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# **BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS BOARD MEETING MINUTES**

**December 3, 2025**

**Meeting was conducted in a remote setting via Microsoft Teams.**

## **Member and Staff Attendance**

<b>: MEMBERS</b>	<b>APPOINTMENT</b>	<b>PRESENT</b>	<b>ABSENT</b>
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	
<b>STAFF</b>			
Mr. Charles Kilb	Board Legal Counsel	X	
Mr. Michael Auerbach	Executive Director	X	
Mr. Michael Guida	Board Code Consultant	X	
Mr. James O'Reilly	State Inspector	X	
Mr. James Myette	State Inspector	X	

**9:00 A.M. AGENDA REVIEW:**

By Chairman Joe MacNamee  
Time start: 9:01 AM

## **APPROVAL OF PREVIOUS MEETING MINUTES**

- November 5, 2025, Regular Session
  - Vote: WT approve, HK second
  - Results: Unanimously Approved
- November 5, 2025, Executive Session
  - Vote: WT approve, HK second
  - Results: Unanimously Approved

## **Executive Director's Report**

- Need License information - 207 Total

License Type	Oct-25
Plumbing Apprentice	83
Gas Fitter Apprentice	4
Plumbing Journeyman	71
Plumbing Master	38
Gas Fitter Master	1
Plumbing Limited Liability Corporation (LLC)	5
Plumbing Corporation or Professional Corporation (PC)	2
Plumbing and Gas Fitter Inspector	2
Plumbing Limited Partnership (LP) or Limited Liability Partnership (LLP)	1

- Board Staff reviewed and accepted 6,103 Products within the last month.
- All Board variance decisions will be sent through the eLIPSE Portal

## **Board Counsel Report**

- CK – Nothing to report

## **DISCUSSION**

- Plumbing Board Sub-committee update
  - Covered and reviewed three sections in November meeting
  - Please submit code change requests via code modification form

## **Products**

### **23-PA-59-Evan Madden of Madded Fabrication, 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. The Board previously reviewed this product on August 2, 2023, October 4, 2023, and September 3, 2025; however, the matter was tabled due to concerns regarding potential pipe freezing and the adequacy of handwashing provisions privacy.

- Manufacturer supplied product supplements to comply with Massachusetts code, including drain covers, heat traces, and the option for post-installation privacy panels
- HK to approve, HK second
  - Approved unanimously

HK noted that he would support some delegation to the office for previously installed units brought up to code. Legal Counsel noted that this was not on the agenda, so could not be handled at this time.

#### **25-PA-280- Nathon Derry from Watt Fuel Cell.**

The manufacturer is seeking product acceptance for an indoor gas-fired fuel cell system.

- JM raises concerns regarding condensate and gas leak detector sensors
  - Manufacturer will include a CO detector
- HK proposes one test site for one year
  - Michael Guida suggested the Board consider ten sites for consistency
- HK motion for 10 sites for one year with addition of CO detectors, WT second
  - Approved unanimously

#### **High School Vocational Projects**

#### **25-VSP- 2016-Randy Dimitropolis of Pathfinder Vocational HS.**

The applicant is requesting approval of a commercial project. Students will install a propane gas line to a furnace and a future gas grill for the Belchertown FD located at 10 North Main St.

- WT approve, HK second
  - Approved unanimously

#### **VARIANCES**

#### **25-PV-90965- Paul Paone, 13 Jersey St, Pepperell.**

The petitioner is seeking relief from 248 CMR 10.10 Table 1 Minimum Facilities, not to install the required fixtures for a 5,000 square foot garage. They propose utilizing bathroom facilities located within 400 feet in an adjacent building. The Board of Health and the local inspector have been notified.

- Applicant seeking relief from adding a bathroom for the garage

- Hardship:
  - Large city vehicles would create space issues
  - Congested piping with the addition of a restroom would cause additional space issues
- Members were concerned that a 500 square foot building is too large to not have a restroom
- HK to deny, WT second
  - Vote: In favor of motion to deny – DK, BK, JM, JC, KG, HK, SB, WT  
Opposed – RA  
Motion to deny passed 8 to 1.

**25-PV-91046- Christopher Dandreo- 7 Kimball Court, Woburn.**

The petitioner is seeking relief of 248 CMR 10.15 8(d) Laundry Drains in Multi-Story Buildings not to install independent laundry Stacks in multiple buildings. Instead, they propose to utilize the existing sanitary stack to serve the laundries. The Board of Health and the local inspector have been notified.

- Engineers are working on the project and are drafting engineered drawings
- Proposing installation of ~350 across 4 buildings
- MG – no issue with this proposal
- WT – proposes one building as a test site to make sure the proposal works as designed
- BK – concerned regarding system failure, would prefer a dedicated stack rather than tying into the main stack
- BK to deny, JC second
  - Vote – In favor of motion to deny – BK and JC
  - JM, HK, WT, SB, DK, KG oppose denial; RA abstain
  - Motion fails - 2 in favor, 6 oppose, 1 abstain
- DK – approve for one building as a test site for 6 months, WT second
  - JC, BK oppose approval
  - Vote – In favor of motion to approve - JM, HK, WT, SB, DK, KG, RA
  - Opposed – JC, BK
  - Motion approved by vote of 7 to 2

JM propose 10-minute break - 9:54am  
Reconvene - 10:05am

**Appeal of Inspector Decision**

**25-AID-2017-Christopher Reiley, 115 Mill St, Belmont.**

Note: Per M.G.L. c. 30A, s. 18, post-hearing deliberations will be in a closed session. The parties to the matter were each allowed to present evidence and their positions. Upon hearing the party's presentation, the Board indicated a decision would be made in quasi-judicial session (see below).

The Board reported the final decision for the record which was determined after the closed quasi-judicial session:

- WT motion to find in favor of inspector, DK second
  - Inspector decision upheld unanimously

**CLOSED SESSIONS**

**EXECUTIVE SESSION**

Upon conclusion of all open session items, the chair indicated the Board needed to enter into executive session to conduct character reviews.

Vote: HK to enter Executive Session at 10:38 a.m. to discuss applicants character, rather than competence, WT seconded. The motion passed unanimously. The chair noted that the Board would not entertain any other open business.

See separate minutes

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

At 11:05, HK moved to go into quasi-judicial session to deliberate the Inspector Appeal, WT seconds, motion passed unanimously

**Board Delegated Staff Approvals- Special Permission**

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

**Delegated Vocational School Project Approvals.**  
**25-VSP-2015- Chris Ryan from Nashoba Valley Technical High School.**  
Install a dishwasher located on school grounds.

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

NONE

Motion to adjourn JC, so moved 11:18

**ADJOURNMENT**

At 11:18 the Board returned to open session for purposes of adjournment.

Vote: JC to adjourn, HK seconded

Results: Unanimously approved

**Items relied upon in meeting**

Agenda

Product Information

Variance Applications

Appeal documents