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

**FEBRUARY 2, 2022 BOARD MEETING MINUTES**

Board of State Examiners of Plumbers and Gas Fitters conducted a remote Board meeting on  
**Wednesday, February 2, 2022, starting at 9:00 a.m.**

The topics shown below were discussed at the aforementioned meeting:

*Member and Staff Attendance*

<b>MEMBERS</b>	<b>APPOINTMENT</b>	<b>PRESENT</b>	<b>ABSENT</b>
Mr. Joseph McNamee	Member, Master Gas Fitter	<b>X</b>	
Mr. Harold Knight	Member, Journeyman Plumber	<b>x</b>	
Mr. John Cruz	Member, LP Installer	<b>X</b>	
Mr. Bahig A. Kaldas, P. E.	Member, Plumbing Engineer	<b>X</b>	
Mr. Joseph V. Waskiewicz	Member, Master Plumber	<b>X</b>	
Mr. Wayne Thomas	Member Journeyman Gasfitter	<b>X</b>	
Ms. Ruth Alfasso	Member, Dept. of Public Health	<b>X</b>	
Ms. Sarah Badway	Public Member	<b>x</b>	
Mr. Dan Kilburn	DOL Designee	<b>X</b>	
<b>STAFF</b>			
Mr. Charles Kilb	Board Legal Counsel	<b>X</b>	
Ms. Karen Brann	Board Executive Director	<b>X</b>	



Mr. Taylor Roth	State Plumbing Investigator	<b>x</b>	
Mr. Scott Padden	State Plumbing Investigator	<b>x</b>	
Mr. Fredrick Lima	State Plumbing Investigator	<b>x</b>	
Mr. James O'Reilly	State Plumbing Investigator	<b>x</b>	

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

**APPROVAL OF PREVIOUS MEETING MINUTES**

**Board Meeting Minutes**

**December 1, 2021 – Open Meeting Minutes**

*A motion was made by HK and seconded by RA to approve the minutes from the December 1, 2022 meeting. On a roll call vote the motion passed unanimously.*

**December 1, 2021 – Executive Session Minutes**

*A motion was made by HK and seconded by RA to approve the minutes from the December 1, 2022, Executive Session meeting. On a roll call vote the motion passed unanimously.*

**January 5, 2022 – Open Meeting Minutes**

*A motion was made by HK and seconded by RA to approve the minutes from the January 5, 2022 meeting. On a roll call vote the motion passed unanimously.*

**Discussion**

**PHCC Tradeshow**

Board Member Wayne Thomas, informed the Board that the PHCC annual Tradeshow would be held on March 5, 2022, at the World Trade Center Plaza in Marlborough. The Board will hold a Code Seminar between 8:00 a.m. and 10:00 a.m. at the hotel prior to the start of the Trade Show. A count was taken of how many members would be present at the Code Seminar and it was determined that there would be a quorum present and the seminar would be posted as a public meeting.

**VARIANCE RECONSIDERATION**

**22- GV-025 31 LANGDON AVENUE WATERTOWN**

The Petitioner (Susan Bossi and John Rebello, Jr.) is requesting to install a Motor Wheel corp Duo – Therm heater, which is stamped with the American Gas Association star. The heater has been refurbished by Stanley Iron Works including all new safety device such as UL approved Robert Shaw gas valves and thermostat. The existing boiler has had six costly repairs in the last 10 months. The owners are unable to upgrade the boiler heating system at this time due to costs. This request was denied at the December 1, 2021 meeting. The Petitioner requests that the Board reconsider this matter based on additional testing documentation the Petitioner has discovered.

*Motion: A motion was made by JW and seconded by DK, to uphold the previous denial of the variance request from 248 CMR, as presented, to install a Motor Wheel Corp Duo – Therm heater.*

*Results: Passed unanimously.*

## **COMMERCIAL PROJECT APPLICATION**

### **TRI-COUNTY RVTHS 147 POND STREET FRANKLIN**

The Petitioner (Robert Bachand from Tri-County RVTHS) is requesting approval for a Commercial Project Application for the above address. The work will consist of installation of a Watts 909 reduced pressure zone backflow preventer within the Tri-County Plumbing shop. This backflow preventer and dedicated piping will supply a protected water distribution system of piping to all student plumbing projects (nonpotable). Currently Watts 8a backflow preventers are installed on all hose bibs. However they leak water on the floor because they are mainly designed for outdoor use. There will not be any gas fitting included in the project.

