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STATE BOARD OF BUILDING REGULATIONS AND STANDARDS
BUILDING OFFICIAL CERTIFICATION COMMITTEE

December 2nd, 2025, from 9am to 1pm
DOL Office, One Federal Street, Boston, MA 02110
Sixth Floor, Topaz Room

Meeting Minutes

Meeting called to order at 9:04 AM

- | | |
|---|---|
| a. Michael Giampietro, Chair, Member at Large | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| b. John Naff, Vice Chair, Member at Large | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| c. David Fuller, MBCIA | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| d. Michael Clancy, SEMBOA | <input type="checkbox"/> present <input checked="" type="checkbox"/> absent |
| e. Henry Fontaine, MetroWest | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| f. Andrew Bobola, BBRS Representative | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| g. George Peterson, BOWM | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| h. Kevin Ross, Member at Large | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| i. Mark Robidoux, Member at Large | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| j. Anthony Marino, MMA Representative | <input checked="" type="checkbox"/> present <input type="checkbox"/> absent |
| k. VACANT, Member of Academia | <input type="checkbox"/> present <input type="checkbox"/> absent |

1) Review/Vote - Meeting Minutes for November 18th, 2025

Chair Giampietro introduced topic of BOCC meeting minutes from November 18th, 2025. John Naff motioned to approve meeting minutes, seconded by David Fuller. A roll call vote was held, none opposed, none abstained. Motion passed unanimously.

2) Review/Discuss - Executive Director Report

Chair Giampietro introduced topic of Executive Director Report. Executive Director Tammy Gropman spoke on topic of annual town clerk building official form, noting that staff had received reports from 349 of 351 municipalities. E.D. Gropman also noted that a new online version of the form has been published and would be available going forward.

3) **Review/Discuss - Board Counsel Report**

Chair Giampietro introduced topic of Board Counsel Report. Board Counsel Charles Kilb stated that he would be speaking on the topic of 780 CMR 110.R7 draft changes and would keep comments under that agenda item. Board Counsel Kilb also noted the Chair's ability to take agenda items in non-chronological order with regard to the scheduled hearing.

4) **Hearings**

Chair Giampietro introduced topic of hearing and recused.

a. C25-00012

Chair Giampietro recused himself and did not participate in this matter.

Vice Chair John Naff opened the hearing, introduced the Committee, and established procedures. Board Counsel Charles Kilb introduced himself and noted that while he would assist the Executive Director in assisting the Committee with organizing the matter, DOL Prosecuting Counsel Seth Henderson and the Respondent would be the parties presenting evidence and making arguments in the matter. Attorney Henderson, respondent Robert Fogarty, complainant Joseph Atchue, Millis Town Administrator Michael Guzinski, Millis Building Department Administrator Jennifer Kagan, & Alternate Building Commissioner for Millis Christopher Canney, identified themselves as present for the record and were sworn in. The Town Counsel for Millis was also present but did not represent Mr. Fogarty, he indicated he might want to question witnesses, however Counsel Kilb indicated that if he is not a witness or counsel to a party, he would not be able to participate.

Attorney Henderson provided evidence for the record and introduced Joseph Atchue, who was the original provided background on complaint. Robert Fogarty provided testimony. Committee members questioned respondent regarding nature of documents in evidence and signature. Christopher Canney, Joseph Atchue, Jennifer Kagan, & Michael Guzinski also provided testimony. Parties provided closing statements. The committee adjourned the public meeting and noted that the Committee would deliberate the matter in a closed Quasi-Judicial session and that a written decision will be issued thereafter.

5) **Discuss/Vote - Course Review**

a. Accessory Dwelling Units and the Massachusetts Stretch Code

Chair Giampietro introduced topic of course review: Accessory Dwelling Units and the Massachusetts Stretch Code. John Naff motioned to approve course, seconded by Anthony Marino. A roll call vote was held, Michael Giampietro abstained, none opposed. Motion passed with majority.

6) **Review/Discuss - R7 Regulations**

Chair Giampietro introduced topic of 780 CMR 110.R7 draft language. Board Counsel Kilb presented a redline document and discussed draft changes in editorial alignment and language consistency, as well as revisions to increased independence of BOCC, reporting of appointments, nature of conditional appointments, expiration of certifications, and exam approval. Chair Giampietro noted that Committee members could review document and suggest edits to be considered at subsequent meetings.

