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**BOARD OF STATE EXAMINERS OF
PLUMBERS AND GAS FITTERS**

OCTOBER 6, 2021 BOARD MEETING

MINUTES

The topics shown below were discussed at the aforementioned meeting:

INFORMATIONAL NOTE: All votes were taken by roll call, where each member voted in favor, the vote will be reported as unanimous.

Member and Staff Attendance

MEMBERS	APPOINTMENT	PRESENT	ABSENT
Mr. Joseph McNamee	Member, Master Gas Fitter	x	
Mr. David Sullivan	Member, DPL Designee	x	
Mr. Harold Knight	Member, Journeyman Plumber	x	
Mr. John Cruz	Member, LP Installer	x	
Mr. Bahig A. Kaldas, P. E.	Member, Plumbing Engineer	x	
Mr. Joseph V. Waskiewicz	Member, Master Plumber	x	
Mr. Wayne Thomas	Member Journeyman Gasfitter	x	
Ms. Ruth Alfasso	Member, Dept. of Public Health	x	
Ms. Sarah Badway	Public Member	x	
STAFF			
Mr. Charles Kilb	Board Legal Counsel	x	
Ms. Karen Brann	Board Executive Director	x	
Ms. Mary Collins-McCarthy	Associate Executive Director		x
Mr. Taylor Roth	State Plumbing Investigator	x	
Mr. Scott Padden	State Plumbing Investigator	x	
Mr. Fredrick Lima	State Plumbing Investigator	x	
Mr. James O'Reilly	State Plumbing Investigator	x	
Mr. Joseph Peluso	Board Consultant	x	
Mr. George Abban	Board Consultant	x	



9:00 A.M. AGENDA REVIEW: By Chairman Joseph McNamee

UP COMING MEETING VENUE

Due to the COVID-19 State of Emergency upcoming meeting venue may change

APPROVAL OF PREVIOUS MEETING MINUTES

Board Meeting Minutes

September 1, 2021 – Open Meeting Minutes

Motion: A motion was made by HK and seconded by WT, to approve the minutes from the September 1, 2021 Open Session Meeting. Motion passed unanimously.

August 4, 2021 – Open Meeting Minutes

Motion: A motion was made by HK and seconded by WT, to approve the minutes from the August 4, 2021 Open Session Meeting. Motion passed unanimously.

August 4, 2021 – Executive Session Minutes

Motion: A motion was made by HK and seconded by WT, to approve the minutes from the August 4, 2021 Executive Session Meeting. Motion passed unanimously.

July 7, 2021 – Executive Session Minutes

Motion: A motion was made by WT and seconded by HK, to approve the minutes from the July 7, 2021 Executive Session Meeting. Motion passed unanimously.

DISCUSSION

Venting Regulation Change Discussion

Legal counsel noted that the Board office has had many inquiries about the regulations, including a letter from a trade group, AHRI. At this time, counsel noted the Board has a frequently asked question document addressing the issues AHRI inquired about, and that, while the Board could update this FAQ, it has not even seen a variance request yet, thus no real evidence of problems have yet been brought to the Board. He recommended that the Board just acknowledge the current FAQ at this time, changes can be made in the future if needed.

Motion: A motion was made by HK and seconded by WT, to continue use of the Frequently Asked Questions currently published on the Board's website

VARIANCE REQUESTS

PV- 486 – TONY SALEWSKI – 8 BEACH STREET - EDGARTOWN

The Petitioner (Walter Parker from The Old School Plumber) is seeking a variance from 248 CMR, to install an 1880's historic lavatory trap for the first-floor lavatory powder room at the above address. The local Board of Health has been notified.

Vote: A motion was made by JW and seconded by JC to approve the variance request as presented.

Results: Passed eight in favor, one (WT) against

PV-487 – BOND VET – 375 CANAL ST a/k/a 320 FOLEY STREET - SOMERVILLE

The Petitioner (Doug Anderson from Commercial Construction Consulting) is seeking a variance from 248 CMR, Section 10.10(18)(i)(4), to not provide to separate male and female facilities in a tenant space that is 2,211 and to designate one new single user restroom for staff-only use. The

project is a fit-out of a tenant space on the first floor for a veterinary clinic. The local Board of Health has been notified.

