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BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS

November 5, 2025

OPEN SESSION MINUTES

**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 CONVENED A REGULARLY SCHEDULED MONTHLY BOARD
MEETING**

**Wednesday, November 5, 2025, starting at 9:00 a.m. at the Board office
One Federal St, Suite 600, Boston, Ma 02110, in room 6008.**

**This meeting was hybrid; in addition to the above location, the meeting could
be attended via telephone/video conference:**

Microsoft Teams

[Join the meeting now](#)

Meeting ID: 266 082 257 217 5

Passcode: Ut3wU2tm

Dial in by phone

[+1 857-327-9245,,991153387#](#) United States, Boston

Phone conference ID: 991 153 387#

Member and Staff Attendance

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

Note: All members attended in person

9:00 A.M. AGENDA REVIEW:

By Chairman Joe MacNamee

APPROVAL OF PREVIOUS MEETING MINUTES

- October 1, 2025, Regular Session – A motion to approve was made by Cruz, seconded by Knight. The motion was approved unanimously with each member voting yes.
- October 1, 2025, Executive Session – A motion to approve was made by Knight, seconded by Cruz. The motion was approved unanimously with each member voting yes.

Executive Director's Report-

Introduce Michael Auerbach – New Executive Director Board of State Examiners of Plumbers and Gas Fitters

New Plumbing Licenses issued September 2025 = 140

- Plumbing Apprentice - 79
- Plumbing Journeyman - 35

- Plumbing Master – 15
 - Plumbing Corporation - 5
 - Plumbing LLC - 6
-
- Board Staff reviewed and accepted 4,741 Products within the last month.
 - All Board Variance decisions will be sent through the eLIPSE Portal

Thereafter, the chair indicated that Executive Session would be taken out of order to facilitate guests arriving for the open session.

EXECUTIVE SESSION

The chair indicated the Board needed to enter into executive session to conduct character reviews.

Vote: JC to enter Executive Session at 9:10 a.m. to discuss applicants character, rather than competence, DK seconded. The motion passed unanimously. The chair noted that the Board would enter open session at 10:00 a.m.

Upon conclusion of Executive Session, the Board resumed open session:

Legal Report- Charles Kilb

- Promulgation of 248 CMR 3&11
 - Legal counsel reported that the Massachusetts Means Business regulation changes have been finalized and are now in effect. The updated regulations will be added to the website.

DISCUSSION

- Board Staff seeking clarification on required number of questions for correspondence CE classes.
 - The regulations require an examination, but don't give any guidance on the number. Staff indicate they generally advise 140 questions, 70 plumbing + 70 gas. Seeking a ratification that the Board agrees with this number.
 - RA made a motion to approve 140 questions, HK seconded
 - Approved unanimously
- Test Site project located at 75 Spruce St, Acton. Industrial Flow Solutions – Oil Minder Liquidator.
 - Staff reported a prior test site approval had been abandoned, the personnel involved no longer work for Oil Minder.
 - JM recommends adding another year, guidance given to manufacturer that as an emergency system, the test reports must show the system functioning.

- DK motion to give one more year, must submit all quarterly test reports + simulation reports; RA second
 - Approved unanimously
- Plumbing Board Sub-committee update.
 - The subcommittee completed work on changes to 248 CMR 3, in tandem with previously approved language regarding taxes. Specifically the language in place would address emergency situations.
 - Michael Guida proposed an additional change to clarify language applied to plumbing and gas fitting.
 - JC made a motion to approve the language as amended, RA seconded
 - Approved Unanimously
 - Legal Counsel will add language to other approved changes to 248 CMR 3.00 and will work on getting administration approval for public hearings.
- Gas Code Sub-committee update.
 - The committee is nearly finished with its tasks, a redline version in progress.