7) **Examination Approval Packets**

Chair Giampietro introduced topic of Examination Approval Packets.

- a. Como, Robert J
John Naff motioned to approve packet, seconded by Andrew Bobola. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- b. Cotterpong, Nicholas
David Fuller motioned to approve packet, seconded by Mark Robidoux. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- c. Currie, Thomas W
David Fuller motioned to approve packet, seconded by John Naff. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- d. Gatta Jr, Robert
John Naff motioned to approve packet, seconded by Andrew Bobola. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- e. Grappi, Mark
John Naff motioned to approve packet, seconded by Kevin Ross. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- f. Griffith, Adam
David Fuller motioned to approve packet, seconded by Andrew Bobola. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- g. LeBlanc, Robert
John Naff motioned to approve packet, seconded by Kevin Ross. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- h. Maynard, Larry G
David Fuller motioned to approve packet, seconded by Kevin Ross. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- i. Murphy, Patrick J
Andrew Bobola motioned to approve packet, seconded by John Naff. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- j. Parris, Andrew
David Fuller motioned to approve packet, seconded by Mark Robidoux. A roll call vote was held, John Naff, Andrew Bobola, and Kevin Ross opposed, none abstained. Motion passed with majority: five to three.
- k. Vargas, Jaime
John Naff motioned to approve packet, seconded by Kevin Ross. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.

8) Application for Certification Packets

Chair Giampietro introduced topic of Application for Certification packets.

- a. Devonick, Jeremy – Local Inspector - Cambridge
John Naff motioned to approve Application for Certification packet, seconded by Kevin Ross. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- b. Flanagan, Kevin
E.D. Tammy Gropman noted that Mr. Flanagan had been added to the agenda by mistake and was certified at a previous meeting.

9) New Employee Report Form

Chair Giampietro introduced topic of New Employee Report Forms.

- a. Alizio, Frank
Conditional Local, Needham, 11/17/2025 appointment. John Naff motioned to acknowledge NERF, seconded by Kevin Ross.
- b. Bliss, Scott
Certified Local, Tisbury, 10/29/2025 appointment. John Naff motioned to acknowledge NERF, seconded by Kevin Ross.
- c. Clancy, Michael
Certified Commissioner, Alternate Commissioner, Norwell, 08/20/2025 appointment. John Naff motioned to acknowledge NERF, seconded by Andrew Bobola.
- d. Douglass, Richard K.
Conditional Local, Chelsea, 10/21/2024 appointment. Vice Chair John Naff noted that this form was tabled from the previous meeting as it had not been signed by the appropriate appointing authority. John Naff motioned to acknowledge NERF with corrections, seconded by Kevin Ross.
- e. Ewell, James
Conditional Commissioner, Whitman, 07/08/2025 appointment. John Naff noted that the form was signed by the Assistant Town Administrator and questioned Committee as to whether this was valid, members reached a consensus that it was. John Naff motioned to acknowledge NERF, seconded by Andrew Bobola.
- f. Gatta Jr, Robert
Conditional Local, Everett, 10/18/2025 appointment. David Fuller motioned to acknowledge NERF, second George Peterson.
- g. Mellen, John
Conditional Commissioner, Needham, 11/21/2025 appointment. John Naff motioned to acknowledge NERF, seconded by Andrew Bobola.
- h. Robidoux, Mark (Mark Robidoux recused)
Certified Commissioner, Southborough, 10/27/2025 appointment. John Naff motioned to acknowledge NERF, seconded by Kevin Ross.
- i. Rowe, Christopher C.
Conditional Local, Chelsea, 03/02/25 appointment. John Naff noted that the form was signed by the city's Building Commissioner and motioned to table for signature of appropriate appointing authority, seconded by David Fuller.

- j. Williams, Gregory
Conditional Local, Dracut, 11/17/2025 appointment. Andrew Bobola motioned to acknowledge, seconded by John Naff.