***Vote:** A motion was made by WT and seconded by JC to deny this variance request. The members noted that they would not vote to eliminate the required rest room for patrons.*

***Results:** Passed unanimously.*

PV-488 HUNTINGTON THEATRE – 264 HUNTINGTON AVE – BOSTON

The Petitioner (Nick Kozlowski from Jensen Hughes) is seeking a variance from 248 CMR, Sections 10.10(18)(i)(1) and 10.10(18)(b)1. b, to allow the construction of a multiuser gender-neutral toilet room in place of separate male and female designated rooms on the second floor of the above address. The multi-user gender-neutral toilet room will serve both guests and employees. Other gender designated restrooms for males and females, will be provided at other locations of the theatre. The city of Boston Inspectional Services Department has been notified.

***Vote:** A motion was made by RA and seconded by WT, to approve the variance request from 248 CMR, Section 10.10 to install multiuser gender-neutral rest rooms with floor to ceiling partitions and door locks.*

***Results:** Passed unanimously.*

PV-489 SOLDIERS HOME HOLYOKE – 110 CHERRY STREET – HOLYOKE

The Petitioner (Jeremy Meade from the Soldiers Home Holyoke) is seeking a variance from the Fuel Gas code to eliminate a bathroom on both 1 North and 2 North Dementia Units and convert the two bathrooms into an area for soiled utility and equipment room. The units have been reduced from 25 people to 12 people.

***Vote:** A motion was made by WT and seconded by JW to approve the variance request as presented.*

***Results:** Passed unanimously*

PV-490 HEATHER FAIRFIELD – 3 HOMANS LANE UNIT A – CANTON

The Petitioner (Frederick Fairfield, Owner) is seeking a variance from 248 CMR, Section 3.04, to install a Randolph Morris item #RMC19-M copper freestanding soaking tub. The local Board of Health has been notified.

***Vote:** A motion was made by JC and seconded by JW, to approve the variance request as presented.*

***Results:** Passed unanimously*

PV-491 THERMO FISHER SCIENTIFIC – 5 COMMERCE ROAD - PLAINVILLE

The Petitioner (Michael Hartnett from DECCO) is seeking a variance from 248 CMR, Sections 10.06 and 10.22 for approval of a custom-made stainless-steel vessels. The local Board of health has been notified.

***Vote:** A motion was made by WT and seconded by JW, to approve the variance request as presented.*

***Results:** Passed unanimously*

PV-504 MARTHA'S VINEYARD CAMP MEETING ASSOCIATION – 80 TRINITY PARK – OAK BLUFFS

The Petitioner (Martha's Vineyard Camp Meeting Assoc.) is seeking a variance from 248 CMR, Section 10.10 item 18(b), to use gender neutral restrooms.

Martha's Vineyard Camp meeting association (MVCMA) is a nonprofit religious organization incorporate in 1868 responsible for operating and managing a 34-acre campus. In 2005 it was designated as a national historic landmark. The campus includes 312 cottages, 5 MVCMA buildings and 6 other buildings. One of the 5 MVCMA buildings is an outdoor tabernacle that will have an addition of 1,100 sq. ft. There is no plumbing there currently. The Petitioner is requesting a reduction in the fixture requirement. That area has an occupancy of 1678. 248 CMR requires 17 toilets for females and 9 toilets for males with 5 lavatories for each. The petitioner wants to add 6 public restrooms where non-exist and 1 private restroom for staff. The local Board of Health has been notified.

Vote: The applicant was unable to give information regarding the current site conditions, so, a motion was made by WT and seconded by HK, to table this request until the November meeting to provide the applicant more time to prepare their presentation.

