



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

**YVONNE HAO**  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Occupational Licensure**  
**Office of Public Safety and Inspections**  
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**LAYLA R. D'EMILIA**  
UNDERSECRETARY, CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

**SARAH R. WILKINSON**  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**STATE BOARD OF BUILDING REGULATIONS  
AND STANDARDS BUILDING OFFICIAL CERTIFICATION COMMITTEE**  
February 4, 2025, at 9am to 1pm  
Realty Association of the Pioneer Valley  
221 Industry Ave, Springfield, MA 01104

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Meeting minutes

Meeting call to order – 9:00 AM

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**Roll Call**

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

**1) Review/Vote- Meeting Minutes for January 7, 2025**

John Naff made a motion to approve meeting minutes from January 7, 2025, seconded by Kevin Ross. A roll call vote was conducted, the motion passed unanimously.

**2) Hearings – none**

**3) Review/Discuss Executive Director Report**

Chris Rogers reported all expired building officials and their appointing authorities have been sent notification of their expired status and to continue to send in CEU extension requests. He continues to meet with the Vice Chair to review/approve CEU submissions.

**4) Review/Discuss Board Counsel Report**

Phil Chan reported that the reciprocity draft is still under review.



## 5) New Employee Report Form

- a. Anderson, David  
Dave Fuller made a motion to acknowledge the NERF for David Anderson as conditional Local Inspector, seconded by George Peterson. No discussion. A roll call vote was conducted, the motion passed unanimously.
- b. Atchue, Joseph M  
John Naff made a motion to acknowledge the NERF for David Anderson as Certified Building Commissioner, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.
- c. Byrnes, John  
Andrew Bobola made a motion to acknowledge the NERF for John Byrnes as Conditional Local Inspector, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.
- d. Cahillane, William  
John Naff made a motion to acknowledge the NERF for William Cahillane as Conditional Building Commissioner, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.
- e. Clinton, Edward F  
John Naff made a motion to acknowledge the NERF for Edward Clinton as Certified Building Commissioner, seconded by Henry Fontaine. No discussion. A roll call vote was conducted, the motion passed unanimously.
- f. Dominguez, Daylin Lopez  
Kevin Ross made a motion to acknowledge the NERF for Daylin Dominguez as Conditional Local Inspector, seconded by Mike Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.
- g. Fabiano, Michael  
Andrew Bobola made a motion to acknowledge the NERF for Michael Fabiano as Conditional Local Inspector, seconded by Mike Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.
- h. Forand, Richard  
John Naff made a motion to acknowledge the NERF for Richard Forand as Certified Building Commissioner, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed by majority vote:
  - a. YES: Michael Giampietro, John Naff, David Fuller, Michael Clancy, Henry Fontaine, George Peterson, Kevin Ross, Mark Robidoux, Anthony Marino
  - b. No: None
  - c. Abstention: Andrew Bobola
- i. Giampietro, Michael  
Michael Giampietro did not participate in this matter as a recusal. Mark Robidoux made a motion to acknowledge the NERF for Michael Giampietro as Alternate Building Commissioner, seconded by Dave Fuller. No discussion. A roll call vote was conducted, the motion passed by unanimously.
- j. Jenks, Nicholas  
John Naff made a motion to acknowledge the NERF for Nicholas Jenks as Conditional Building Commissioner, seconded by Henry Fontaine. No discussion. A roll call vote was conducted, the motion passed unanimously.

- k. Kubik, Gail  
Kevin Ross made a motion to acknowledge the NERF for Gail Kubik as Conditional Local Inspector, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.
- l. Lacroix, Jason  
Dave Fuller made a motion to acknowledge the NERF for Jason Lacroix as Conditional Local Inspector, seconded by George Peterson. No discussion. A roll call vote was conducted, the motion passed unanimously.
- m. Ortiz, Cesar  
Kevin Ross made a motion to acknowledge the NERF for Cesar Ortiz as Certified Local Inspector, seconded by Henry Fontaine. No discussion. A roll call vote was conducted, the motion passed unanimously.
- n. Tartakoff, Peter  
Mark Robidoux made a motion to acknowledge the NERF for Peter Tartakoff as Certified Local Inspector, seconded by Dave Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.
- o. Tirone, Vincenzo  
Andrew Bobola made a motion to acknowledge the NERF for Vincenzo Tirone as Certified Building Commissioner, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.
- p. Zdunczyk, Donald  
John Naff made a motion to acknowledge the NERF for Donald Zdunczyk as Local Inspector seconded Dave Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.