***Vote: A motion was made by HK and seconded by DK approve the Commercial Project application request as presented, on the condition that the water purveyor does not oppose.***

***Results: Passed unanimously.***

## **VARIANCE REQUESTS**

### **22-PV-049 UNIFIED GLOBAL PACKAGING GROUP 105 PROVIDENCE ROAD BUILDING 3 SUTTON**

The Petitioner (Greg O'Connor from Gregory J. O'Connor Associates) is seeking variances from 248 CMR Sections 10.10 (18)(J)4 and 18(A), for a one story 343,200 sq. ft. warehouse and manufacturing building with a very small mezzanine. The first request is to base the fixture count on the actual numbers of employees for the largest shift (50), opposed to the building code egress count. The second is the 300 ft. distance from the working area to the facilities. The local Board of Health has been notified.

***Vote: A motion was made by WT and seconded by RA to grant the variance request from 248 CMR, Section 10.10 (18)(J)4, for the distance from the working area to the facilities being more than 300 feet.***

***Results: Passed unanimously.***

### **22-PV-053 REPLIGEN CORPORATION 99 SOUTH STREET HOPKINTON**

The Petitioner (Robert Troccoli from Innovative Facilities Design) is seeking a variance from 248 CMR, Section 10.10 (18) Table 1 to allow a reduction in the code requirement from 8 showers to 4 showers. There are a total of 116 staff people. There are currently 2 showers and the petitioner intends to install 2 additional showers for a total of 4 showers. The local Board of Health has been notified.

***Vote: A motion was made by JW and seconded by WT to grant the variance requests from 248 CMR, Section 10.10 (18) Table 1, to allow a reduction in the code requirement from 8 showers to 4 showers. There are currently 2 showers, and 2 additional showers will be installed for a total of 4 showers.***

***Results: Passed unanimously.***

### **22-PV-056 79 EDGEWATER DRIVE WALTHAM**

#### **Post-Installation Variance**

The Petitioner (Gerard Owerka from Bay City Mechanical) is seeking a variance from 248 CMR, Section 10.10 7c, for an acrylic shower pan that has been installed and is listed on the Plumbing Product Acceptance website but does not meet the 30" requirement from finished wall to center of the threshold. The model is Foremost Group Inc Model #6030L-W. The local Board of Health has been notified.

***Vote: A motion was made by WT and seconded by HK, to grant the variance request from 248 CMR, Section 10.10 7c, for an acrylic shower pan that has been installed and is listed on the Plumbing Product Acceptance website but does not meet the 30” requirement from finished wall to center of the threshold. The model is Foremost Group Inc Model #6030L-W.***  
***Results: Passed unanimously.***

**22-PV-057 THAYER ACADEMY 19 HOBART AVE BRAINTREE**

The Petitioner (Doug Anderson from Commercial Construction Consulting) is seeking a variance from 248 CMR 10.10 (18)(h)(4) from the requirement to provide separate male and female facilities for staff and 10.10 (18)(h)(2), from the requirement to provide separate male and female facilities for students. The building is a single family home that has been used as business offices and will be converted into a wellness center for students. As a part of the fit out two new single user accessible restrooms will be constructed. The local Board of Health has been notified.

***Vote: A motion was made by WT and seconded by JW, voted to grant the variance requests from 248 CMR 10.10 (18)(h)(4) from the requirement to provide separate male and female facilities for staff and 10.10 (18)(h)(2), from the requirement to provide separate male and female facilities for students. There will be one gender neutral restroom for students and a separate gender neutral restroom for staff.***

***Results: Motion passed (JM recused).***

**22-PV-68 MASSACHUSETTS PORT AUTHORITY 500 TERMINAL ROAD EAST BOSTON**

The Petitioner (Greg Ettridge from Massachusetts Port Authority) is seeking a variance from 248 CMR (i) (4), to eliminate the requirement of men’s and women’s restrooms within 300”. This is a state project. The local Board of Health notification is not needed.