Results: Passed unanimously

PV-505 NORWELL PUBLIC SCHOOLS – 18 SOUTH STREET – NORWELL

The Petitioner (Warren MacCallum from the Norwood Public Schools) is seeking a variance from 248 CMR, to add a permanent bathroom unit. The field has been using porta potties and want to install permanent bathroom units for 800 people. The stands hold 800 people. The Petitioner would like to install 3 male and 3 female water closets. Accessibility is a must. Out of the 6 bathrooms at least 1 will be accessible for each sex (total 2). The local Board of Health has been notified.

First Vote: A motion was made by WT and seconded by JW to deny this variance request from 248 CMR 10.10 to allow 3 toilets for women and 3 toilets for men.

Results: Passed unanimously

The applicant indicated that, to meet "potty parity" requirements and to follow precedent applicable to other public schools, they would be amenable to installing more fixtures to meet 50% of the code requirement.

Second Vote: A motion was made by WT and seconded by HK to allow this variance request from 248 CMR 10.10 to allow 7 toilets for women and 4 toilets for men.

Results: Passed unanimously

PV-506 WOBURN FAMILY DENTAL – 345 WASHINGTON STREET – WOBURN

The Petitioner (Simon Beylin from Oracle Construction & Development) is seeking a variance from 248 CMR, Sections 10.10.k, 10.10.m, 10.10 Table 1. The Petitioner would like to use the existing two unisex bathrooms, one for staff, one for patients and not add any additional bathrooms in an approximately 2,100 sq. ft. dental office. The Petitioner is also seeking relief for the water fountain. The local Board of Health has been notified.

Vote: A motion was made by WT and seconded by RA, to approve the variance request.

Conditions: Must install rough plumbing for a future drinking water station.

Results: Passed unanimously

PV-507 – NORTHEASTERN UNIVERSITY – 815 COLUMBUS AVENUE – BOSTON

The Petitioner (Matthew Johann from Arup US, Inc.) is seeking a variance from 248 CMR, Section 10.10 (18)(r), to include ganged multi-user restrooms located in stalls formed by solid partitions with doors with two-inch gaps on the top and bottom. Sinks will be shared on a common space of the restroom. Urinals will be provided located in dedicated stalls with clear signage indicating this. on Floors 2 through 8 in the new EXP building. Additional single user restrooms will be provided on levels 2-7 as an option for users who prefer increased privacy. These restrooms are not required to meet the minimum fixture count. Boston Inspectional Services Department has been notified.

Vote: A motion was made by WT and seconded by RA, to approve the variance request as presented.

Results: Passed unanimously

PV-508 E-COMMERCE TENANT – 53 STURBRIDGE ROAD – CHARLTON

The Petitioner (David Mancuso from BL Companies) is seeking a variance from 248 CMR, Sections 10.1018 j.4 and 10.10 table 1, to have a restroom facility more than 300 feet from the regular place of work in a multi-level warehouse facility that is primarily occupied by processing, conveyance and robotics equipment. In the lower level there is one area where 10-15 associates would require approximately 25 additional feet of travel distance to a restroom. Total occupancy is approximately 3,900 with a headcount of approximately 1,200 per shift. The Petitioner proposes to provide two men's showers and two women's showers. The local Board of Health has been notified.

Vote: A motion was made by WT and seconded by HK, to approve the variance request as presented.

Results: Passed unanimously

PV-509 DRACUT WATER SUPPLY DISTRICT – 166 FROST ROAD – TYNGSBOROUGH

The Petitioner (Michael Sheu from the Dracut Water Supply District) is seeking a variance from 248 CMR, Section 10.10 (18)(j)2, and asking to put in one single unisex bathroom in a new manganese water filtration plant that will be visited once per day by one operator to check on the status of the equipment. The local Board of Health has been notified.

Vote: A motion was made by WT and seconded by RA, to approve the variance request as presented.

Results: Passed unanimously

PV-510 HARVARD UNIVERSITY – 9 OXFORD STREET – CAMBRIDGE

Post-Installation Variance

The Petitioner (Chris Evers from Thomas G. Gallagher) is seeking a variance from 248 CMR, Sections 10.13 and 10.15, to change to a gravity system in lieu of pumping lab waste to a central neutralization system. There was an existing PH neutralization system that was discharging by gravity. The Petitioner installed a system designed by R. F. S. Engineering, which was to discharge by pumping. The local Board of Health has been notified.