Products

- **25-PA-267-Aron Aharonoff** from AquaFlow Technologies, AquaFlow Check Valve. The manufacturer is appealing the Board's Staff's decision to deny their product application pursuant to 248 CMR 10.14 (3)(e):

The manufacturer appeared but indicated that the product application submitted was an error on their part. They did not dispute the grounds upon which the denial was issued.

- A motion was made by JC to uphold the office's denial, HK seconded the motion which was approved unanimously
- The manufacturer agreed that they will submit a new application with a full code compliant design

School Approvals

- **25-VSP-2002- Kevin Martin** from Montachusett Regional Vocational High School is seeking approval for a proposed commercial project located at 200 Main St in Gardner. Members discussed a possible staff delegation in the future as they indicated a desire to approve these types of projects with minimal delay.
 - HK motion to approve, DK second
 - Approved unanimously
- **25-VSP-2005- Randy Dimitropolis** from Pathfinder Regional High School is seeking approval for a proposed commercial project located at 50 Springfield St, in Palmer.
 - HK motion to approve, DK second
 - Approved Unanimously

VARIANCES

- **25-GV-101- Christopher Maxwell 76 Treble Cove Rd, Billerica.**
 - The petitioner is seeking relief from 248 CMR 3.04 Product, Design, and Standards, requesting permission to install a 20-foot 2-inch flexible gas hose that is not currently on the

Massachusetts Accepted Products list. The local inspector has been notified.

- During discussion members sought to understand why the hose in question was 20 feet. The applicant indicated that big units with serious pressure were being installed, but once the installation was complete, the units would not be moved. Members were concerned about the safety of a 20 foot hose.
- HK moved to deny the variance, JC seconded the motion
 - The vote to deny was passed unanimously

- **25-PV-90669- Michael Spera, 5 Birch Hill Rd, West Brookfield.**

- The petitioner is seeking relief from 248 CMR 10.06 Materials to permit the use of PVC piping in a 200-square-foot commercial pet grooming business. Additionally, the petitioner seeks relief from the bathroom facility requirements outlined in 248 CMR 10.10 Table 1 Minimum Facilities. The petitioner proposes utilizing an existing restroom located in a residential building within 200 feet of the structure. The Local Inspector and the Board of Health have been notified.
 - Applicant not present so no action taken.

- **25-PV- 90709- Maria DiGiacomo, 1 Patriot Place, Foxboro Station.**

- The petitioner is seeking relief from 248 CMR 10.10 Table 1 Minimum Facilities not to install the required public restrooms for an open-air train station platform. Bathroom facilities will be provided for staff use only. State Inspector Myette has been notified.
 - Closest public sewer is 1.25 miles away and cannot tie into the private water system
 - Cannot create septic system due to egress
 - DK motion to approve, HK seconded
 - Approved unanimously

- **25-PV-25-90480-Daniel McCarthy, 292 Grove St, Reading**

- The petitioner is seeking relief from 248 CMR 10.10, Table 1 – Minimum Facilities, requesting permission to install one single user gender neutral restroom for a 4,800-square-foot unconditioned seasonal garage. The Local Inspector and the Board of Health have been notified.
 - Was here last month – matter was tabled for the applicant to resolve water and sewer access.
 - DK motion to approve, RA seconded
 - Approved unanimously

- **25-PV- 90733- Alexei Erchak, 55 Central St, Wellsley.**

- The petitioner is seeking relief from 248 CMR 10.10, Table 1 – Minimum Facilities, not to install the required shower and drinking water station for a 1,700 square foot strength training facility. The Board of Health and local inspector have been notified.
 - No more than 5-8 people at a time, however maximum occupancy not known. The applicant indicated a space hardship, that providing these fixtures would limit room for equipment.
 - DK to moved to deny, JC seconded
 - Motion to deny approved unanimously

- **25-GV-90776- Anthony Chu- 1 Harborside Dr, Logan Airport, East Boston.**

- The petitioner is seeking relief of 248 CMR 5.5.1 Maximum Design Operating Pressure, allowing threaded pipe and fittings for a 7 PSIG gas system serving Treca Snow melter. State Inspector Padden has been notified. Inspector Padden indicated that the variance would be appropriate.
 - A motion was made by DK to approve, BK seconded