***Vote: A motion was made by DK and seconded by WT, to deny the variance request from 248 CMR 10.10(18) Table 1 and 10.10(18)(i)4, as presented.***

***Results: Passed unanimously.***

**22-PV-078 MASSACHUSETTS WATER RESOURCES AUTHORITY WACHUSETT DAM LOWER GATE HOUSE RIVER ROAD CLINTON**

The Petitioner (John Colbert from MWRA) is seeking a variance from 248 CMR, Section 10.10(18)(j). The building formerly held offices for Massachusetts Department of Conservation and Recreation (DCR) personnel, however the building is no longer used for office space. The original bathrooms were disconnected from the plumbing with all appurtenances removed. The original cesspool on-site was filled with sand and abandoned. The MWRA is requesting a variance to add a single user restroom in the building as part of the upgrades and improvements project instead of designated male and female restrooms required by 248 CMR 10.10(18)(j). In addition, the project does not include the addition of restrooms on the third floor of the building as required. Stub-outs for connection of a future third-floor restroom are shown on the plumbing plans should the occupancy or use of the building change in the future.

***Vote: A motion was made by HK and seconded by JW, to grant the variance requests from 248 CMR, Section 10.10(18)(j), as presented.***

***Results: Passed unanimously.***

### **22-PV-079 CHANG SHING TOFU 421 PAGE STREET STOUGHTON**

The Petitioner (Larry Couto from LC Mechanical, Inc.) is seeking a variance from 248 CMR, Section 10.06 (1) (a) 2 (9) (i) (j), to install Schedule 40 Polypropylene Drain pipe and fitting for waste and vent systems in food processing areas in lieu of cast iron for waste and vent systems in a commercial building. The local Board of Health has been notified.

***Motion: A motion was made by WT and seconded by JW, to grant the variance requests from 248 CMR, Section 10.06 (1) (a) 2 (9) (i) (j), to install Schedule 40 Polypropylene Drain pipe and fitting for waste and vent systems in food processing areas in lieu of cast iron for waste and vent systems in a commercial building.***

***Results: Passed unanimously.***

### **22-PV-080 BOND VET 171 NEWBURY STREET BOSTON**

The Petitioner (Doug Anderson from Commercial Construction Consulting) is seeking a variance from 248 CMR, Sections 10.10(18)(k)(1) to not provide separate male and female facilities for visitors and 10.10 (18)(i)(1), to not provide separate male and female facilities for employees. The petitioner proposes one gender neutral toilet room for staff and one gender neutral toilet room for visitors. Boston Inspectional Services has been notified.

***Motion: A motion was made by WT and seconded by RA to grant the variance requests from 248 CMR, Sections 10.10(18)(k)(1) to not provide separate male and female facilities for visitors and 10.10 (18)(i)(1), to not provide separate male and female facilities for employees. One gender neutral toilet room will be constructed for staff and one gender neutral toilet room will be constructed for visitors (2 total).***

***Results: Motion passed (JM recused).***

### **22-PV-081 BOND VET 537 ARSENAL STREET WATERTOWN**

The Petitioner (Doug Anderson from Commercial Construction Consulting) is seeking a variance from 248 CMR, Sections 10.10(18)(k)(1) to not provide separate male and female facilities for visitors and 10.10 (18)(i)(1), to not provide separate male and female facilities for employees. The petitioner proposes one gender neutral toilet room for staff and one gender neutral toilet room for visitors. The local board of Health has been notified.

***Motion: A motion was made by RA and seconded JC to grant the variance requests from 248 CMR, Sections 10.10(18)(k)(1) to not provide separate male and female facilities for visitors and 10.10 (18)(i)(1), to not provide separate male and female facilities for employees. One gender neutral toilet room will be constructed for staff and one gender neutral toilet room will be constructed for visitors (2 total).***

***Results: Motion passed (JM recused).***

**22-PV-082 BOND VET 1 BOYLSTON STREET NEWTON**

The Petitioner (Doug Anderson from Commercial Construction Consulting) is seeking a variance from 248 CMR, Sections 10.10(18)(k)(1) to not provide separate male and female facilities for visitors and 10.10 (18)(i)(1), to not provide separate male and female facilities for employees

The petitioner proposes one gender neutral toilet room for staff and one gender neutral toilet room for visitors. The local board of Health has been notified.