A roll call vote was then held on all New Employee Report Forms with the exception of Christopher Rowe's; none opposed, Mark Robidoux recused from voting on his own NERF. Motion passed unanimously.

10) Extension of Time Request

Chair Giampietro raised topic of Extension of Time Requests.

- a. Douglass, Richard K.
Original appointment date of 10/21/2024 in City of Chelsea. John Naff motioned to grant first six-month extension with a new expiration date of 04/21/2026, seconded by Andrew Bobola. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.
- b. Fabian, Jeffrey (Andrew Bobola recused)
Original appointment date of 09/10/2024 in the Town of Acushnet. John Naff noted this was the first six-month extension request and that Mr. Fabian had not received prior exam approval. E.D. Gropman confirmed this, noting that his NERF was approved at the March 2025 BOCC meeting and that he had already taken two exams. E.D. Gropman also noted that BOCC staff had communicated with Mr. Fabian that he could not practice as a Building Official and would need to submit an application for exam approval.

Jeffrey Fabian stated that he had not been made aware that the exams he'd already passed would not be counted. E.D. Gropman reiterated that this was in previous communication from BOCC staff. Mr. Fabian stated that he believed having his NERF approved and receiving a Building Official number was approval to take exams. John Naff and Board Counsel Charles Kilb clarified the requirements of 780 CMR 110.R7 as relative to exam approval. Chair Giampietro questioned whether the matter should be tabled.

Board Counsel Kilb stated that there was no ground for an extension even if the matter was tabled as exams weren't taken within the initial six-month period of conditional appointment. John Naff motioned to deny Extension of Time request, seconded by Anthony Marino. A roll call vote was held, none opposed, none abstained. Motion passed unanimously. John Naff noted to Mr. Fabian that he could not currently continue in his capacity as a Conditional Local Inspector and would need to submit an application for exam approval to the BOCC.

- c. Fabiano, Michael
Original appointment date of 01/13/2025 in the City of Salem. John Naff noted that this was Mr. Fabiano's first six-month extension request. David Fuller noted that the section of application citing reason for the extension request was left blank. John Naff motioned to table for a completed application, seconded by David Fuller. A roll call vote was held, Andrew Bobola abstained, none opposed. Motion passed with majority.
- d. Mitchell, Brian
Original appointment date of 05/07/2024 in the Town of Orange. David Fuller noted that the section of application citing reason for the extension request was incomplete and noted that this was the second six-month extension request. John Naff motioned to table for a completed

application, seconded by David Fuller. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.

e. Muscatiello, Paul

Original appointment date of 01/02/2024 in the Town of Harwich. John Naff noted that this was the third and final extension request. John Naff motioned to grant one-year extension with a new expiration date of 12/02/2026, seconded by Kevin Ross. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.

f. Pavia, Julie

Original appointment date of 07/08/2024 in the Town of Worthington. John Naff noted that this was the second six-month extension request. John Naff motioned to grant six-month extension request with a new expiration of 07/08/2026, seconded by Andrew Bobola. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.

g. Ross, Kevin (Kevin Ross recused)

Original appointment date of 06/06/2024 in the City of Northampton. John Naff motioned to grant first six-month extension with a new expiration date of 06/06/2026, seconded by Anthony Marino. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.

h. Yiantsidis, George

Original appointment date of 12/05/2024 in the City of Worcester. John Naff noted a typographical error on application with a listed appointment date of 12/05/2025. Mr. Yiantsidis confirmed the original appointment of 12/05/2024. John Naff motioned to grant first six-month extension with a new expiration date of 06/05/2026, seconded by George Peterson. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.

i. Varner, Michael

Original appointment date of 02/07/2024 in the Town of Stoughton. John Naff noted that this was Mr. Varner's final extension request. John Naff motioned to grant one-year extension with a new expiration date of 12/07/2026, seconded by Michael Giampietro. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.

