



**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**  
1000 Washington Street, Suite 710  
Boston, Massachusetts 02118

**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  
March 4, 2025, at 9am to 1pm  
Norfolk Police Department  
Second Floor  
14 Sharon Ave, Norfolk, MA 02056

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**Meeting Minutes**  
**Meeting call to order at 9 AM**

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**Roll Call**

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|---|---|
| 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 checked="" type="checkbox"/> present <input 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 type="checkbox"/> present <input checked="" 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 February 4, 2025**

John Naff made a motion to approve the meeting minutes from February 4, 2025, seconded by Andrew Bobola. A roll call vote was conducted, the motion passed unanimously.

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

Tammy Gropman reported staff continues to work with those building officials with deficient CEUs from the past cycle. There are ~167. There is a closed session post this meeting to discuss how to effectively handle these people.



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

Phil Chan reported that the R7 review continues to determine if there are any needs for revisions for future additions. Any future revisions can be brought to future meetings.

### **4) Examination Approval Packets**

#### **a. Adams, Brian C**

David Fuller made a motion to approve the examination approval packet for Brian Adams, seconded by Kevin Ross. A brief discussion was held about the included resume. A roll call vote was conducted, the motion passed unanimously.

#### **b. Antonios, Mark**

John Naff made a motion to approve the examination approval packet for Mark Antonios, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed unanimously.

#### **c. Bentley, David**

David Fuller made a motion to approve the examination approval packet for David Bentley, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed unanimously.

#### **d. Bloom, Christopher**

John Naff made a motion to deny the examination approval packet for Christopher Bloom for lack of 5 years supervising, seconded by Mike Clancy. A brief discussion was held about his credentials. A roll call vote was conducted, the motion passed by majority vote:

YES: Michael Giampietro, John Naff, David Fuller, Michael Clancy, Henry Fontaine, Andrew Bobola, George Peterson, Anthony Marino

No: None

Abstention: Kevin Ross

#### **e. Burruss, William**

John Naff made a motion to approve the examination approval packet for William Burruss, seconded by David Fuller. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

#### **f. Cabral, Geneva**

David Fuller made a motion to approve the examination approval packet for Geneva Cabral, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

#### **g. Coughlin, Brian**

David Fuller made a motion to approve the examination approval packet for Brian Coughlin, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

#### **h. Dominguez, Daylin**

Andrew Bobola made a motion to approve the examination approval packet based on education and work experience for Daylin Dominguez, seconded by John Naff. A brief discussion was held about the included resume. A roll call vote was conducted, the motion passed unanimously.

#### **i. Goodwin, Michael F**

John Naff made a motion to approve the examination approval packet for Michael Goodwin, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

#### **j. Jenks, Nicholas**

John Naff made a motion for no action needed as Mr. Jenks is already approved as a local inspector and building official, seconded by George Peterson. A roll call vote was conducted, the motion passed unanimously.

k. Marshall, Pamela J

John Naff made a motion to deny the examination approval packet for Pamela Marshall based on lack of 5 years supervisory experience, seconded by Kevin Ross. A brief discussion was held and Gary Street, commissioner from Falmouth MA, spoke on behalf of Ms. Marshall. Ms. Marshall also addressed the board and reviewed her credentials. A roll call vote was conducted, the motion did not pass by majority vote:

YES: John Naff, Michael Clancy, Kevin Ross

No: Michael Giampietro, David Fuller, Henry Fontaine, Andrew Bobola, George Peterson, Anthony Marino

Anthony Marino made a motion to approve the examination approval packet for Pamela Marshall based on education and work-related experience for local and commissioner, seconded by George Peterson. A roll call vote was conducted, the motion passed by majority vote:

YES: Michael Giampietro, David Fuller, Henry Fontaine, Andrew Bobola, George Peterson, Anthony Marino

NO: John Naff, Michael Clancy, Kevin Ross

l. Moritz, Edward

John Naff made a motion to approve the examination approval packet based on 5 years' experience for Edward Moritz, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

m. Nunez, Chris E

David Fuller made a motion to approve the examination approval packet for Chris Nunez based on his degree, seconded by Andrew Bobola. A brief discussion was held about the resume. A roll call vote was conducted, the motion passed unanimously.

n. Nwanagu, David

David Fuller made a motion to deny the examination approval packet for David Nwanagu for lack of 5 years supervising, seconded by Mike Clancy. A brief discussion was held about his resume. A roll call vote was conducted, the motion passed unanimously.

