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BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS

NOVEMBER 3, 2021 BOARD MEETING

NOTICE OF MEETING

Board of State Examiners of Plumbers and Gas Fitters requires your presence at a remote Board meeting on **Wednesday, November 3, 2021, starting at 9:00 a.m.**

In accordance with the provisions of G.L. c. 30A § 20, notice is hereby given that the Board of State Examiners of Plumbers and Gas Fitters will convene a regular monthly meeting via telephone/video conference:

UP COMING MEETING VENUE

Microsoft Teams meeting

Join on your computer or mobile app

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[+1 857-327-9245,,206663919#](#) United States, Boston

Phone Conference ID: 206 663 919#

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It is anticipated that the topics shown below will be discussed at the aforementioned meeting:



Member and Staff Attendance

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

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

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

APPROVAL OF PREVIOUS MEETING MINUTES

Board Meeting Minutes

October 6, 2021 – Open Meeting Minutes

Discussion

Reminder that completed variances need to be submitted two weeks prior to the Board meeting.

VARIANCE REQUESTS

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

This variance request was before the Board at the October 6, 2021 meeting. The Board voted to deny the *variance request from 248 CMR 10.10 to eliminate the required rest room for patrons.*

The Petitioner (Doug Anderson from Commercial Construction Consulting) has revised the plans and will now have one gender-neutral bathroom for staff and one gender-neutral bathroom for patrons.

Original request - 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.

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

This request was tabled to the November meeting to provide the applicant more time to prepare their presentation. In response to comments received by Board Members, the MVCMA has revised the plans for its proposed addition to include 10 bathrooms.

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 at this time. 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.

PV-537 MASTER LEE’S TAEKWONDO & AFTER SCHOOL AT SPRINGFIELD 109 MILL STREET SPRINGFIELD

The Petitioner (Brian Despard from BPD Plumbing) is seeking a variance from 248 CMR, Section 10.15.10 a 2, to install a sewer ejector into a main sewer line exiting a daycare facility. The discharge from the plumbing fixtures from the first floor (5 toilets and 5 lavatories) drain into the 4” building sewer on the floor below. The main sewer backs up and the 4” main sewer line needs to be professionally cleared through the face wall clean out every few months. It is believed that items from the daycare are being flushed down the toilets causing the obstructions. The local Board of Health has been notified.

PV-538 THE BRADFORD APARTMENTS 525 COMMON STREET BELMONT

The Petitioner (Thomas Curtin from Wozny, Barber and Associates) is seeking a variance from 248 CMR, Section 10.16(3)e and 10.22 (#15). An assessment of the garage level oil/water separator, the ejector basin after the oil/water separator and the ejector basin collecting water from floor drains from trash rooms and associated vent infrastructure, has shown intrusion of contaminated vapors and or groundwater entering the system. These vapors are emanating from impacted ground water. To avoid possible movement of these vapors into the building, the petitioner is proposing to ventilate them further using the chamber vent termination locations on the roof to create a negative draft drawing vapors from the basins to atmosphere. These vapors would be scrubbed prior to discharging to atmosphere using air phase carbon drums to prevent potential off-gas concentrations. The existing venting system would be reconfigured in the garage level to pass through the drums prior to extending to the roof. The local Board of Health has been notified.

PV-539 THE BRADFORD APARTMENTS 525 COMMON STREET BELMONT

The Petitioner (Thomas Curtin from Wozny, Barber and Associates) is seeking a variance from 248 CMR, Section 10.17(7)(c). The petitioner is proposing to redirect wastewater from the garage level oil water separator, the ejector basin after the oil water separator a sanitary ejector basin which receive minimal water from garage drains storm (storm water from cars) and trash room floor drains, to an existing groundwater treatment system. The oil water separator and 2 ejector basins have shown intrusion of contaminated vapors and or groundwater. Given the possibility of intermittent intrusion of contaminated groundwater, the petitioner is proposing to redirect the basin discharge water through the existing treatment system which collects contaminated groundwater and scrubs it to eventually discharge to surface water under an existing EPA NPDES permit. The scrubbing includes bag filtration to remove any suspected solids, two 2,000 pound granular activated carbon vessels and then a cyanide resin treatment. The discharge is currently monitored and sampled monthly and the anticipated volume of water from the basins is negligible given the current 30-50 gallon per minute treatment that is currently occurring. The local Board of Health has been notified.