- Approved unanimously
- **25-GV-90794- Edward Roberge- 11 Burr St, Framingham.**
 - The petitioner is seeking relief of 248 CMR 5.5.1 Maximum Design Operating Pressure, allowing Press Connect fittings for a 7 PSIG gas system serving a Snow melter.
 - State Inspector Padden has been notified. Inspector Padden indicated that this variance request was identical to the previous one.
 - DK moved to approve, JC seconded
 - Approved Unanimously
- **25-PV-90819- Andrew Ferry- 729 Gifford Rd, Westport.**
 - The petitioner is seeking relief of 248 CMR 10.10 Table 1 Minimum Facilities not to install the required fixtures for a barn with no more than one employee on staff. They propose utilizing bathroom facilities located within 15 feet in an adjacent building.
 - The Board of Health and local inspector has been notified. The applicant indicated a special hardship because the barn in question lacks insulation and has characteristics not suited for plumbing fixtures.
 - DK moved to approve, RA seconded
 - Approved unanimously

Appeal of Inspector Decision

- **25-AID-2011- Jim Blake of Eastern Propane, 846 Broadway Lot 16, Saugus.**
 - Note: Per M.G.L. c. 30A, s. 18, post-hearing deliberations will be in a closed session

The Board did not deliberate in open session. Upon hearing the parties presentation, the Board indicated a decision would be made in quasi-judicial session (see below).

The Board reported the final decision for the record:
 Vote: DK to uphold the inspector's decision, JC seconded
 Results: Unanimously approved for the inspector

Board Delegated Staff Approvals- Special Permission

- **25-SPP-91- 10 Chandler St, Boston.** Carrie Pepperdine was granted special permission for a combination waste and vent system.

FYI – Board Delegated Staff Approvals – Board Vote Not Required

24-DAGV-208-22 Mt Dumplin Rd, Palmer. Thomas Donahue P.E. was granted full operation for an unlisted gas appliance.

24-DAGV-228- 275 Dorchester Ave, Boston. Michael Camoscio was granted full operation for an unlisted gas appliance.

25-DAGV-90490- 25 Endicott St, Norwood. Lawrence Roy P.E. was granted full operation for an unlisted gas appliance.

25-VSP-2003- 80 Locust St, Northampton. Armand Lamour Smith Vocational HS was granted

approval for a Vocational commercial project located at the above address.

25-VSP-2004- 1046 Blossom Rd, Fall River. Keith Sousa Diman RVTHS was granted approval for a Vocational commercial project located at the above address.

25-VSP-2006- 487 Main St, Ashland. Matthew Flynn Keefe Tech SMSD was granted approval for a Vocational commercial project located at the above address.

25-VSP-2007- 602 Union Ave, Framingham. Matthew Flynn Keefe Tech SMSD was granted approval for a Vocational commercial project located at the above address.

25-VSP-2009- 750 Winter St, Framingham. Matthew Flynn Keefe Tech SMSD was granted approval for a Vocational commercial project located at the above address.

25-VSP-2013- 822 Westhampton Rd, Northampton. Armand Lamour was granted approval for a Vocational commercial project located at the above address.

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

None

QUASI-JUDICIAL SESSION

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

Vote: HK to enter Quasi-Judicial Session per M.G.L c. 30A, §18 to deliberate the
Inspector Appeal, JC seconded

Results: Unanimously approved.

The Board would not return to open session thereafter except for adjournment.

Separate minutes were created for Executive Session

ADJOURNMENT

At 11:31 a.m., DK moved to adjourn, HK seconded
The motion to adjourn was unanimously approved.

Items relied upon in meeting

Agenda

Draft Minutes

Draft of 248 CMR 3.00

Product Information

School project information

Variance Applications

Appeal documents