o. Page, Hugh

John Naff made a motion to deny the examination approval packet for Hugh Page for lack of 5 years' experience, seconded by David Fuller. A brief discussion was held about his resume and credentials. Applicant can reapply to the board with an updated resume noting building experience as a sole proprietor. A roll call vote was conducted, the motion passed unanimously.

p. Pinske, Aaron A

Kevin Ross made a motion to approve the examination approval packet for Aaron Pinske based on 5 years' experience, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

q. Ricketts, Evan A

David Fuller made a motion to approve the examination approval packet for Evan Ricketts based on qualifications, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed unanimously.

r. Stott, Timothy J

Kevin Ross made a motion to deny the examination approval packet for Timothy Stott for lack of 5 years supervising experience and lack of education credentials, seconded by John Naff. A brief

discussion was held about his resume. A roll call vote was conducted, the motion passed unanimously.

s. Spacco, Anthony J

John Naff made a motion to approve the examination approval packet based on experience for Anthony Spacco, seconded by David Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.

## **5) Application for Certification Packets**

a. DiFranco, Paul M

John Naff made a motion to table Paul DiFranco as Local Inspector until receipt of second page and notarization, seconded by David Fuller. Mr. DiFranco needs to get it notarized and include second page. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously

b. Jones, Robbin

John Naff made a motion to approve Robbin Jones as Local Inspector, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed unanimously.

c. Mohammed, Abdul

John Naff made a motion to approve Abdul Mohammed as Local Inspector, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

d. Tavares, Sarah

John Naff made a motion to approve Sarah Tavares as Local Inspector, seconded by George Peterson. No discussion. A roll call vote was conducted, the motion passed unanimously.

## **6) New Employee Report Form**

a. Bassett, Randall

John Naff made a motion to table Randall Bassett, Commissioner, because of a missing signature of applicant, seconded by Kevin Ross. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

b. Butler, Bryan

John Naff made a motion to table Bryan Butler, Conditional Commissioner, because of a missing signature, seconded by George Peterson. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

c. Cabral, Geneva

David Fuller made a motion to acknowledge Geneva Cabral, Conditional Local, seconded by John Naff. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

d. Crisafulli, Michael

David Fuller made a motion to acknowledge Michael Crisafulli, Commissioner, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

e. Desmarnis, Jr, Denis

John Naff made a motion to table Denis Desmarnis, Jr based on an incomplete application, seconded by George Peterson. No discussion. A roll call vote was conducted, the motion passed by majority vote:

YES: Michael Giampietro, John Naff, David Fuller, Michael Clancy, Henry Fontaine, George Peterson, Kevin Ross, Anthony Marino

No: None

Abstention: Andrew Bobola

f. Fabian, Jeffrey

John Naff made a motion to acknowledge Jeffrey Fabian as a Conditional Local, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed by majority vote:

YES: Michael Giampietro, John Naff, David Fuller, Michael Clancy, Henry Fontaine, George Peterson, Kevin Ross, Anthony Marino

No: None

Abstention: Andrew Bobola

g. Lagimonier, Kevin

John Naff made a motion to acknowledge Kevin Lagimonier as a Local Certified, seconded by David Fuller. No discussion. A roll call vote was conducted, the motion passed unanimously.

h. Nagle, Michael

David Fuller made a motion to acknowledge Michael Nagle as a Conditional Local, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

i. Papas, Jimmy

John Naff made a motion to acknowledge Jimmy Papas as a Certified Local, seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

j. Ricketts, Evan A

David Fuller made a motion to acknowledge Evan Ricketts, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

k. Ryan, Patrick

David Fuller made a motion to table Patrick Ryan for Certified Local based on lack of signature, seconded by Andrew Bobola. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

l. Simons, Howard

David Fuller made a motion to table Howard Simons as Conditional Local for lack of notarization, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously.

m. Tavares, Sarah

John Naff made a motion to acknowledge Sarah Tavares as a Certified Local, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

n. Tucker, Kyle

David Fuller made a motion to table Kyle Tucker for Certified Local based on lack of signature, seconded by John Naff. No discussion. A roll call vote was conducted, the motion passed unanimously

o. Wilson, James J

John Naff made a motion to acknowledge James Wilson as a Conditional Commissioner, seconded by George Peterson. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

## 7) Extension of Time Request

a. Gangell, Keith B

John Naff made a motion to approve the 1<sup>st</sup> extension of time for 6 months for Keith Gangell, seconded by Michael Clancy. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

- b. Muscatiello, Paul

David Fuller made a motion to approve the 1<sup>st</sup> extension of time for 6 months for Paul Muscatiello, seconded by Michael Clancy. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

Kevin Ross made a motion to reconsider for denial post new information received and discussed, seconded by Andrew Bobola. A roll call vote was conducted, the motion passed by majority vote:

- a. YES: Michael Giampietro, John Naff, Michael Clancy, Henry Fontaine, Kevin Ross,
- b. No: David Fuller, George Peterson, Anthony Marino
- c. Abstention: no

Motion carried to reconsider.

