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OCCUPATIONAL LICENSURE

BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS

September 3, 2025

BOARD MEETING AGENDA

**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 REGULARLY SCHEDULED MONTHLY BOARD
MEETING:**

**Wednesday, September 3, 2025, starting at 10:00 a.m. at the Taunton, MA Town
Hall, 15 Summer Street, Taunton, MA 02780.**

**This meeting will be hybrid, in addition to the above location, the meeting
may be attended via telephone/video conference:**

Microsoft Teams [Need help?](#)

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Meeting ID: 286 369 743 134 9

Passcode: 9Xp9CB2h

Dial in by phone

[+1 857-327-9245,,346694962#](#) [Find a local number](#)

Phone conference ID: 346 694 962#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Member and Staff Attendance

MEMBERS	APPOINTMENT	PRESENT	ABSENT
Mr. Joseph McNamee	Chairman, Master Gas Fitter		
Mr. Harold Knight	Vice-Chairman Journeyman Plumber		
Mr. John Cruz	Member, LP Installer		
Mr. Bahig A. Kaldas, P. E.	Member, Plumbing Engineer		
Mr. Wayne Thomas	Member Journeyman Gasfitter		
Ms. Ruth Alfasso	Member, Dept. of Public Health		
Ms. Sarah Badway	Public Member		
Mr. Dan Kilburn	Member, DOL Designee		
Mrs. Kimberly Garside	Member, Master Plumber		
STAFF			
Mr. Charles Kilb	Board Legal Counsel		
Mr. Bruce Johnson	Associate Deputy Commissioner		
Mr. Michael Guida Sr.	Plumbing & Gas Code Consultant		
Mr. Scott Padden	State Plumbing & Gas Inspector		
Mr. James O'Reilly	State Plumbing & Gas Inspector		
Mr. James Myette	State Plumbing & Gas Inspector		
Mr. Marc Zade	State Plumbing & Gas Inspector		

10:00 A.M. AGENDA REVIEW:

By Chairman Joe MacNamee

APPROVAL OF PREVIOUS MEETING MINUTES

August 6, 2025, Regular Session

Proposed Regulation Changes.

Review/Discuss/Vote: - Final 248 CMR Proposed Regulation Changes from June 2025.

- **Executive Director's Report-**

Associate Deputy Commissioner – Acting ED Bruce Johnson

277 plumbing licenses issued in July 2025

- Plumbing Apprentice-133
- Plumbing Journeyman -91
- Plumbing Master -34
- Plumbing Corporation or Professional Corporation (PC)-7
- Plumbing Limited Liability Corporation (LLC)-12

- **Legal Report- Charles Kilb**

Possible Challenge to 248 CMR 3.05 (1) (b) 10 e

DISCUSSION

- **Gary Gauthier from New England Construction Center** is seeking Board approval to conduct hybrid instruction for Plumbing & Gas tiers 1-5.

Investigative Update

- **Board Staff and State Investigators O'Reilly, Myette, and Zade** will update Board Members on the installation of Portland Loos.

PRODUCTS

23-PA-59- Evan Madden of Madden Fabrication, The Portland Loo- The petitioner would like to discuss their product, a single-occupancy prefabricated unit featuring an integrated water closet and lavatory designed to serve as an external, stand-alone public restroom connected to the plumbing system. This product is not currently listed on the Massachusetts Plumbing Accepted Products Database. **The Board previously reviewed this product on August 2, 2023, and again on October 4, 2023; however, the matter was tabled due to concerns regarding potential pipe freezing and the adequacy of handwashing provisions.**

24-PA-423-Upstart Power Inc- Josh Chellappa- The applicant is requesting product acceptance for the Upgen NXG Fuel Cell System. The Board approved 10 test sites for a six-month period, with reports submitted to the Board office each month. However, members expressed concerns regarding the absence of applicable gas testing standards.

VARIANCES

25-SPP-91-Carrie Peperdine, 10 Chandler St, Boston.

The petitioner is seeking special permission to install a combination waste & vent system for trench and floor drains in a kennel facility.

25-SPP-92- Jonah DeCola, 11 Kilsyth Rd, Medford.

The petitioner is seeking special permission to install a gray water recycling system and to utilize the treated water to supply two washing machine water connections.

25-PV- 89812- Daniel Sweeney, 40 Dean St, Taunton.

The petitioner is seeking relief from 248 CMR 10.10, Table 1 – Minimum Facilities, requesting permission not to install the required restroom for an 800-square-foot unconditioned garage. In lieu of an on-site facility, the petitioner proposes utilizing an existing restroom located in a separate building within 60 feet of the garage. The Local Inspector and the Board of Health have been notified of this arrangement.