***Motion: A motion was made by RA and seconded by JC to grant the variance requests from 248 CMR, Sections 10.10(18)(k)(1) to not provide separate male and female facilities for visitors and 10.10 (18)(i)(1), to not provide separate male and female facilities for employees. One gender neutral toilet room will be constructed for staff and one gender neutral toilet room will be constructed for visitors (2 total).***

***Results: Motion passed (JM Recused).***

**22-GV-083 MEADOW BROOK APARTMENTS 491 BRIDGE STREET  
NORTHAMPTON**

**Post Installation Gas Variance**

The Petitioner (James Reidy) is seeking a Post-Installation Gas Variance for the above property for making a repair to a 60lb gas line underground, outside of the building, using plastic piping. Multiple buildings needed to be shut down due to a gas leak to get the heat back on.

***Motion: A motion was made by WT and seconded by DK to grant the request and require the property owner or representative, to appear at the next Plumbing Board meeting with a plan to bring the property up to code.***

***Results: Passed unanimously.***

**22-PV-084 MEDAI VEEDUS 20 MEETINGHOUSE ROAD LITTLETON**

The Petitioner (Madavi Oliver from Medai Veedus) is seeking a variance from 248 CMR, Section 10.6 (O) (2)(g)(3) a & b. The building was built in 1780 and was used as residential and is now being changed to retail space. The building has existing PVC piping/drainage from cellar to attic. The second-floor full bath will be changed to ½ bath with the water closet and lave only remaining. The first-floor kitchen has been removed, the full bath will be changed to a ½ compliant bath. Any major work to plumbing pipes, vents, drains and waste could possibly compromise the integrity of the building. The local Board of Health has been notified.

***Motion: A motion was made by JC and seconded by JW to deny the variance request.***

***Results: Passed unanimously.***

### **PV-089 LARGO CLEAN ENERGY 500 RESEARCH DRIVE**

The Petitioner (Ed Salem from Largo Clean Energy) is seeking a variance from 248 CMR, Section 10.09 (1) (a), to have an alternate bollard detail to allow the moving of 53' containers into the building. The Bollards will prevent the entrance of a truck or automobile in normal daily operations but could be removed when needed to move one of the 53' containers. The local Board of Health has been notified.

***Motion: A motion was made by DK and seconded by WT to deny the variance request from 248 CMR 10.09(1)(a), for removable bollards, and advise the petitioner to appear at the March 2, 2022, meeting with an engineer designed plan.***

***Results: Passed unanimously.***

### **PV-095 IBA PRESCHOOL 100 WEST DEDHAM STREET BOSTON**

The Petitioner (Doug Anderson from Commercial Construction Consulting) is seeking a variance from 248 CMR, Section 10.10 (18) (k)(1), from the requirement to provide separate male and female facilities for employees. As part of the tenant fit out, two new single user gender neutral restrooms will be constructed. The space will be 6,550 sq. ft. and occupied by a maximum of 6 employees simultaneously. Boston Inspectional Services has been notified.

***Motion: A motion was made by WT and seconded by RA to grant the variance requests from 248 CMR, Section 10.10 (18) (k)(1), as proposed, from the requirement to provide separate male and female facilities for employees. As part of the tenant fit out, two new single user gender neutral restrooms will be constructed, one in each side of the building.***