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

This request was first heard at the October 6, 2021 meeting. The Board denied the variance request.

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. The modified shipping container is only 405 sq. ft. with a 10 ft. x 10 ft. "clean room" to ensure proper sanitizing before processing. An employee restroom is located approximately 50 ft. away.
- The local Board of Health has been notified.

PV-562 LARSEN'S FISH MARKET – 56 BASIN ROAD – CHILMARK

The Petitioner (Charles Day from Day Plumbing and Heating) is seeking a variance from 248 CMR, Section 1006 (7) (o), to use PVC in a commercial building. The seafood market is on the ocean with continuous salt water. The local Board of Health has been notified.

PV-570 BRISTOL COUNTY AGRICULTURAL HIGH SCHOOL DAIRY BARN - 135 CENTER STREET DIGHTON

The Petitioner (Christopher Garcia from GGD Consulting Engineers, Inc) is seeking a variance from 248 CMR, Section 10.01 (16) principle #16, to discharge milk waste generated from the milking process to the manure pit located within the barn area of the building as opposed to discharge to the municipal sanitary sewer. The proposed dairy barn building will house up to 58 cattle. The process of robotic milking requires washing the cows prior to being milked. The water from the milking wash down area will contain manure and milk and should be directed to the proposed manure pit for disposal in accordance with the school's Manure Management Plan. The local Board of Health has been notified.

PV-571 WILLIAM GOULETTE d/b/a BILL'S MOTOR MART – 12 LEWIS STREET ATHOL

The Petitioner (William Goulette Sr., from Bill's Motor Mart) is seeking a variance from 248 CMR, Section 10.09.2e and 10.10(18), from the requirement of installing an oil/water separator in a storage area that is 14 feet wide and 16 feet long in a proposed new building on a used car lot. The intent of the building is to clean the interior of used vehicles during inclement weather. All washing of the exterior of the vehicles will be done outside. No mechanical repairs of the vehicles are performed. If the variance is granted, the Petitioner agrees to the following restrictions: No motor vehicles will be washed in the storage area and no mechanical repairs will be performed in the storage area. The local Board of Health has been notified.

PV-574 BCL, INC d.b.a MERCHANT'S COMMON SUPERWASH LAUNDROMAT – 1620 MAIN STREET SOUTH WEYMOUTH

The Petitioner (Kevin Beggs from BCL, Inc) is seeking a variance from 248 CMR, Section 10.06 (o), to install PVC process piping manifolds at a commercial laundromat that will be used to direct water from clothes washers to an approved, connected and trapped lint interceptor. The local Board of Health has been notified.

PV-575 ATLANTIC REALTY LIMITED INC – 90 PRINCE HENRY DRIVE TAUNTON

The Petitioner (Steve Quieto from Atlantic Realty Limited, Inc) is seeking a variance from 248 CMR, Section 10.10(18)(j)4, to have toilet facilities more than 300 feet away from the regular place of daily work activity. The project addition includes 80,000 square feet of storage warehouse only. No individuals will occupy the addition for daily work activity unless they are periodically loading or unloading with a forklift. The current existing building includes employee toilet rooms within the existing warehouse facility that are sufficient for the building occupancy. The local Board of Health has been notified.

PV-582 LLOYD CENTER FOR ENVIRONMENTAL WELCOME CENTER – 430 POTOMSKA ROAD DARTMOUTH

The Petitioner (Elizabeth Moniz from Lloyd Center for Environmental) is seeking a variance from 248 CMR, Section 10.06(2)(P)(1), to use ABS pipe in the grey water drainage system. The Local Board of Health has been notified.

PV-584 STURBRIDGE COLD STORAGE, LLC – 6 PICKER ROAD STURBRIDGE

The Petitioner (Teddy Martin from ARCO Design Build) is seeking a variance from 248 CMR, Section 10.10 Table 1, minimum facilities for building occupancy, to eliminate the shower requirement in an industrial warehouse. The local Board of Health has been notified.