- c. Noel, Emily

David Fuller made a motion to approve the 2nd extension of time for 6 months for Emily Noel, seconded by Michael Clancy. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

- d. Sanford, Russell

Anthony Marino did not participate in this matter as a recusal. John Naff made a motion to deny the 1<sup>st</sup> extension of time for 6 months for Russell Sanford, seconded by Kevin Ross. A brief discussion was held. A roll call vote was conducted, the motion passed unanimously.

## **8) CEU Extension Requests**

- a. Carney, Michael

John Naff made a motion to grant CEU extension through March 31, 2025 for Michael Carney seconded by Kevin Ross. No discussion. A roll call vote was conducted, the motion passed unanimously.

- b. Cruz, Arturo

John Naff made a motion to grant CEU extension through March 31, 2025 for Arturo Cruz, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed unanimously.

- c. Evers, Thomas
- d. Gale, Brian
- e. Girard, William E
- f. Kaufman, Joseph
- g. Mavrelis, Andrew
- h. McDonough, William A
- i. Millias, Thomas
- j. Sanford, Russell

John Naff made a motion to grant above CEU extensions through March 31, 2025, seconded by Andrew Bobola. No discussion. A roll call vote was conducted, the motion passed by majority vote:

YES: Michael Giampietro, John Naff, David Fuller, Michael Clancy, Henry Fontaine, Andrew Bobola, George Peterson, Kevin Ross

No: none

Abstention: Anthony Marino

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

- a. Form A

- i. Current

- 1. District 4 1.29.25

2. January District meeting
3. MBCIA 1.16.25 meeting
4. MWBOM 2.11.25
5. SEMBOA non-member
6. SEMBOA Form A

John Naff made a motion to approve Form B as submitted, seconded by David Fuller. No discussion. A vote was conducted, the motion passed unanimously.

**b. Form B**

**i. Current**

1. Arguedas, Abel (1 hour)
2. Arvanitis, Gregory (2 hours – Mass Save)
3. Carchedi, John (23 hours = 5/-5 OSHA, 13 AWC, 10 ICC)
4. Clemente, Christopher (2 hours – DFS ticketing)
5. Field, John (6 hours – Structural Valuation)
6. Frederickson, Steven (1 hour - decks)
7. Laboffa, Bruce (12 hours – CSL)
8. Lepage, William (12 hours – CSL)
9. Moody, Caleb (2 hours – Mass Save)
10. Morash, Jeff (4 hours – 2 doors and 2 window/HERS)
11. Moriarty, Alexander (2 hours – means of egress)
12. Sheehan, Patty (2 hours - ADU)
13. Speroni, Robert (2 hours – Strong Tie)
14. Tomaso, Kevin (1 hour APA)

**ii. Past**

1. Aguiar Jr., James D (0 hours)
2. Bado, Charles (6 hours) – needs to send certificate of completion
3. Foye, Rick (8 hours)
4. Gale, Brian (19 hours)
5. Folkard, Jeremiah (36 hours)
6. Kaufman, Joseph (2.5)
7. Mavrelis, Andy (6 hours)
8. McDonough, William (45 hours)
9. CEU delegation meeting 2.11.25
  - a. Field, John (34 hours)
  - b. Grover, Michael (8.5 hours)
  - c. Laboffa, Bruce (15 hours)
10. CEU delegation meeting 2.25.25
  - a. Barrett, John (25 hours)
  - b. Grover, Michael (6 hours)

Michael Giampietro did not participate in this matter as a recusal. Andrew Bobola made a motion to approve Form B as acknowledged, seconded by Anthony Marino. No discussion. A vote was conducted, the motion passed unanimously.

**10) Retirement Notice**

- a. Roche, David A

Kevin Ross made a motion to acknowledge the retirement notice for David Roche, seconded by Michael Clancy. No discussion. A roll call vote was conducted, the motion passed unanimously.

**11) Additional Business/ Other matters not reasonably anticipated 48 hours in advance of meeting**

- a. John Naff noted for CEUs to be approved they must be submitted within 30 days of course date

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

**Andrew Bobola made a motion to enter investigatory conference and adjourn after, seconded by John Naff.** A roll call vote was conducted, the motion passed unanimously.  
**Meeting adjourned at 11:46 AM**