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BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS

BOARD MEETING MINUTES

Wednesday, July 2, 2025, starting at 9:00 a.m.

**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
VIA TELEPHONE/VIDEO CONFERENCE:**

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	9:07
Mr. Dan Kilburn	Member, DOL Designee	X	
Mrs. Kimberly Garside	Member, Master Plumber	X	
STAFF			
Mr. Charles Kilb	Board Legal Counsel	X	
Mr. Kenneth Peterson	Executive Director	X	
Mr. Michael Guida	Board Code Consultant	X	

9:00 A.M. AGENDA REVIEW:

By Chairman Joe MacNamee

DISCUSSION

Drain Lining – This will be discussed at a future meeting, no action taken.

School Occupancy

This discussion topic involved 248 CMR 10.10 (15) Table 1- Educational Facilities, specifically the method of determining how to calculate the number of fixtures in school environment which includes different uses such as a gymnasium with or without bleacher, auditoriums, classrooms, etc. Members discussed that calculations made per the table can be done based on assuming fixtures can be shared. The area may justify a future policy or code change. No formal action taken.

Greater Lowell Vocational Technical High School

Richard Martin and Gary Gauthier of the Greater Lowell Vocational Technical High School discussed their request to offer virtual tier education for tiers 3, 4, and 5, next semester for an adult night program. As the office can review and approve the request, no vote was taken.

24-PA-367, Kevin Mayer, McGuire Manufacturing Company

This discussion was held until the next meeting to allow Board staff to gather more information.

VARIANCES

25-PV-102, Sean Crane, 316 Northern Avenue, Boston

The petitioner is seeking relief from 248 CMR 10.10(18)(j) to allow the construction of a pharmaceutical manufacturing facility without the required showers. The Board of Health and local inspector have been notified.

JM recused himself and did not take part in this matter.

Upon review, it was noted that the facility in question actually does have emergency showers present, accordingly, no variance was required. No action taken.

25-PV-103, Robert Johnston, 453-463 Franklyn Street, Melrose

The petitioner is seeking relief from 248 CMR 3.00 – 11.00, to allow the construction of Franklyn Wine and Spirits without the required bathroom facilities. The Board of Health and local inspector have been notified.

During discussion, it was noted that as designed the employee of one of the stores would have no bathroom access at all.

Vote: WT to deny, DK seconded

Results: Unanimously denied

25-PV-106, Logan Terminal C, 400 Terminal Drive, East Boston

The petitioner is seeking relief from 248 CMR 10.09(1) and 10.17(11)(b)1 to allow an interceptor to drain to a storm drainage system. The Board of Health and local inspector have been notified.

Vote: WT to approve, if the floor is pitched toward the tarmac, DK approved

Results: Unanimously approved

APPEAL OF INSPECTOR'S DECISION

25-AID-90, Angelo Salamone, 843 North Shore Road, Revere

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:

Vote: JC for the inspector, WT seconded

Results: Unanimously approved for the inspector, a written decision will be issued.

25-AID-98, Logan Robertson, 698 Salem Street, Groveland

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:

Vote: DK for the appellant, JC seconded

Results: Unanimously approved for the appellant, a written decision will be issued.

25-AID-104, John DiRusso, 4-F Henshaw Street, Woburn

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:

Vote: JC for the inspector, WT seconded

Results: Approved 7 to 1, JM opposed, all other members voted in favor; a written decision will be issued.

25-AID- 105, Jason Petraitis, 56 School Street, North Brookfield

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:

Vote: WT for the inspector, JC seconded

Results: Unanimously approved for the inspector, a written decision will be issued.

James Richards, hearing on Continuing Education provider license PG-15.

WT recused himself and did not participate in this agenda item.

Mr. Richards addressed the Board and informed members of his continuing education classes of June 17th and 19th, and his compliance with a conditional licensure agreement he signed with the Board following his public hearing on April 2, 2025. Richards admitted that he failed to record the classes as required and allowed students to enter the class late.

Executive Director Peterson reported to the Board that he attended the June 17th class. Mr. Richards started his class at 5:17 and ended at 7:25 with two breaks in between. Richards allowed one student to enter the class at 6:17, who also left the class at 7:16. The gas portion of the education that was supposed to last three hours, lasted one hour and three minutes, with a break. Mr. Richards agreed that these events were accurate and did not dispute his violation of the consent agreement.

Upon hearing the matter, 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 moved per the consent agreement to suspend Mr. Richards license to offer continue continuing education services until May 1, 2026 (sessions 17 and 18), at which time he will have to reapply to teach session 19 and continue with the two-year probationary period with the same stipulations outlined in the existing consent agreement: JC Seconded

Results: WT recused; JM voted no, all others voted in favor of approving this motion

QUASI-JUDICIAL SESSION

Vote: DK to enter Quasi-Judicial Session per M.G.L c. 30A, §18 at 11:39, JC seconded

Results: Unanimously approved.

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

Vote: DK to exit Quasi-Judicial Session

Results: Unanimously approved

ADJOURNMENT

At 12:12 the Board returned to open session for purposes of adjournment.

Vote: RA to adjourn at 12:12 p.m., SB seconded

Results: Unanimously approved

Items relied upon in meeting

Agenda

Variance Applications

Appeal documents