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Minutes

**BRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**July 26, 2022**

Meeting Called to order by the Chairman Steven Frederickson, at 9:30 a.m. followed by Roll call:

**Board Members Present:**

Kent Vincent  
Steven Frederickson, Chairman  
Jennifer Hoyt & Peter Ostroskey (1-case)

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 22-0052  
**Appellant:** Marcy Venezia  
**Property Address:** 32 Sheridan Street, No. Easton, MA. 02356  
**Summary of Case:** Appellants sought relief from 780 CMR 51.00, R311.7.2, with respect to an existing building.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Kent Vincent, to **GRANT** a variance from **780 CMR 51.00, R311.7.2**. The Motion was approved by unanimous vote.

- Case Number:** 22-0057  
**Appellant:** Joshua Greene (Owner-Hobbs Brook Real Estate LLC)  
**Property Address:** 99 Hayden Avenue, Lexington, MA. 02421  
**Summary of Case:** Appellants sought relief from 780 CMR, IMC 510.4, with respect to new construction.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Kent Vincent, to **GRANT** a variance to **780 CMR, IMC 510.4** to allow compliance with **IMC 510.5** or other sections of the **IMC** as applicable. The Motion was approved by unanimous vote.



3. **Case Number:** 22-0060  
**Appellant:** Thomas Catalano (Owner-Laurie J. Hall, Trustee)  
**Property Address:** 979 Sea View Avenue, Barnstable, MA. 02655  
**Summary of Case:** Appellants sought relief from 780 CMR 51.00, R310.1, with respect to new construction.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Kent Vincent, to **GRANT** a variance to **780 CMR 51.00, R310.1**, on conditions that the fire alarm system will be monitored in accordance with **NFPA 72** and be central-station monitored regardless of the monitoring system's vendor; and a permanent connection for water supply to the system be installed and be maintained for use by the Fire Department. The Motion was approved by unanimous vote.

4. **Case Number:** 22-0061  
**Appellant:** Edward Stempniewicz (Owner-EMJLLC)  
**Property Address:** 205 W. Cummington Road, Cummington, MA. 01026  
**Summary of Case:** Appellants sought relief from 780 CMR, Chapter 34, Existing Building Code, 1012.1.1 and 780 CMR Table 903.2, with respect to an existing building.

Kent Vincent made a **MOTION** that was **SECONDED** by Peter Ostroskey, to **AFFIRM** the Building Inspector's conclusions about **780 CMR, Chapter 34, Existing Building Code, 1012.1.1** and **780 CMR Table 903.2** in his June 28, 2022 letter to Stempniewicz. The Motion was approved by unanimous vote.

5. **Case Number:** 22-0062  
**Appellant:** Paul Beauchamp (Owner-Arhart, LLC)  
**Property Address:** 812 Brock Avenue, New Bedford, MA. 02744  
**Summary of Case:** Appellants sought relief from 780 CMR, IMC 108.7 and 108.7.1, with respect to an existing building.

Jennifer Hoyt made a **MOTION** that was **SECONDED** by Kent Vincent, to **GRANT** variances from **780 CMR, IMC 108.7** and **108.7.1**. The Motion was approved by unanimous vote.

The meeting adjourned at 2:30 p.m.