



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT Governor

ASHLEY STOLBA
INTERIM SECRETARY,
EXECUTIVE OFFICE OF
ECONOMIC
DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
One Federal Street, Suite 600
Boston, Massachusetts 02110-2012

LAYLA R. D'EMILIA
UNDERSECRETARY, CONSUMER
AFFAIRS AND BUSINESS
REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS MINUTES

May 7, 2025

**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 HYBRID
MEETING VIA TELEPHONE/VIDEO CONFERENCE AND LIVE AT 10:00 a.m. at the
DOL offices at 436 Dwight Street in Springfield**

Member and Staff Attendance

: MEMBERS	APPOINTMENT	PRESENT	ABSENT
Mr. Joseph McNamee	Chairman, Master Gas Fitter	X	
Mr. Harold Knight	Vice-Chairman Journeyman Plumber	X(10:09)	
Mr. John Cruz	Member, LP Installer	X	
Mr. Bahig A. Kaldas, P. E.	Member, Plumbing Engineer	X	
Mr. Joseph V. Waskiewicz	Member, Master Plumber		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	
STAFF			
Mr. Charles Kilb	Board Legal Counsel	X	
Mr. Kenneth Peterson	Executive Director	X	
Mr. Michael Guida	Board Code Consultant	X	

10:00 A.M. AGENDA REVIEW:

By Chairman Joe MacNamee

DISCUSSION

New Licensing Platform

The Commissioner of the Division of Occupational Licensure, Sarah Wilkinson, addressed the Board and attendees with details regarding the new agency-wide digital transformation through the implementation and deployment of a modern Licensing, Permitting & Inspection (“LPI”) solution. This new system, eLIPSE (electronic licensing inspections and permitting software engine) is a single platform that will support ongoing efforts to improve constituent and stakeholder experience by streamlining business operations and enhancing customer service – all of which will result in faster processing and increased customer satisfaction.

VARIANCES

25-GV-77, Nicholas Rio, 593 Springs Road, Bedford

The petitioner is seeking relief from 248 CMR 7.6.2.4 Emergency and Other Shutoff Valves for Laboratories, to allow the use of an electronic master gas valve in lieu of a manual gas valve at the laboratory exit door. This is a post installation variance, and the Board of Health and state inspector O’Reilly have been notified.

During discussion, State Inspector O’Reilly indicated opposition to the request.

Vote: WT to deny, DK seconded

Results: Unanimously denied

25-PV-72, George Kastsoufis, 80 Broadway, Everett

The petitioner for the MBTA is seeking relief from 248 CMR 10.10(18)(i) Employee Toilet Facilities to allow the continued use of a trailer for employees through 11/1/2025. A previous variance, 24-PV-129 was issued allow the use of the trailer, ending on 5/1/2025. State inspector O’Reilly has been notified.

Vote: WT to extend this variance to January 1, 2026, JC seconded

Results: Unanimously approved

25-PV-54, Chris Ladd, 6 Gill Street, Woburn

The petitioner is seeking relief from 248 CMR 10.10 to allow the renovation of suites E and F without the required shower facilities. The Board of Health and local inspector have been notified.

VARIANCE WITHDRAWN BY APPLICANT – No action taken.

25-PV-70, Tom Simone, 23 Cape Road, Mendon

The petitioner is seeking relief from 248 CMR 10.10 Table 1, Minimum Facilities, to all the construction of a new fire pump house without the required bathroom facilities. There is a bathroom 433 feet away from the proposed building. The Board of Health and local inspector have been notified.

During discussion, the applicant indicated that had it been 35 feet closer it would have met the delegated authority. They are unable to get the house any closer to the existing facilities.

Vote: RA to approve, DK seconded

Results: RA, DK in favor, opposed; motion fails

2nd Vote: HK to deny, JC seconded

Results: HK, JM, JC, BK, WT in favor, RA, DK opposed; motion passes, variance is denied

25-PV-73, Thomas Scott, 55 Leonard Street, Belmont

The petitioner is seeking relief from 248 CMR 10.10 Table 1, Minimum Facilities to allow the construction of a 1,150 sq ft Pilates studio with a reduction in the required bathroom and shower facilities. The Board of Health and local inspector have been notified.