11) Applications For Continuing Education

Chair Giampietro introduced topic of Applications for Continuing Education.

a. Form A Submissions

- i. 6.11.25 District 8 attendance sheet
- ii. 7.9.25 District 8 attendance sheet
- iii. 9.10.25 District 8 attendance sheet
- iv. 10.8.25 District 8 attendance sheet
- v. 10.20.25 Fall Onboarding Day 1
- vi. 10.21.25 MetroWest attendance sheet
- vii. 10.27.25 Fall Onboarding Day 2
- viii. 10.29.25 attendee report OPSI
- ix. 10.30.25 District 4 attendee sheet
- x. 10.30.25 Fall Onboarding Day 3
- xi. 11.4.25 MA – Energy Modeling for Commercial Compliance Pathways Part 1
- xii. 11.4.25 MA – Energy Modeling for Commercial Compliance Pathways Part 2
- xiii. 11.5.25 Attendance sheet Energy Code
- xiv. 11.6.25 District 9 attendance sheet

- xv. 11.6.25 Energy Modeling for Commercial Compliance Pathways part 3
- xvi. 11.6.25 Energy Modeling for Commercial Compliance Pathways part 4
- xvii. 11.6.25 Short Term Rentals District 5 and 6
- xviii. 11.7.25 Fall Onboarding Day 4
- xix. 11.7.25 Periodic Inspections Fitchburg
- xx. 11.12.25 District 8 attendance sheet
- xxi. 11.12.25 SEMBOA attendance sheet
- xxii. 11.14.25 Fall Onboarding Day 5
- xxiii. 11.18.25 Local Inspectors – Escape Windows
- xxiv. 11.19.25 Fall Onboarding Day 6
- xxv. 11.19.25 BOWM attendance sheet
- xxvi. 11.19.25 Opt-in Specialized Energy Code for Residential Buildings
- xxvii. 11.19.25 Commercial Stretch Code Changes
- xxviii. 11.20.25 Choosing the Right Commercial Compliance Path -Documentation
- xxix. NEBOEA Conference

Dave Fuller motioned to acknowledge all Form A submissions, seconded by John Naff. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.

b. Form B Submissions

- i. Arguedas, Abel – 10.5 hours
- ii. Aziev, Shukhrat – 2 hours
- iii. Bashista, Mark – 1 hour
- iv. DeMarco, Stephen – 1 hour
- v. Dindo, Scott – 2 hours
- vi. Duquette, Christian – 2 hours
- vii. Flanagan, Kevin – 6 hours
- viii. Gale, Brian – 1 hour
- ix. Kelly, William – 1.5 hour
- x. Marek, Walter – 1 hour
- xi. Mavrelis, Andrew – 6 hours
- xii. Morash, Jeffrey – 2 hours
- xiii. Novak, Gene – 10 hours
- xiv. Siemasko, Thaddeus – 12 hours
- xv. Speroni, Robert – 2 hours
- xvi. Tomaso, Kevin – 1 hour
- xvii. Whitman, Tony – 3.5 hours
- xviii. Winchester, Paul – 11.5 hours

John Naff motions to accept Form B submissions, seconded by Kevin Ross. A roll call vote was held, none abstained, none opposed. Andrew Bobola was not present for vote. Motion passed.

12) Additional Business/Other Matters not Reasonably Anticipated 48 hours in Advance of Meeting

Chair Giampietro introduced topic of matters not reasonably anticipated within 48 hours of meeting. John Naff raised question of modifying continuing education policy. Board Counsel Kilb noted that it would be added to the agenda for the following meeting.

13) Investigatory Conference – CLOSED per M.G.L c. 112, § 65C

Chair Giampietro raised topic of investigatory conference. Board Counsel Kilb noted there was nothing to discuss under this agenda item.

14) Quasi-Judicial – CLOSED per M.G.L. c. 30A, §, 18.(d)

Chair Giampietro raised topic of Quasi-Judicial session. Board Counsel Kilb noted that there was a matter to discuss in closed Quasi-Judicial session. Chair Giampietro noted that he would recuse from Quasi-Judicial session.

John Naff motioned to adjourn public meeting, seconded by Kevin Ross. A roll call vote was held, none abstained, none opposed. Motion passed unanimously.

Meeting adjourned at 11:48 AM.

Items Relied Upon

Agenda

Appeal documents

Draft of 780 CMR 110.R7

Applications for Certification

New Employee Report Forms

Extension of Time Requests

Examination Applications

Applications for Continuing Education