PV-586 – 85 RESEARCH ROAD HINGHAM

The Petitioner (Dean Fawcett from Bradlynn Corp) is seeking a variance from 248 CMR, Section 10.09, for an alternative method of installing a sump pit that receives waste from space, that is being fit with two overhead garage doors, then being pumped into a holding tank. The piping/equipment was designed by a MA engineer and meets all requirements. The local Board of Health has been notified.

PV-589 LIT CAMP UXBRIDGE OWNER, LLC – AMAZON 515 DOUGLAS STREET UXBRIDGE

The Petitioner (Daniel Campanelli from Campanelli Construction) is seeking a variance from 248 CMR, Section 10.10, minimum facilities for building occupancy, to reduce the number of showers from 24 to 4 (2 per gender). The building occupancy is 353 peak head count per shift, 4 shifts per day. Each shift is only 4 hours. 24 showers are required per table 1. The local Board of Health has been notified.

PV-591 MONOGRAM FOODS – 51 RESEARCH DRIVE HAVERHILL

The Petitioner (Daryl Carter from PDA/Dacon Corp) is seeking a variance from 248 CMR, Section 10.10 Table 1, minimum facilities for building occupancy, to eliminate the shower requirement due to the food safety standards in place with Monogram Foods facilities. All staff members that access the industrial areas of the facility are required to wear protective clothing. The local Board of Health has been notified.

PV-592 AT HOME, LLC – 320 ANDOVER STREET PEABODY

The Petitioner (Leah Smith from Core States Group) is seeking a variance from 248 CMR, Section 10.00, to have 4 water closets and 2 lavatories in both the men's and women's restrooms. Studies have shown that the most amount of people in the store at one time is on Saturday with about 73 people per hour. With that being the max amount of people in the store at one time it would change the occupancy count to 155. The local Board of health has been notified.

PV-593 ORGANOGENESIS 150 DAN ROAD CANTON

The Petitioner (Daryn Croteau from Decco) is seeking a variance from 248 CMR, Section 10.15.10 a b, for the installation of a prepackaged skid to drain reject purify water. The local Board of Health has been notified.

COMMERCIAL PROJECT APPLICATION**DIMAN REGIONAL VOC TECH HIGH SCHOOL – TOWN OF SWANSEA PARK
DEPARTMENT 90 MILLFORD ROAD SWANSEA**

A Commercial Project Application was submitted for the above property. Students will replace PVC waste and vent with cast iron and copper for 2 single stall men's and women's bathrooms. Carriers for 2 toilets and 2 sinks, a mop sink, a 2 bay sink, 2 floor drains and a grease interceptor will be installed.

**DIMAN REGIONAL VOC TECH HIGH SCHOOL – 12 HARCOURT STREET
SWANSEA**

A Commercial Project Application was submitted for the above property. Students will install waste water and vent piping for a utility sink in a residential garage.

PV-604 MOTT AND CHACE SOTHEBY'S INTERNATIONAL REALTY 865 MAIN ROAD WESTPORT

The Petitioner (Ellie Wickes from Mott and Chase Sotheby's International Realty) is seeking relief from 248 CMR to not install a bathroom in a 400 sq. ft. barn that is used for retail and as an art gallery. The barn is being renovated with new windows, doors, insulation and heating unit. The petitioner has an agreement with the owner of Partner's Village Store, which is 10 feet away, to use the store's accessible bathroom.

BOARD DELEGATED STAFF APPROVALS – SPECIAL PERMISSION PLUMBING**DOUGLAS AND GATES SCHOOLS 75 SPRUCE STREET ACTON**

A request for special Permission Plumbing has been granted from 248 CMR 10.14 (7)(j)2 for the installation of a recycled rain water system for flushing toilets and urinals only, at the above reference location.

FYI – Board Delegated Staff Approvals – Board Vote Not Required**Continued use of 1-1/2" tub drain for shower conversion**

