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Minutes

**BBRS Building Code Appeals Board (BCAB)**

Meeting Location: Milford District Office, 50 Maple Street, Milford, MA. 01757

August 3, 2017

Board Members Present:

Steven Frederickson  
Richard Crowley, Chairman  
Jake Nunnemacher

Guests Present:

See sign-in sheet for each case:

1. **Case Number :** 17-0101  
**Appellant:** Jacqueline J. Rosparka  
**Address of Property:** Fairfield Park West Condo's 1-41, Mansfield, MA. 02048  
**Summary of Case:** This appeal concerned an interpretation that a permit was not required for repairs performed to existing concrete stairs.

On a **MOTIONS** by Steven Frederickson and **SECONDED** by Jake Nunnemacher, it was **UNANIMOUSLY** voted that the Building Commissioner's interpretation that a permit was needed was correct. However, existing stairs need not comply with the current code where the original dimensions and other existing conditions remain unchanged.

2. **Case Number :** 17-0102  
**Appellant:** Richard Rainville (Owner-Wequaquet Yacht Club)  
**Address of Property:** 150 Annable Point Road, Centerville, MA. 02632  
**Summary of Case:** This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Section 1004.1.1 and 1009.4.2 to permit the use of a roof top deck

On a **MOTION** by Jake Nunnemacher and **SECONDED** by Steven Frederickson, it was **UNANIMOUSLY** voted to **GRANT** a variance from 780 CMR 1009.4.2 with conditions and to **DENY** a variance from 780 CMR 1004.1.1 with conditions.



3. **Case Number :** 17-0103  
**Appellant:** Catherine Wylie (Owner-Wollaston Cong. Church)  
**Address of Property:** 47 Lincoln Avenue, Quincy, MA. 02170  
**Summary of Case:** This appeal concerns a variance to permit a change of occupancy from A3 to R2.

On a **MOTION** by Steven Frederickson and **SECONDED** by Richard Crowley, it was a **TWO to ONE** vote, Jake Nunnemacher was opposed to **GRANT** a variances from 780 CMR Chapter 9 with conditions.

4. **Case Number :** 17-0104  
**Appellant:** Rick Vayo (Owner-84 Obery LLC)  
**Address of Property:** 84 Obery Street, Plymouth, MA. 02360  
**Summary of Case:** This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Section 1609.1.2 with respect to new construction.

On a **MOTION** by Jake Nunnemacher and **SECONDED** by Kerry Dietz, it was **UNANIMOUSLY** voted to **GRANT** a variance from 780 CMR 1609.1.2.

5. **Case Number :** 17-0098  
**Appellant:** Don C. Hunter, Esq (Owner-William & Becky Brunell)  
**Address of Property:** 1920 Cape Street, Lee, MA. 01238  
**Summary of Case:** The appellants seek a determination that their proposed building is within Use Group S-1 instead of Group S-2.

On a **MOTION** by Kerry Dietz and **SECONDED** by Jake Nunnemacher, it was **UNANIMOUSLY** voted to **DENY** the appeal and agree with the Building Commissioner's interpretation that the proposed building is within Use Group S-2.

6. The meeting adjourned at 1:30 p.m.