Vote: A motion was made by WT and seconded by HK, to approve the variance request as presented.

Results: Passed seven for and three (JC, JM, JW) against

**SSP-511 SPECIAL PERMISSION PLUMBING
MASSACHUSETTS PORT AUTHORITY- LOGAL INTERNATIONAL- 1
HARBORSIDE DR – BOSTON**

The Petitioner (Donna Gruevski) is seeking a variance to install combination waste and vent pipe for a tenant concession space hand sink and/or kitchen sink fixture. There will be no food preparation in this concession space. Beverage service and prepackaged food service only. There is no option to run pipe in the atrium area or within a concealed wall. This request is for a single tenant space sink. Combination waste and vent pipe shall be sized for two pipe sizes larger than the required size.

Vote: A motion was made by WT and seconded by HK, to approve the variance request as presented.

Results: Passed unanimously

PV-521 DRUGHELP – 24-30 CUNARD ST (aka 1059 Tremont Street) BOSTON

The Petitioner (Kelly Knopp from Commercial Construction Consulting) is seeking a variance from 248 CMR 10.10(18)(k)(1), to have one gender neutral restroom for staff and a separate gender-neutral restroom for patients. The existing tenant space is 1,400 sq. ft. and will be occupied by a maximum of 4 employees and 4 patients simultaneously. The Boston Inspectional Services Department has been notified.

Vote: A motion was made by JC and seconded by WT, to approve the variance request.

Conditions: Must install a mop sink.

Results: JM recused himself during this item, Passed unanimously by remaining members

PV-522 DRUGHELP – 4174 WASHINGTON STREET – BOSTON

The Petitioner (Kelly Knopp from Commercial Construction Consulting) is seeking a variance from 248 CMR, Sections 10.10(18)(k)(1) and 10.10(18)(i)(1), to designate one existing single user restroom as a gender neutral employee restroom and construct a new single user restroom that will be designated as a gender neutral patient/visitor restroom. The existing tenant space is 2,100 sq. ft. and will be occupied by a maximum of 4 employees and 4 patients simultaneously. The Boston Inspectional Services have been notified.

Vote: A motion was made by WT and seconded by JC, to approve the variance request.

Conditions: Must install a mop sink.

Results: Passed unanimously

PV-523 – NEW BALANCE ATHLETICS – 596 LOWELL STREET – METHUEN

The Petitioner (Jason Berglund from Plumbers, Inc.) is requesting a variance from 248 CMR, Section 10.10 18 Plumbing fixtures, the Petitioner will provide 6 showers. The occupancy is 15. The local Board of Health has been notified.

The applicant was unable to justify the need for a variance, he was invited to reappear if use changes.

Vote: A motion was made by HK and seconded by WT to deny this variance request from 248 CMR 10.10.

Results: Passed unanimously.

PV-524 WEBWAY GAMES – 496C BOSTON POST ROAD E – MARLBOROUGH

The Petitioner (Rafael Buckentin from Webway Games) is seeking a variance from 248 CMR, Section 10.10(17)(i), to only have one gender neutral toilet room instead of two. The space is a 2,500 sq. ft. retail space with only one toilet facility and one employee. The local Board of Health has been notified.

Vote: A motion was made by HK and seconded by WT, to approve the variance request.

Conditions: A second rest room will be roughed-in.

Results: Passed unanimously

PV-545 CATLIN FARMSTEAD – 20 OTTER RIVER ROAD – WINCHENDON

The Petitioner (Jake Catlin) is seeking a variance from 248 CMR. Catlin Farmstead dairy farm was awarded a grant from the state to help bring healthy food options to low-income communities with little access to local and nutritional foods. Their proposal was to use a modified shipping container outfitted with equipment to process milk, butter and yogurt on site. The unit was built offsite by Don's Dairy Supply in New York. The Petitioner is seeking relief for the following:

- To not have a bathroom in the container. An employee bathroom is located 30 ft. away.
- To not use copper and cast iron in the processing unit due to the eventual corrosion and breakdown of the metals from the cleaning solutions and chemicals used during the cleaning process.
- All drains are indirect with no grease interceptor.