VARIANCE WITHDRAWN BY APPLICANT – No action taken

25-PV-80, Angel Antonio Suazo Perez, 398 Broadway Street, Revere

The petitioner is seeking relief from 248 CMR 10.10 Table 1, Minimum Facilities to allow the construction of a 602 sq. ft. meat market with a reduction in the required bathroom facilities. The Board of Health and local inspector have been notified.

The applicant was not originally present when the matter was called.

Vote: WT to table, DK seconded

Results: Unanimously approved

During discussion, legal counsel clarified that the sole request in the application was to have one bathroom instead of two, while discussion was held regarding for whom the bathroom would be used by, the sole request was regarding the number of fixtures.

2nd Vote: DK to approve, HK seconded

Results: Unanimously approved

25-PV-81, John Beatty, 545 Washington Street, Wrentham

The petitioner is seeking relief from 248 CMR 10.09 gas/oil separator to all the construction of a UMI Stone facility without the required gas/oil separator. The Board of Health and local inspector have been notified.

The Applicant indicated a hardship due to no sanitary available and not feeling a tank was necessary due to low traffic. However, it was noted that the Board consistently requires this separator.

Vote: DK to deny, JC seconded
Results: Unanimously denied

25-PV-82, Shannon Boyce, 17 Digital Way, Maynard

The petitioner is seeking relief from 248 CMR 10.09 to allow the construction of a 21,785 sq. ft warehouse for Tractor Supply having bollards installed at the overhead door located at 5' 6" apart instead of 48". The Board of Health and local inspector have been notified.

The applicant indicated that the request is to allow passage of forklifts. The Board members noted that they have been consistent in enforcing the code requirements.

Vote: DK to deny, JC seconded
Results: Unanimously denied

25-PV-83, Scott Glidden, 151 Taylor Street, Littleton

The petitioner is seeking relief from 248 CMR 10.00 to allow the construction of a structure for Amazon to house their Automated Vehicle Inspection system without the required bathroom facilities. The Board of Health and local inspector have been notified.

During discussion, the applicant indicated that a restroom facility is available but the distance more than 400 feet.

Vote: HK to deny, JC seconded
Results: HK, JC, RA, JM, BK, DK in favor of motion, WT opposed; motion to deny passed.

25-PV-84, Adam Stack, 90 Ivy Street, Brookline

The petitioner is seeking relief from 248 CMR 10.02 Principal 26 to allow the installation of a custom granite sink not listed on the Massachusetts Accepted Plumbing Products list. This is a post-installation variance, and the Board of Health and local inspector have been notified.

Vote: HK to approve, DK seconded
Results: Unanimously approved

25-PV-85, Clare Schulze/William Detmold, 14 Wisconsin Avenue, Somerville

The petitioner is seeking relief from 248 CMR 10.02 Principal 26 to allow the installation of a Bathtub not listed on the Massachusetts Accepted Plumbing Products list. The Board of Health and local inspector have been notified.

Vote: HK to approve on the condition that the applicant supply the Board office testing standards for the product, JC seconded
Results: Unanimously approved.

25-PV-86, Kevin Lynch, 171 Goddard Avenue, Brookline

The petitioner is seeking relief from 248 CMR 10.10(15) Table 1 to allow the renovation of a gymnasium facility at the Park School without the required shower room facilities. The Board of Health and local inspector have been notified.

This matter was code compliant, so no Board action was required

25-PV-87, Jesse Vase, 1701 Osgood Street, North Andover

The petitioner is seeking relief from 248 CMR 10.00 To allow the construction of a self-storage building with no employees without the required second bathroom and mop sink on every floor. The Board of Health and local inspector have been notified.

During discussion, the applicant noted that the only hardship was that the requirement was not noticed when the construction was originally planned.

Vote: JC to deny, HK seconded

Results: Unanimously denied

ADJOURNMENT

Vote: DK to adjourn at 11:09 a.m., JC seconded

Results: Unanimously approved

ITEMS RELIED UPON

Agenda

Variance Applications