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Division of Occupational Licensure
Office of Public Safety and Inspections**

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OCCUPATIONAL LICENSURE

Minutes

**Meeting of the
Board of Elevator Regulations
August 26, 2025, at 1:00 p.m.**

**1 Federal Street, 6th Floor
Public Meeting Room 6026
Boston, MA. 02110-2012
Hybrid Meeting via Microsoft Teams**

Board Members Present:

David Gaudet, Chair
Christopher Towski (remote)
Tim Morgan (remote)
David McGuire (remote)
Neil Mullane (remote)
Anthony Buonopane

Division of Occupational Licensure Staff:

Peter Kelley
Gayle Richardson
Jay Ryan
Johnny Rubyck (remote)
Walter Zalenski (remote)

Board Members Absent:

Brian Ronan

Guests Present:

Galina Slezinger
Jason O'Dowd
Dennis Drisoll
Jesse Martinez
Doug Manley

Doug Anderson

Deborah Thomas
James Callahan
Patti Pendexter

Call to Order: 1:03 p.m.:

1. Roll call.

2. VAR25-0004

[Exhibit 1]

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 extend the original 60 day hold by an additional 60 days, which will be a deadline of August 4, 2025, to provide additional documentation.

Doug Anderson explained that Galina Slezinger had applied to the AAB (Architecture Access Board) on July 14, 2025, for the use of a replacement incline wheelchair lift, but was denied. Ms. Slezinger applied for an adjudicatory hearing which is scheduled for November 17, 2025. Doug Anderson stated that they are requesting an extension of time to produce the additional documentation requested by the board as they would like the opportunity to be heard by the AAB and then come back before the Board of Elevator Regulations.

After a discussion by the board, Tim Morgan moved to place the petition on hold until the first available board meeting in December 2025, to allow the petitioner to return to the AAB on November 17, 2025. Chris Towski seconded the motion. Vote 6-0-0

Motion: Tim Morgan

Seconded: Chris Towski

Vote: On Hold

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
• David McGuire	<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
• Neil Mullane	<input checked="" type="checkbox"/> aye	<input type="checkbox"/> nay	<input type="checkbox"/> abstain

3. VAR25-0015

[Exhibit 2]

0 Quincy Center Station Quincy

State ID: 243-P-18989

Code: A17.1-2013, code section 2.11.10.1.1

Petitioner: Justin DiConzo

Mr. Mullane took no part in the discussion of, or the deliberation upon, this matter. 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. A letter from the Deputy Chief of Technical Engineering & Design of the Massachusetts Department of Transportation 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.

Jason O'Dowd presented the board with a summary of the request by stating that the MBTA is not looking to change the existing glass variance for new installs but that they would like to have a blanket variance put in place to replace a piece of glass when there is vandalism to existing equipment. They would like the ability to use a temporary piece of glass that does not have the Z rating and will not have the stamp but is comparable for emergent purposes due to vandalism. Mr. O'Dowd stated that with the four hundred units they currently have, there is some form of vandalism to the glass usually weekly but at a minimum bi-weekly. The standard turnaround time for the vendor to cut a Z97.1 rated stamped piece of glass is eight to ten weeks.

Mr. O'Dowd continued to explain that when a unit is vandalized and there is broken glass involved, the MBTA will not run the unit for safety purposes. This blanket variance would allow the MBTA to get the glass fixed at a faster rate as the glass vendor, Melrose Glass, is local and would be able to cut the temporary piece of glass within a few days.

After a detailed discussion by the board, Chris Towski moved to place the petition on hold for no more than 60 days for the petitioner to present an architect's or engineer's review of the proposed changes to the existing approved specifications and to propose how the glass will be identified in the field. Tim Morgan seconded the motion.

Vote 5-0-0 Deadline October 25, 2025.

Motion: Chris Towski

Seconded: Tim Morgan

Vote: On Hold 60 days

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 |
| • David McGuire | <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 |

4. VAR25-0057

[Exhibit 3]

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.

Deborah Thomas had technical difficulties with both video and audio throughout the meeting.

Dennis Drisoll gave a summary that included that the building had an elevator inspection on January 19, 2025, and was cited as a swing door must have a vision panel on each level. There are currently two common area doors, one on the basement level that has a vision panel and one on the main lobby level that does not have a vision panel. Floors three through six are private residences that do not have a vision panel. The request for

the variance is to be allowed to forego a vision panel on each level that does not currently have one or at least to be able to minimize the vision panel to a peep hole to limit exposure.

The basement level door is a steel door that is not original to the building but a newer door. The current doors to the residences are wooden ornate doors, some of which are more than one hundred years old. The lobby door is a large, curved door that is original to the building's historic design.

