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UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

CHARLES BORSTEL
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

Minutes

Board of Elevator Regulations
1000 Washington Street, Boston, MA 02118
1st Floor – Room 1D
April 3, 2018

Board Members Present:

Stephen Sampson, Chairman
Brian Ronan
Cheryl Davis
Eric Morse
John O'Donoghue
David Morgan

Guests Present:

Erin Carr (Atlantic Elevator)
Chris Wessen (Jamestown LP)
Peter Wallack (Wallack Elevator Consultants)
Ryan Astrup (Park Plus, Inc.)
Andreas Wastel (Park Plus, Inc.)
Kevin Hastings (Hastings Consulting)
Jim Alexander (Finegold Alexander Architects)
Charles Kilb (DPL)
Ruthy Barros (DPL)

Board Members Absent:

David Gaudet

The Board discussed the following:

The Board reviewed the Massachusetts Open meeting Law guide.

1. **25 Dry Dock – Boston, MA [Exhibit 1, 1A and 1B]**

State ID: 1-P-3269 and 1-F-3268

Relief from Inspector’s Report

524 CMR Section 17.08 (a)

Petitioner: Christen Parsons

The petitioner came before the Board seeking relief from an Inspector’s Report citing, “Gates on the top floor (front and rear) are in violation of code 524 CMR Section 17.08 (a), and walls on floors 3, 4 and 5 are in violation of the same code”. The petitioner stated that the 8th floor has rollaway gates that are installed just outside of the elevators for security reasons. The gate is designed to retract on general alarm and passed the Boston Fire Department test in 2017. However, when the elevator fire service was tested, the horns and strobes were removed due to the time of day. In addition, there is a means to recall the elevator if a passenger were to exit. A motion was put forth by David Morgan to place the petitioner’s request on hold for 30 days to allow the appellant to verify that the gates retract open when on fire service. The petitioner is also required to test the fire service with live horns and strobes, and that the on/off switch, which shall be replaced with a blank, isn’t controlling the quarter push button. The petitioner must also remove all deadbolts immediately. The Office of Public Safety and Inspections (OPSI) will make a site visit to verify the completion of work. The motion was seconded by Brian Ronan.

Motion: David Morgan

Seconded: Brian Ronan

Vote: 6-0; Placed on hold for 30 days.

2. **110 Broad Street – Boston, MA [Exhibit 2]**

Product Variance – 4 Post VRC

Petitioner: Ryan Astrup

The petitioner came before the Board seeking a product variance for an Automated Vehicle Storage and Retrieval System (AVSRS). The petitioner stated that the proposed AVSRS consists of mechanical and robotic equipment designed specifically to safely store and retrieve 48 unoccupied vehicles from an unoccupied storage vault on 4 sub-grade levels. The system includes a dedicated loading bay (entry/exit area) for vehicle deposit/collection, a lifting mechanism to transfer vehicles to and from the loading bay

and storage vault, three battery operated robotic shuttles for horizontal vehicle storage, and 48 platforms on which the vehicles will be stored. The vehicle storage and retrieval process is completely computer controlled from point of system activation and no human intervention is necessary during normal operation. A motion was put forth by David Morgan to enter into quasi-judicial session to conduct deliberations for a final decision in this matter. The motion was seconded by Eric Morse. Thereafter, by unanimous consent, the matter was tabled for further deliberations at the next meeting.

Motion: David Morgan

Seconded: Eric Morse

Vote: 6-0; Tabled for further deliberations.

3. **Approval of meeting minutes from March 27, 2018 [Exhibit 3]**

A motion was made by David Morgan to accept the minutes as written. The motion was seconded by Brian Ronan. **Vote: 6-0; Granted.**

Exhibit List:

Exhibit 1: Variance packet for 25 Dry Dock – Boston, MA

Exhibit 1A: Inspector's Report for units 1-P-3269 and 1-F-3268

Exhibit 1B: Pictures of units 1-P-3269 and 1-F-3268

Exhibit 2: Variance packet for 110 Broad Street – Boston, MA

Exhibit 3: Meeting minutes from March 27, 2018

Motion to Adjourn: Cheryl Davis

Seconded: John O'Donoghue

Vote: 6-0; Granted.

Hearing concluded at 3:45 p.m.

Prepared by: Ruthy Barros