Members noted that many code violations appeared to be in place by the photograph. The applicant noted that a full review to ensure Massachusetts code compliance had not been done.

Vote: A motion was made by HK and seconded by WT to deny this variance request.

Results: Passed unanimously. The chair invited the applicant to reapply if a hardship exists after a full code review was done along with the correction of apparent code violations which are a safety concern.

**VOCATIONAL SCHOOL COMMERCIAL PROJECT APPLICATION
RITTER BUILDING BREAK ROOM – 960 MASSACHUSETTS AVE – LUNENBURG
MOTACHUSETT REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL**

A commercial project application was submitted for the above location. The Town of Lunenburg is renovating the existing break room to make it accessible. Under the direct supervision of instructors, students will remove and re-install a kitchen sink and re-rough if necessary. Project will be finished according to design plans and specifications in accordance with 248 CMR.

Vote: A motion was made by WT and seconded by HK to approve this variance request as presented.

Results: Passed unanimously.

**BOARD DELEGATED STAFF APPROVALS
RESIDENTIAL PROJECT APPLICATIONS**

9 MOUNT PLEASANT STREET - WORCESTER

A Residential Project Application was submitted for the above property by Worcester Technical High School. This is a new duplex house project. The students will perform underground drainage, installing rough and finish plumbing, and a wall hung boiler for both units.

5 CROWL HILL ROAD – AUBURN

A Residential Project Application was submitted for the above property by Bay path Regional Vocational Technical High School. The students will be installing the plumbing for a single-family home with three bathrooms. Students will have the opportunity to apply and develop technical knowledge and skills.

BOARD DELEGATED STAFF APPROVALS **SPECIAL PERMISSION PLUMBING**

SPP-007 FY21 BAYER U.S. LLC – 238 MAIN STREET – CAMBRIDGE

A Special Permission Plumbing Application was submitted by Chris P. Curran for the above address for the installation of a RO Reject Reclaimed and gray water system bathroom core flushing fixtures on floors 11 and 12.

SPP-01-FY22 – BEAM THERAPEUTICS – 238 MAIN STREET – CAMBRIDGE

A Special Permission Plumbing Application was submitted by Ed Nadeau for the above address for the installation of a RO Reject Reclaimed and gray water system, bathroom core flushing fixtures on floors 7.8.9 and 10.

SSP-02-FY22 – LAB CENTRAL – 238 MAIN STREET – CAMBRIDGE

A Special Permission Plumbing Application was submitted by Ed Nadeau for the above address for the installation of a RO Reject Reclaimed and gray water system, bathroom core flushing fixtures on floors 4 and 5.

UNLISTED EQUIPMENT

DAGV-240 – CENTRAL PRODUCTION FACILITY CO-OP -25 COPLAND DRIVE – AYER

A request was granted to allow the installation and testing of an unlisted natural gas fired Krons Tunnel Oven at the above address.

DAGV-324 AND 476 – LUKE ADAMS GLASS, INC – 83 MORSE STREET – NORWOOD

A request was granted regarding the submitted test reports dated 8/25/2021 from Steven Younis. The board authorizes full operation of natural gas fired Correll Glory Holes models 6”, 8” 10” and 14. In addition there are two furnaces which are addressed on the 324-test report located at the above address subject to the approval of the local Plumbing and Gas Inspector.

THE VARIANCE REQUESTS BELOW WERE APPROVED BY THE OFFICE VIA DELEGATED AUTHORITY FOR A VARIANCE FROM 248 CMR, SECTION 10.10 (7) (c) 4, TO ALLOW THE CONTINUED USE OF AN EXISTING 1 ½ BATHTUB DRAIN FOR A NEW PROPOSED SHOWER.