**6) Application for Certification Packets**

- a. Ciccariello, Anthony – John Naff made a motion to approve Anthony Ciccariello as MCBO, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.
- b. Clinton, Edward – Kevin Ross made a motion to approve Edward Clinton as MCBO, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.
- c. Fogarty, Robert – Michael Giampietro did not participate in this matter as a recusal. George Peterson made a motion to approve Robert Fogarty as MCBO, seconded by Henry Fontaine. A brief discussion was held about exams. A roll call vote was conducted, the motion passed unanimously.
- d. MacDonald, Keith – Mike Clancy made a motion to approve Keith MacDonald as Local Inspector, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed unanimously.
- e. MacDonald, Melissa E – John Naff made a motion to approve Melissa MacDonald as MCBO, seconded by Henry Fontaine. No discussion. A roll call vote was conducted, the motion passed unanimously.
- f. Sullivan, James – John Naff made a motion to approve James Sullivan as MCBO in Dedham, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

- g. Wallace, Michael J – John Naff made a motion to approve Michael Wallace as Local Inspector, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

**7) Extension of Time Request – these are all conditional**

- a. Anderson, David – John Naff made a motion to deny the 1<sup>st</sup> time extension for 6 months for David Anderson, seconded by Kevin Ross. During discussion, Mr. Anderson reviewed exam results and timeline. This denial was due to Mr. Anderson not following BOCC extension of time policy. Date of expiration was 10.23.24. A roll call vote was conducted, the motion passed unanimously.
- b. Joseph LoCoco – Kevin Ross made a motion to deny the 1<sup>st</sup> time extension for 6 months for Joseph LoCoco, seconded by George Peterson. During discussion, Mr. LoCoco reviewed exam results and timeline. This denial was due to Mr. LoCoco not following BOCC extension of time policy. Date of expiration was 10.16.24. A roll call vote was conducted, the motion passed unanimously.
- c. Pereira de Oliveira, Marcos – Mark Robidoux made a motion to approve the 1<sup>st</sup> extension of time for 6 months for Marcos Periera de Oliveira, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed by majority vote:
  - a. YES: Michael Giampietro, John Naff, Michael Clancy, Henry Fontaine, Andy Bobola, George Peterson, Kevin Ross, Mark Robidoux, Anthony Marino
  - b. No: None
  - c. Abstention: David Fuller
- d. Sullivan, Michael – Andrew Bobola made a motion to approve the 1<sup>st</sup> extension of time for 6 months for Michael Sullivan, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.
- e. Tavares, Sarah – John Naff made a motion to deny the 1<sup>st</sup> time extension for 6 months to Sarah Tavares, seconded by George Peterson. During discussion, Ms. Tavares reviewed exam results and timeline. This denial was due to Ms. Tavares not following BOCC extension of time policy. Date of expiration was 2.27.24. A roll call vote was conducted, the motion passed unanimously.
- f. Zdunczyk, Donald – Kevin Ross did not participate in this matter as a recusal. John Naff made a motion to approve the 1<sup>st</sup> extension of time for 6 months for Donald Zdunczyk, seconded by Mark Robidoux. No discussion. A roll call vote was conducted, the motion passed unanimously.

**8) CEU Extension Requests**

- a. Aguiar, James D – John Naff made a motion for extension through March 31, 2025, of CEUs for James Aguiar, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.
- b. Albright, John - John Naff made a motion for extension through March 31, 2025, of CEUs for John Albright, seconded by David Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.
- c. Bado, Charles - John Naff made a motion for extension through March 31, 2025, of CEUs for Charles Bado, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed unanimously.
- d. Bettencourt, Manuel – Kevin Ross made a motion for extension through March 31, 2025, of CEUs for Michael Bettencourt, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.

- e. Ciampa, Michael – John Naff made a motion for extension through March 31, 2025, of CEUs for Michael Ciampa, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.
- f. Desmarais, Denis – No action taken.
- g. Folkard, Jeremiah – John Naff made a motion for extension through March 31, 2025, of CEUs for Jeremiah Folkard, seconded by Mike Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.
- h. Kelly, John – John Naff made a motion for extension through March 31, 2025, of CEUs for John Kelly, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.
- i. Laboffa, Bruce – John Naff made a motion for extension through March 31, 2025, of CEUs for Bruce Laboffa, seconded by Henry Fontaine. No discussion. A roll call vote was conducted, the motion passed unanimously.
- j. Reid, Rick – Kevin Ross made a motion for extension through March 31, 2025, of CEUs for Rick Reid, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.
- k. Williams, Dan – John Naff made a motion for extension through March 31, 2025, of CEUs for Dan Williams, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed unanimously.

## **9) Applications For Continuing Education**

### **a. 01-07-25 Delegation Meeting CEUS approved**

Form B

Arruda, Mark (8 Hours)

Blanchette, Peter (21 Hours)

Ciampa, Michael (8 Hours)

Foye, Rick (9 Hours)

Kelly, Joseph (7 Hours)

Kimberley, Shawn (32 Hours)

Mochi, Paul Form B (10 hours)

Riquinha, Dave (21 Hours)

Rosier, Robert (11.5 Hours)

Verry, George (18 Hours)

Kevin Ross made a motion to approve Form B, seconded by Mike Clancy. No discussion. A vote was conducted, the motion passed unanimously.

### **b. 01/15/25 Delegation Meeting CEUS approved**

Form B

Stubbins, Gary (37.5 Hours)

Kevin Ross made a motion to approve Form B, seconded by George Peterson. No discussion. A roll call vote was conducted, the motion passed unanimously

### **c. 01/22/25 Delegation Meeting CEUS approved**

Form A

District 4 12.11.2024

Andy Bobola made a motion to approve Form A, seconded by David Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.