25-PV- 89919-Dave Rykbost, 479 River Road, Hudson.

The petitioner is seeking relief from 248 CMR 10.10, Table 1 Minimum Facilities, requesting permission not to install the required number of bathroom fixtures for a 4,800-square-foot auto body shop. The applicant proposes installing a half-bathroom and installing the rough plumbing for a second half-bathroom within the shop area. The facility will be staffed by no more than two employees at any given time. The Local Inspector and the Board of Health have been notified of this proposal.

25-PV- 89991-Angelo Pistoftzian, 55 Leonard St, Belmont.

The Petitioner is seeking relief from 248 CMR 10.10 Table 1, Minimum facilities, not to install a required shower for a 1000 square foot Pilates studio with a maximum occupancy of eight individuals at any one time. The Local inspector and Board of Health have been notified.

25-PV-90297- Tim Scarfe, 1070 Iyannough Rd, Suite C 10, Barnstable.

The Petitioner is seeking relief from 248 CMR 10.10 Table 1, Minimum facilities, not to install a required shower for a 2400 square foot Pilates studio with a maximum occupancy of less than twenty individuals at any one time. The Local inspector and Board of Health have been notified.

25-PV-90136-Fernando Coelho, 3821 Falmouth Rd, Barnstable.

The petitioner is seeking relief from 248 CMR 10.10, Table 1 Minimum Facilities, requesting approval to provide employee-only bathroom facilities through a shared space. The proposed ice cream shop is 640 square feet and will operate with two employees and eight outdoor seats. The Local Inspector and the Board of Health have been notified of this request.

25-PV-BLA-90068-Andrew Falkenstein, 1046 Beacon St, Brookline.

The petitioner is seeking relief from 248 CMR 10.10, Table 1 Minimum Facilities, requesting approval to reduce the number of required toilet facilities for a restaurant with an occupancy of 34 and a total area of 846 square feet. The Local Inspector and the Board of Health have been notified of this request.

25-PV- 90184- Steven Hine, 37 Doty St, Wareham.

The petitioner respectfully seeks relief from 248 CMR 10.10(15)(c)4 Developed Lengths to Required Facilities. The applicant is renovating an existing building into an indoor-outdoor training facility, where the distance to the furthest required restroom exceeds the 400-foot maximum developed length permitted by code. The Local Inspector and the Board of Health have been notified of this request.

25-PV- 90191- Aneil Mehta, 75 East Main St, Orange.

The petitioner is seeking relief from 248 CMR 10.16(1)(e), Automatic Vent fitting, air admittance valve. The applicant is requesting permission to install an AAV for the required bar fixtures in a historical mansion instead of conventional venting. The Local Inspector and the Board of Health have been notified of this request.

25-PV- 90199- Sarah Lamb, 5 Corn Hill Landing, Truro.

The petitioner is seeking relief from 248 CMR 3.04 Product, Design, and Standards, requesting permission to install a composting toilet with urine diversion that is not currently listed on the Massachusetts Accepted Plumbing Products List. The Local Inspector and the Board of Health have been notified of this request.

25-PV- 90239- Michelle Sousa, 420 Haverhill St, Reading.

The petitioner is seeking relief from 248 CMR 10.10, Table 1 Minimum Facilities, requesting permission not to install the drinking water station and mop sink required by code for preschool facilities. The Local Inspector and the Board of Health have been notified of this request.

25-PV-90302- Michael Trzcinski, 117 Montgomery Rd, Westfield.

The Petitioner is seeking relief from 248 CMR 10.10, Table 1 Minimum Facilities, not to install permanent toilet facilities for a proposed outdoor high school athletic field with a seating capacity of 1,300 spectators. The Local inspector and Board of Health have been notified.

Board Delegated Staff Approvals- Special Permission

- **25-SPP-49- Tom Stretton-181 Presidents Dr, Amherst.**
Approved a gray water treatment system at the above address.

FYI – Board Delegated Staff Approvals – Board Vote Not Required

- **24-DAGV-178- 25 Main St, Stockbridge, Bruce MacRitchie, P.E.**
Approved full operation of an unlisted Kiln at the above address.
- **24-DAGV-211- John Ross, 4 Barten Ln, Woburn.**
Approved full operation for an unlisted oven at the above address.

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

QUASI-JUDICIAL SESSION

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

Executive Session

Character Reviews

1-L.C.

2-H.S.

EXECUTIVE SESSION

ADJOURNMENT

Note: If you need reasonable accommodation to participate in the meeting, please reach out to Cheryl Yebba at 617-701-8711. While the Board will do its best to accommodate you, certain accommodations may not be available if requested immediately before the meeting