***Results: Passed unanimously.***

## **FYI – Board Delegated Staff Approvals – Board Vote Not Required**

**Continued use of 1-1/2” tub drain for shower conversion**

22-DAPV-050	Ava Chirichetti	64 Main Street Unite 39B	Stoneham
22-DAPV-051	Richard Dahill Gail Jacody	10 Seaport Drive #2315	Quincy
22-DAPV-052	Fred Turcotte	10 Parkview land Apt D	Haverhill
22-DAPV-058	William Doherty	614 Pond Street #412	Braintree
22-DAPV-059	Jeff Morrissey	1910 Dorchester Ave Unit 508	Boston
22-DAPV-060	Sandy Liberatore	3604 Knights Briodge Close	Worcester
22-DAPV-061	Felix Yeboah	743 Parker St Unit 5	Boston
22-DAPV-062	Kofi Baah	1271 Pawtucket Blvd	Lowell
22-DAVP-063	Laurie Boniface	28 South Bridge Street	Charlton
22-DAPV-064	Vithy Vithyanandan	11 Berkshire Road	Shrewsbury
22-DAPV-065	Shubham Srivastav	18 Richmond Road	Natick
22-DAPV-066	Salvatore Cherone	725 Harrison Ave Unit E 203	Boston
22-DAPV-067	Madhavi Kamireddi	94 Shore Drive West	Mashpee
22-DAPV-069	Cindy Bennett	28 West Street	Petersham
22-DAPV-070	Paul Dougherty	3920 Mystic Valley Parkway Unit 317	Medford
22-DAPV-071	Laurie Botie	172 Massapoag Road	Tyngsboro
22-DAPV-072	Jessica Barry	26 Tercentennial Drive	Billerica
22-DAPV-073	Kathy Kelley	21 Aprapahoe Road	Bellingham
22-DAPV-074	Bob Costa	150 Winslow Ave	Somerset
22-DAPV-075	Adriana Castro	44 Poole Street	Woburn
22-DAPV-076	Diane Norton	13 Steeplechase Court	Haverhill
22-DAPV-088	Henry Sweeney	16 Erick Rd, Unit 29	Mansfield
22-DAPV-090	Groux, Diane	82 Cedar Street	Everett
22-DAPV-091	Curtin, Jaimie	300 Commercial Street Unit 312	Boston
22-DAPV-092	Vrotsos, Gary	269 Cambridge Road, Unit 207	Woburn
22-DAPV-093	Barabash, Tanya and Sudia, Greg	170 Whalers Lane	Salem
22-DAPV-094	Karina, Voldiner	13 Fairgreen Place	Brookline
22-DAPV-100	David Biggens Lexington Housing Assisting Board	1620 Mass Ave Suite #4	Lexington

**RESIDENTIAL PROJECT APPLICATION  
WORCESTER TECHNICAL HIGH SCHOOL – 9 MOUNT PLEASANT STREET  
WORCESTER**

Residential Project Application for the property above, has been approved. This project is on a new residential duplex and will consists of underground drainage, installing the rough and finish plumbing. The students will also be installing a wall hung boiler for both units.



## **UNLISTED EQUIPMENT**

### **DAGV-252 BAY STATE CRUCIBLE – 740 W. WATER STREET TAUNTON**

A request was granted for a variance from 248 CMR 3.04(1) regarding submitted test reports dated 9/28/21 from Quietto Consulting Engineers. The Board authorizes full operation of a two million BTU custom industrial heat treating kiln with eight Eclipse model TJ0025 burners and a high pressure blower injection system located at the above property subject to the approval of the local Plumbing and Gas Inspector.

### **DAGV-606 BAKE N JOY 335 WILLOW STREET NORTH ANDOVER**

A request was granted for a variance from 248 CMR 3.04, regarding the submitted test reports dated 12/15/21, from Cummings engineering. The Board authorizes full operation of the 50 foot long industrial Collusi pan washer with at 475,000 BTU per hour Lanemark Burner model #L016-24, located at the above address, subject to the approval of the Local Plumbing and Gas Inspector.

## **EXECUTIVE SESSION**

*At 11:05 a.m. a motion was made by WT and second by JW, to enter Executive Session pursuant to M.G.L. c. 30A, §21 to discuss an applicants character, rather than competence. On a roll call vote the motion passed unanimously.*

## **BOARD WILL CONSIDER ANY MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR**

Peter DeFreitas indicated that the industry had many inquiries regarding transition clamps that could be utilized for gas venting. It was noted that there are now approved clamps.

## **QUASI JUDICIAL SESSION**

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

None

## **ADJOURNMENT**

**Upon conclusion of the Executive Session at 11:22 a.m. a motion to adjourn was made by DK, seconded by WS. On a roll call vote the motion passed unanimously.**

Respectfully Submitted By;

*Karen R. Brann*

Karen Brann, Executive Director

Board of State Examiners of Plumbers and Gasfitters

Respectfully Authorized by;

*Joseph McNamee*

Joseph McNamee, Chairman

Board of State Examiners of Plumbers and Gasfitters