DAGV-476	Like Adams Glass, Inc. (Steven Younis)	83 Morse Street, Building 2	Norwood
DAPV-477	John Biggens	1475 Mass Ave Unit 221	Lexington
DAPV-478	Laurie Kalaf	359 Crescent St Unit C	Fall River
DAPV-479	Marilyn Phillips	441 Buck Island Rd Unit D2	West Yarmouth
DAPV-480	Robert and Kathleen Johnson	42 2nd Ave Unit 22	North Attleborough

DAPV-481	Christopher Sanosi	85 North Main Street Unit 3	Uxbridge
DAPV-482	Bonnie Gouveia	1402 Windsor Dr.	Framingham
DAPV-483	Eric Conte	70 Brichett Hill Build 29 #70	Haverhill
DAPV-484	Esta Jean Cahn	210 Nahanton Street #404	Newton
DAPV-485	Pamela DeMeo	9 Broadway Unit 220	Saugus
DAPV-492	Charles Hughes	47 Fir RD	Rockland
DAPV-493	Annette Feldman	99 Florence St Building 20 Suite 2A	Newton
DAPV-494	Katharine Leslie	10 Seminole Ave	Weymouth
DAGV-488	Luke Adams Glass, Inc. (Steven E. Younis)	83 Morse Street Building 2	Norwood
DAPV-489	Ann Hill	75 Greenbrook II	Stoughton
DAPV-490	Richard & Pat Simmons	110 Dean St.	Taunton
DAPV-491	Keith R. Berg	11 Tideview Path #11	Plymouth
DAPV-492	Alison Richardson	2 Duck Pond Rd. Unit 116	Beverly
DAPV-493	Kevin O'connor	47C Saint Kolbe Dr.	Holyoke
DAPV-494	Laura Hallihan	945 Riverside Dr. Unit 6C	Methuen
DAPV-495	Karen Andrews	599 Old West Central St, Unit D6	Franklin
DAPV-496	Shruthi Mahalingaiah	122 Lancaster Terrace	Brookline
DAPV-497	William Carrol	100 Commandants Way, Unit 201	Chelsea
DAPV-498	Don Webster	116 Tall Oaks Dr. Unit 1	Weymouth
DAPV-499	Lisa Gold	99 Flanagan Dr.	Framingham
DAPV-500	Anna Smith	98 Harrison St, 98 A	Worcester
DAPV-501	Kristin Lakacha	52 Arlington Ave	Revere
DAPV-502	Dan Hochman	20 Chestnut St, Unit 404	Cambridge
DAPV-503	Candy Benson	280 Boylston St. Unit 403	Newton
DAPV-512	George Costas	157 Tina Ave	Brockton
DAPV-513	Silvia Desantis	22 Fairfield Dr.	Wareham
DAPV-514	Joan Coughlin	2 Pond Circle	Forestdale
DAPV-515	Paul Doucette	773 Regan Road	Somerset
DAPV-516	Pamela Moffat	230 Main St #4	Woburn
DAPV-517	Regina Sanetti	76 Lake Shore Dr	Bellingham
DAPV-518	Rizza Reyes	28 Wilson St #16	Marlborough

At 12:03, the chair noted that all open session items were complete and that only Executive Session items remained.

A motion was made by HK and seconded by WT to go out of open meeting and go into Executive Session pursuant to M.G.L. c. 30A, §21 to discuss applicants character, rather than competence,.

Motion passed unanimously.

The chair noted that the Board would adjourn upon conclusion of the Executive Session.

QUASI JUDICIAL SESSION
(Disciplinary decisions - Closed per M.G.L c. 30A, §18)

NONE

ADJOURNMENT

Upon return to open session, at 12:39, a motion was made by WT and seconded by HK to adjourn. A roll call vote was taken, and the matter passed unanimously.

Respectfully Submitted By;

Karen R. Brann

Karen Brann, Executive Director
Board of Examiners of Plumbers and Gasfitters

Respectfully Authorized by;

Joseph McNamee

Joseph McNamee., Chairman
Board of Examiners of Plumbers and Gasfitters