

# Board of State Examiners of Plumbers and Gas Fitters

## Meeting Minutes

### Meeting Minutes

In accordance with the provisions of G.L. c. 30A § 20, the Board of State Examiners of Plumbers and Gas Fitters convened a regular monthly meeting:

Microsoft Teams Meeting Wednesday April 1, 2026 at 9:00am

The topics shown below were discussed at the aforementioned meeting: 9:02am the Chair Joseph McNamee called the open meeting to order.

**Informational note:** All votes were taken by roll call. Where each member voted in favor, the vote will be reported as unanimous.

### Board members present:

- 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 Gas Fitter
- Ms. Ruth Alfasso, Member, Department of Public Health
- Ms. Sarah Badway, Public Member
- Ms. Kimberly Garside, Member, Master Plumber

### Board members absent:

- Mr. Dan Kilburn, Member, DOL Designee

### DOL Staff present:

- Mr. Keith Gleason, Executive Director
- Mr. Michael Guida, Board Code Consultant
- Ms. Caitlyn Berry, Licensing Coordinator
- Mr. Charles Kilb, Board Legal Counsel
- Mr. Scott Padden, State Plumbing and Gas Inspector

### Approval of previous Meeting Minutes

- March 4, 2026, Regular Session
  - Vote: HK to approve, RA second
  - Results: Unanimous

- March 4, 2026, Executive Session
  - Vote: WT to approve HK second
  - Results: Unanimous

## Executive Director Report

- Since the March 4, 2026 meeting, the Board has issued licenses:
  - GF LLC: 1
  - GF Master: 11
  - GF Apprentice: 7
  - PLGF Inspector: 5
  - PL Apprentice: 71
  - PL Corp/PC: 6
  - PL Journeyman: 46
  - PL LLC: 8
  - PL Master: 20
  - PL Corporation: 6
- Since the window opened on 1 February, we have processed 6471 license renewals (as of March 25, 2026).
- Board Staff reviewed and accepted 5,617 products within the last month.
- All Board decisions will be sent through the eLIPSE Portal

## Legal Report – Charles Kilb, Board Counsel

- CK – Nothing to report

## Discussion

- Plumbing Board Sub-committee update. Michael Guida
  - Updated the Board on the progress of the Plumbing subcommittee.
  - The subcommittee met on March 25, 2026, and reviewed various sections of 248 CMR 10.00.

## Products

- None

## Vocational Commercial Applications

- 26-VSP-102058- Randy Dimitropolis, Pathfinder RVTHS, 57 State St, Belchertown. The applicant is asking for permission to install six flushometers and water closets.
  - Vote HK approve, JC second.
  - In favor, HK, JC, BK, WT, RA, SB, KG

- Result- 7, 0 against, JM abstained from voting. Motion passes.
- 26-VSP-10267-Randy Dimitropolis, Pathfinder RVTHS, 10 North Main St, Belchertown. The applicant is asking for permission to install two sinks, a dishwasher, and all associated piping required for the installation.
  - Vote HK approve, JC second.
  - In favor, HK, JC, BK, WT, RA, SB, KG
  - Result- 7, 0 against, JM abstained from voting. Motion passes.

## Variances

- 26-PV-101620- Jennifer Gallagher, 30 Charles St, Boston. The petitioner is seeking relief from 248 CMR 10.10(15), Table 1, minimum facility requirements for a 1,100 square-foot restaurant that has an occupancy of 49. The applicant is requesting not to install the required restrooms for patrons. The Board of Health, Boston ISD, and the local inspector have been notified.
  - JM recused himself and did not participate in this matter.
  - This motion was withdrawn by Doug Anderson of C3 Rimkus on behalf of the applicant. No vote taken.
- 26-PV-102000- Michael Cammarata, 35 Market Square, Newburyport. The petitioner is seeking relief from 248 CMR 10.10(15), Table 1, minimum facility requirements for a 1,800 square-foot restaurant with a proposed indoor occupancy of 125. The applicant is seeking permission not to install the additional bathrooms required for the outdoor seating area, which will seat 25 additional patrons. The Board of Health and the local inspector have been notified.
  - The petitioner seeks relief not to add the required 2 bathrooms for an additional 25 individuals.
  - Hardship: Limited spaces, and the 25 individuals added to the occupancy would only be seasonal.
  - JM- Asked if they have three unisex bathrooms installed.
  - Applicant: Confirmed yes, they have three existing unisex bathrooms.
  - WT- Stated to the members, there is no difference in required bathrooms from 125 to 150, and it is seasonal.
  - WT to approve, RA second.
  - Voted unanimously
- 26-PV-102084- Adam Last, 5 Chestnut St, Leominster. The petitioner is seeking relief from 248 CMR 10.09 (1)(a)1b Interceptors, Separators, and holding tanks. The applicant is requesting not to install the required separator, and floor drains for a 2000 square foot building. The Board of Health and the local inspector have been notified.

