elevator machine room that are non-compliant, including relocation of the disconnect to the hinged wall, visual communication, citing of the switch and other possible violations of 524 CMR. A motion was made by David Gaudet to place this product variance under advisement for further discussion. The motion was seconded by Brian Ronan.

**Motion:** David Gaudet

**Seconded:** Brian Ronan

**Vote: 7-0; Placed under advisement.**

**Roll Call Vote:**

- |                     |   |                              |
|---------------------|---|------------------------------|
| • David Gaudet      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Jacob Nunnemacher | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Cheryl Davis      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • David Morgan      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Brian Ronan       | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Sarah Wilkinson   | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Eric Morse        | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |

**5. 457 W Broadway – Boston, MA [Exhibit 4]**

**Product Variance**

**Manufacturer: JG Parking**

**Product Name: Semi-Automated Lift Sliding System Model PSH-2L-JG: ParkPlus LS2h1d**

**Petitioner: Ryan Astrup**

The petitioner was in front of the Board seeking a product variance for a 62 car semi-automated lift sliding system model: PSHL-3-JG: ParkPlus LS2h1d. The two code sections that the petitioner stated he will not meet are 524 CMR § 26.07 – Protection at Other Levels and § 26.11 – Car Enclosures and Car Gates. The ParkPlus machine will not have dividers or ropes 42” high between parking cubicles. The petitioner’s representative stated that the operation of the system would be impossible if dividers were installed between parking cubicles. Also, the machine will not have 42” high rails on sides not used for entrance and exit. The system will be impossible to operate if these were installed. The petitioner’s representative testified that the proposed system and cite is fully code compliant, aside from the two sections of code that the petitioner is seeking a variance from. The Board had similar concerns of numerous areas in the elevator machine room that are non-compliant, including relocation of the disconnect to the hinged wall, visual communication, citing of the switch and other possible violations of 524 CMR. A motion was made by Jacob Nunnemacher to place this product variance under advisement for further discussion. The motion was seconded by Brian Ronan.

**Motion:** Jacob Nunnemacher

**Seconded:** Brian Ronan

**Vote: 7-0; Placed under advisement.**

**Roll Call Vote:**

• David Gaudet	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Jacob Nunnemacher	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Cheryl Davis	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• David Morgan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Brian Ronan	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Sarah Wilkinson	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay
• Eric Morse	<input checked="" type="checkbox"/> yea	<input type="checkbox"/> nay

6. A motion was placed by David Gaudet to table agenda item # 6, # 7 and # 8 to allow the Board to review the submitted documents:

131 Seaport Boulevard, Boston

4 Hodges Street, Attleboro

44 Harvard Drive, Milford

## 7. Approval of meeting minutes:

### February 23, 2021 [Exhibit 5]

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

#### Roll Call Vote:

- |                     |   |                              |
|---------------------|---|------------------------------|
| • David Gaudet      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Jacob Nunnemacher | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Brian Ronan       | Abstain                                 |                              |
| • Cheryl Davis      | Abstain                                 |                              |
| • David Morgan      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Sarah Wilkinson   | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Eric Morse        | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |

**Motion to Adjourn:** Sarah Wilkinson

**Seconded:** Jacob Nunnemacher

**Vote: 7-0; Adjourned.**

#### Roll Call Vote:

- |                     |   |                              |
|---------------------|---|------------------------------|
| • David Gaudet      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Jacob Nunnemacher | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Cheryl Davis      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • David Morgan      | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Brian Ronan       | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Sarah Wilkinson   | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |
| • Eric Morse        | <input checked="" type="checkbox"/> yea | <input type="checkbox"/> nay |

Hearing concluded at 11:56 a.m.

Prepared by: Ruthy Barros

### Exhibit List:

- Exhibit 1: Variance packet for 11 Dana Ave, Hyde Park
- Exhibit 2: Variance packet for 319 Chelsea St., East Boston
- Exhibit 3: Variance packet for 50 Leo M Birmingham, Brighton
- Exhibit 4: Variance packet for 457 W Broadway, Boston
- Exhibit 5: Meeting minutes from February 23, 2021