DAPV-525	Jane Marrama	161 Board St. Unit 8	Hudson
DAPV-526	Janice Fratus	35 Fernview Ave Unit 4	North Andover
DAPV-527	Richard Cavanaugh	440 North Ave Building 11 Unit 235	Haverhill
DAPV-528	Paul Silman	432 Old Chatham Rd Unit 512	South Dennis
DAPV-529	Dale Harrington	547 Washington St.	Pembroke
DAPV-530	Robin & Richard Foley	60 Rantoul St. Unit 708	Beverly
DAPV-531	Kathy Doss & Concetta King	71 Harold Parker Rd	Andover
DAPV-532	Henry & Chris Grant	31 Foster St.	Everett
DAPV-533	Leyda Delgado	10 Ricciuti Dr. Unit 6	Quincy
DAPV-534	Ralph Poirier	1447 Main St	Reading
DAPV-535	Atticus Weller	43 Liunean St #23	Cambridge
DAPV-536	Carlos Hoyt	31 East St.	Avon
DAPV-540	Barbara Bacchi	24 Electric Ave	Somerville
DAPV-541	Stephen Constant	9 Haynes Rd	Framingham
DAPV-542	Stacey Hesselton	6 Mary Ann Dr	N. Grafton
DAPV-543	Ronald Matthew	157 Copeland St #1	Brockton
DAPV-544	Robert Logan	156 West Townsend Rd	Lunenburg
DAPV-546	Till Rosenband	165 Pleasant St. #314	Cambridge
DAPV-547	Robert Minten	41A Davis Ave Unit 7	Norwood
DAPV-548	Maria Presutti	8 Amaranth Pl	Medford
DAPV-549	Linda Allen	86A Laurel St.	Greenfield

DAPV-550	Frances Inglis	1755 Willard St. Unit 10	Lowell
DAPV-551	Leonard Michelson	6 Bixby Lane	Westford
DAPV-552	Brendan & Joyce Bastille	22 Merrill Ave	Belmont
DAPV-553	Dennis & Rosa Moniz	14 Assunta Rd	Revere
DAPV-554	Laura sNah	90 Mitchell Dr.	Chicopee
DAPV-555	Elizabeth McClain	18 Elmwood St.	Somerville
DAPV-556	Joan Janzt	7 Colonial Village Unit 2	Arlington
DAPV-557	Judy McManus	30 Russell St. Unit 1	Plymouth
DAPV-558	John Biggens	1475 Mass Ave, Unit 349	Lexington
DAPV-559	John Biggens	1475 Mass Ave, Unit 224	Lexington
DAPV-560	Randell Riva	357 Commercial St. Unit 703	Boston
DAPV-561	Randell Riva	357 Commercial St. Unit 103	Boston
DAPV-563	Karim Zahedi	250 Hammond Pd Pkwy 408 South	Newton
DAPV-564	Allen Burtman	250 Hammon Pd Pkwy 516 South	Newton
DAPV-565	Dianne Sharkey	66 Main St.	Stoneham
DAPV-566	Donna Wilkinson	68 Heritage Dr	Tewksbury
DAPV-567	Alluson Baughman	226 Amory St #2	Jamaica Plain
DAPV-568	Christine Spillers	602 Crystal Way	Bellingham
DAPV-569	Pattiann & Joseph Scalesse	35 Cross St	Everett
DAPV-573	Robert Brown	21 Alcott Way	North Andover
DAPV-576	Thomas Deffley	48 Bellwood Circle	Bellingham
DAPV-577	Dinesh & Lila Patel	613 Boston Rod	Billerica
DAPV-578	Mary Murphy Lundt	17 Hilltop Dr	Sandwich
DAPV-579	Susan Poirier	27 Weir Road	Waltham
DAPV-580	Kim Fernandes	66 Cliff Road	Borne
DAPV-581	Susan Ennis	80 Baldwin Dr	Sharon
DAPV-583	Julie & Andy Tuite	805 Brookline Way	Rockland
DAPV-585	Frania Monarski	142 Commercial St. apt 403	Boston
DAPV-586	Joe DiPasquale	20 Winthrop Square	Boston
DAPV-587	Michael & Joan Blake	561 White Cliffs Dr.	Plymouth
DAPV-588	David Rose	53 Taunton St.	Lakeville

EXECUTIVE SESSION

CHARACTER REVIEW(S)

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

QUASI JUDICIAL SESSION

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

ADJOURNMENT

Note:

Reasonable accommodations or modifications will be provided to enable individuals with disabilities to participate in this Plumbing Board meeting. **All requests should be submitted to Cheryl Yebba at**

(617)-727-4992 no later than one (1) week prior to the scheduled Board Meeting.

While the Board of Examiners of Plumbers & Gas Fitters will attempt to honor all requests, those requests received after that date may not be provided due to feasibility.