### **d. Form A Current Cycle**

BOWM January 2025 Sign in Sheet  
January 7, 2025, Metro West Attendance Sheet  
SEMBOA Jan 8, 2025, Member sign-in sheets  
SEMBOA Jan 8, 2025, Non-member sign-in sheets  
Andy Bobola made a motion to approve Form A for current cycle, seconded by Mike Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

**e. Form B Current Cycle**

Arguedas, Abel  
Arvanitis, Gregory S.  
John Carchedi – zero hours approved  
Frederickson, Steven  
Kimberley, Shawn  
McGrady, William  
FOR 2024  
Simons, Howard  
Speroni, Robert  
Tomaso, Kevin  
Whitman, Tony  
William Cahillane

David Fuller made a motion to approve the Form B for current cycle as amended, seconded by Anthony Marino. A roll call vote was conducted, the motion passed by majority vote:

- a. YES: Michael Giampietro, John Naff, David Fuller, Michael Clancy, Henry Fontaine, George Peterson, Kevin Ross, Mark Robidoux, Anthony Marino
- b. No: None
- c. Abstention: Andrew Bobola

**f. Form B Past Cycle**

Bettencourt, Manuel – deducted 1.5 hours for 2018 code.

John Naff made a motion to approve the Form B for past cycle as amended, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

**10) Examination Approval Packets**

- a. Antonios, Mark A  
John Naff made a motion to table the examination approval packet for Mark Antonios, seconded by Kevin Ross. A brief discussion was held about the included resume. A roll call vote was conducted, the motion passed unanimously.
- b. Barrera, Michael  
John Naff made a motion to approve the examination approval packet for Michael Barrera, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.
- c. Catalani, Matthew  
John Naff made a motion to approve with discussion the examination approval packet for Matthew Catalani, seconded by Henry Fontaine. A brief discussion was held regarding whether the NERF was submitted. A roll call vote was conducted, the motion passed unanimously.
- d. Croghan, Patrick M  
David Fuller made a motion to approve the examination approval packet for Patrick Croghan, seconded by Mike Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.
- e. Crowley, John

John Naff made a motion to deny the examination approval packet for John Crowley due to the lack of five years' experience, seconded by David Fuller. A brief discussion was held regarding work experience. A roll call vote was conducted, the motion passed unanimously.

- f. Fabiano, Michael  
George Peterson made a motion to approve the examination approval packet for Michael Fabiano, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.
- g. Guiliani Jr, Robert W  
John Naff made a motion to approve the examination approval packet of Robert Guiliani Jr, seconded by David Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.
- h. Lefrancois, Randall (Tabled January 2025)  
David Fuller made a motion to deny the examination approval packet for Randall Lefrancois due to nothing added into packet, seconded by Kevin Ross. A brief discussion was held about the packet containing the same info as prior review. A roll call vote was conducted, the motion passed unanimously.
- i. Lejeune, Marc P  
John Naff made a motion to approve the examination approval packet for Marc Lejeune, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed unanimously.
- j. Longobardi, Robert  
John Naff made a motion to approve the examination approval packet for Robert Longobardi, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.
- k. Reidy, Thomas  
David Fuller made a motion to approve the examination approval packet for Thomas Reidy, seconded by Mike Clancy. No discussion needed. A roll call vote was conducted, the motion passed unanimously.
- l. Reynolds, Timothy  
Kevin Ross made a motion to approve the examination approval packet for Timothy Reynolds, seconded by John Naff. No discussion needed. A roll call vote was conducted, the motion passed unanimously.
- m. Sadler, Peter  
Kevin Ross and George Peterson did not participate in this matter as a recusal. John Naff made a motion to approve the examination approval packet for Peter Sadler, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed unanimously.
- n. Savard, Paul D Jr.  
David Fuller made a motion to approve the examination approval packet for Paul Savard Jr, seconded by Henry Fontaine. No discussion needed. A roll call vote was conducted, the motion passed unanimously.
- o. Yadavalli, Pavan (Tabled January 2025)  
John Naff made a motion to deny the examination approval packet for Ravan Yadavelli for lack of five years in supervision, seconded by Dave Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.

### **11) Retirement Notice**

- p. Wheeler, Russell – John Naff made a motion to acknowledge the retirement notice for Russell Wheeler, seconded Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

### **12) Additional Business/ Other matters not reasonably Anticipated 48 hours in advance of meeting**

Kevin Ross posed a question to the board asking that with all these NERFs being a year out of date, could there be any repercussion from the towns? Board Counsel stated there are currently no regulations or statutes disciplining the municipality. Board Counsel recommends if there is further discussion in the future regarding this topic, it should be placed on the agenda. Ross Seavey reported the agency will be conducting training on R7 soon.

Next BOCC meeting is scheduled for Tuesday, March 4, Norfolk Police Department.

**DOL will be moving in March of 2025 to One Federal Street, Boston. Logistics and outreach for the move are currently being addressed and planned**

John Naff made a motion to close meeting at 11:35 AM, seconded by George Peterson. A roll call vote was conducted, the motion passed unanimously.