After a detailed discussion by the board, David Gaudet moved to place the application on hold for further action by the board. After the petitioner submits photographs of the CAB, COP, Halls and Hall Station S, the board will schedule a Quasi-Judicial session to further discuss the matter. Chris Towski seconded the motion. Vote 6-0-0

Motion: David Gaudet

Seconded: Chris Towski

Vote: On hold

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
• David McGuire	<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
• Neil Mullane	<input checked="" type="checkbox"/> aye	<input type="checkbox"/> nay	<input type="checkbox"/> abstain

5. The board took a recess from 2:50 p.m. until 2:55 p.m.

6. VAR25-0052

[Exhibit 4]

344 Thompson Road Webster

State ID: 316-P-46

Code Reference: 524 CMR 35.00. Section 8.1.4

Petitioner: Michelle Harpin

The petitioner is seeking a variance from 524 CMR 35.00. Section 8.1.4 to remove the Medial Emergency board from the Elevator system as the board is non-repairable and considered obsolete.

James Callahan gave a summary of the variance request for code cited 2.27.12 amended on 8.1.4 requiring an elevator to have medical emergency operations. They feel this code is covered by the exceptions, as the building involved is a 2-stop hydra elevator that is too small to fit a stretcher in it. The building has rollable access on both floors to the street and that is how all medical emergency transportation is conducted. Emergency Medical Technicians and the Fire Department have not used the elevator for this purpose. The first acceptance test inspection was done in August of 1995. The unit was placarded on December 6, 2024, after the work from a 90-day reinspection was not completed, as the board that controls medical emergencies is obsolete and cannot be repaired or replaced. Mr. Callahan included that when the application was submitted, he erroneously cited Section 8.1.4, but they are requesting a variance for Section 2.27.12.

After discussion by the board, David Gaudet moved to deny the variance request as no variance is needed on the basis that the underlying condition is not in violation of 524

CMR 17.40 (6)(b). Petitioner to remove Medical Emergency fixtures from the elevator and apply for a placard removal. The motion was seconded by Chris Towski. Vote 6-0-0.

Motion: David Gaudet

Seconded: Chris Towski

Vote: Deny

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 |
| • David McGuire | <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 |
| • Neil Mullane | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |

6. VAR25-0060

[Exhibit 5]

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.

Doug Manley gave a summary that included that this is an existing building that was built in 1886 and is on the National Register. They have been working on a project to bring handicap accessibility to the building by way of a new elevator and accessible restrooms. The elevator is an Otis Gen 3 that was installed by Delta Beckwith Elevator Company. It is a 3500 lb. four stop elevator. While reviewing the punch list, the installer indicated that the newly created machine room was noncompliant with the minimum ceiling height. A portion of the room has a soffit that brings the room height to 6' 2" , with the rest of the room being at 7'1".

After discussion by the board, David Gaudet moved to place the petition on hold for no more than 90 days, until November 24, 2025, for the petitioner to submit additional information and drawings. 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. If no further action is taken by the petitioner, then the petition will be considered abandoned. The motion was seconded by Chris Towski. Vote 6-0-0 Deadline November 24, 2025.

Motion: David Gaudet

Seconded: Chris Towski

Vote: On hold 90 days

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 |
| • David McGuire | <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 |
| • Neil Mullane | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |

6. Approval of meeting minutes from July 22, 2025, and July 29, 2025. – tabled.

The minutes were tabled for a future meeting. No action was taken on this matter.

7. The following items are the Administrative Decisions or Withdrawals that have taken place since the last Board of Elevator Regulations meeting:
- VAR25-0062 and VAR25-0063 for the address of 100 North Beacon Street Boston, under State ID # 1-P-1326 and 1-P-1327, were each granted variances by administrative decision that was issued on July 23, 2025.
 - Withdrawal notification received by email on July 26, 2025, for Variances VAR25-0047, VAR25-0050 and VAR25-0051 which were heard by the board on July 15, 2025.
 - Withdrawal notification received by email on August 5, 2025, for Variance VAR25-0017 which was heard by the board on June 3, 2025.
8. Chris Towski moved to Adjourn the meeting. Motion was seconded by Tim Morgan. By unanimous decision the board adjourned at 4:24 p.m.

Motion: Chris Towski

Seconded: Tim Morgan

Vote: Unanimously agreed

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 |
| • David McGuire | <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 |
| • Neil Mullane | <input checked="" type="checkbox"/> aye | <input type="checkbox"/> nay | <input type="checkbox"/> abstain |

Meeting adjourned at 4:24 p.m.

Prepared by: Gayle Richardson

Exhibit List:

- Exhibit 1: Variance packet for 57 Union Street Newton
- Exhibit 2: Variance packet for 0 Quincy Center Station, Quincy
- Exhibit 3: Variance packet for 95 Beacon Street Boston
- Exhibit 4: Variance packet for 344 Thompson Road Webster
- Exhibit 5: Variance packet for 58 Andrew Street Lynn