- Applicant is seeking relief not to install a separation system as required by code.
- Hardship: The applicant stated that the ground is contaminated.
- JM- Asked what is the use of the building.
- Applicant stated the building is used as an office/showroom and for the storage of supplies. No vehicles would be stored inside the building other than a forklift.
- Applicant reiterated the hardship and the lack of vehicle storage.
- JC- Asked if bollards are going to be installed
- Applicant stated that the forklift they have is larger than the code spacing of 48 inches.
- JC- Asked what the hardship is
- Applicant stated the contamination of the ground and the lack of vehicles entering the building.
- Discussion: Ross Turner, the previous owner, stated to the members that no vehicles can fit into the space
- JM- Asked if they deliver oil
- Applicant stated they just do oil delivery.
- HK- Asked to use a pallet jack instead of a forklift.
- Applicant stated that it could not be used.
- WT- Asked what the size of the space is.
- Discussion: Ross Turner gave an estimate of the square footage, the applicant agreed with the size.
- WT- They could use the Alternative containment system.
- Applicant stated they would be open to this type of system.
- CK- Advised the members that they have allowed alternative methods for prior variances; he noted the Board has consistently not waived the requirements completely.
- Legal counsel for the Turners gave an opinion that by placing a use limitation for the property, they shouldn't need a containment system.
- CK- Advised the Board that the code does not recognize use limitations and encourage the Board to be consistent.
- Michael Guida cited the code section for the alternative system
- HK- Stated he would approve the use of an alternative system if the applicant agreed.
- The applicant thereafter agreed to the system.
- Motion: Allow the installation of an alternative containment system.
- HK to approve, and WT second.
- Vote: In favor of motion to approve- HK, JC, BK, WT, RA, SB, KG.
- Opposed- JM
- Motion to approve passes 7 to 1

## Appeal of Inspector Decision

- 26-AID-2017- Nathan Morse, 49 Mallard Dr, Fitchburg.

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).

## Board Delegated Staff Approvals

- None

## For Your Information–board delegated staff approvals – board vote not required

- 25-DAGV-75- Tom Etter P.E., 570 Rutherford Ave, Boston. Full operation for an unlisted Kiln.

## Delegated vocational school project approvals

- 26-VSP-102231-Randy Dimitropolis, Pathfinder RVTHS. Lot 18 Kimball St, Belchertown. Students will install the rough and finish plumbing and gas for a new home located at the address above.
- 26-102056- Randy Dimitropolis, Pathfinder RVTHS. 67 Mountain View Dr, Belchertown. Student will install a new high-efficiency water heater located at the address above.
- 26-VSP-102082-David Marriott, Cape Cod RVTH. 40 Aunt Hatch Lane, Barnstable. Students will install the rough and finish plumbing and gas for a new home located at the address above.

## Board will consider any matters not reasonably anticipated by the Chair

- None

## Executive Session

M.G.L. c. 30A, s. 21 to discuss applicant's character rather than competence

Vote: Motion made to go into Executive Session by HK, JC second

Results: Unanimous

10:09 AM

See separate minutes

Upon conclusion of the Executive Session, the Board took the following Vote: Motion made to go into Quasi Judicial Session by WT, HK second

Results: Unanimous

10:31 AM

## Quasi-Judicial Session

(Closed per M.G.L c. 30A, §18)

The Board utilized this session to come to a decision with regards to the Inspector appeal, a written decision reflecting the Board's findings will be issued. The Board reported the final decision for the record:

Vote: WT to overturn the inspector's decision, HK seconded.

Results: Unanimously approved for the appellant.

## Adjournment

Vote: Motion made by WT, JC second

Results: Unanimous

10:40 AM

## Items relied upon during the open meeting

- Agenda
- Variance Applications,
- Appeal documents