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BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS

MARCH 3, 2021 BOARD MEETING

AGENDA

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 will convene a regular monthly meeting via Microsoft Teams conference on: March 3, 2021 starting at 9:00 a.m.

NOTICE OF MEETING

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 will convene a regular monthly meeting via telephone/video conference:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 857-327-9245,,676330633#](#) United States, Boston

Phone Conference ID: 676 330 633#

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BOARD OF STATE EXAMINERS OF PLUMBERS AND GASFITTERS FEBRUARY 3, 2021

It is anticipated that the topics shown below will be discussed at the aforementioned meeting:

Member and Staff Attendance

MEMBERS	APPOINTMENT	PRESENT	ABSENT
Mr. Joseph McNamee	Member, Master Gas Fitter		
Mr. David Sullivan	Member, DPL Designee		
Mr. Harold Knight	Member, Journeyman Plumber		
Mr. John Cruz	Member, LP Installer		
Mr. Bahig A. Kaldas, P. E.	Member, Plumbing Engineer		
Mr. Joseph V. Waskiewicz	Member, Master Plumber		
Mr. Wayne Thomas	Member Journeyman Gasfitter		
Ms. Ruth Alfasso	Member, Dept. of Public Health		
Ms. Sarah Badway	Public Member		
STAFF			
Mr. Charles Kilb	Board Legal Counsel		
Ms. Karen Brann	Board Executive Director		
Ms. Mary Collins-McCarthy	Associate Executive Director		
Mr. Taylor Roth	State Plumbing Investigator		
Mr. Scott Padden	State Plumbing Investigator		
Mr. Fredrick Lima	State Plumbing Investigator		
Mr. James O'Reilly	State Plumbing Investigator		
Mr. Joseph Peluso	Board Consultant		

9:00 A.M. AGENDA REVIEW: By Chairman Joseph McNamee

UP COMING MEETING VENUE

Due to the COVID-19 State of Emergency upcoming meeting venue may change

APPROVAL OF PREVIOUS MEETING MINUTES**Board Meeting Minutes**

January 6, 20201 – Executive Session Minutes

February 3, 2021 – Open Session Minutes

February 3, 2021 – Executive Session Minutes

VARIANCE REQUEST(S)

PV-175 – NEMA BOSTON – 399 CONGRESS STREET – BOSTON

The Petitioner (Joe Clancy from American Plumbing and Heating) is seeking a variance from 248 CMR 10.10(18) table 1, for the minimum number of required plumbing fixtures for dedicated amenity floor in a newly constructed 21-story high rise residential apartment building. The 21 amenity floor will serve only residence of the apartment complex and their guests. The 21st floor will provide 2 single user female toilet rooms (2 female toilets and sinks), 2 single user male toilet rooms (2 male toilets and sinks), 2 drinking fountains, 1 outdoor shower and one indoor shower room. The required fixture amount should be 5 female toilets, 3 male toilets, 2 female lavatories, 2 male lavatories, 1 drinking fountain and 3 showers. The Boston ISD has been notified.

PV-176 – FLIGHT LEVEL NORWOOD – 125 ACCESS ROAD - NORWOOD

The Petitioner (Randy Bern from Site management Group. Inc.) is seeking a variance from 248 CMR, Section 10.10 (18)(i) 1-4, for relief from the requirement of having two toilet rooms for a new 7,200 sq. ft. airplane hangar. The Petitioner will construct one gender neutral single user accessible toilet room. The local Board of Health has been notified.

GV-177 MIKE CRAWFORD 27 PUDDING STREET - UXBRIDGE

The Petitioner (Paul Messier) is seeking to install a Waterford Tara T-25 LP stove manufactured by FPI. It is a freestanding direct vent stove to be installed in an office as an addition to an existing gas piping system. The stove is believed to have been manufactured approximately 25 years ago. The stove uses a modern millivolt system to provide the pilot and control the glow of gas. The appliance has been converted for use with LP gas.

PV-178 – ETHEL LAVALLEY – 42 FRIENDSHIP STREET – WEST BRIDGEWATER

The Petitioner (David Renzello from HIP Construction, LLC) is seeking a variance from 248 CMR, Section 10.02 (11) to allow the use of an auto vent on a shower stall in a mobile home. The Petitioner is also seeking a variance from 248 CM, Section 10.10 (7) (c) 4 to allow the continued use of an existing shower stall drain in a mobile home. A 2" drain is not accessible, there will only be one 2.5 GPM showerhead and there will be a 6" minimum threshold shower pan installed. The local Board of Health has been notified.

PV-190 – BROAD AND LINCOLN, LLC – 116-118 BROAD STREET - MARLBOROUGH

The Petitioner (Keri DeAlmeida from Brown and Lincoln) is seeking a variance from 248 CMR to put up a wall between two bathrooms so the tenants do not have access to both bathrooms and units. The building has two tenants. On June 30, 2020, one tenant's lease expires and the building will be used for only one business and the business will have use of the two bathrooms. The local Board of health has been notified.

PV-192 - SABRINA COOMBS, DMD – 1034 NORTH MAIN STREET – BROCKTON

The Petitioner (Lewis Colten from Lewis Colten AIA and Associates) is seeking a variance from 248 CMR, Section 10.10.(18)(k). The Petitioner is upgrading and making the existing toilet room accessible for patient use. The Petitioner would like to use the existing facilities that are up one level for staff use. The Board of Health has been notified.

PV-198 – COLEMAN HOUSE - 677 WINCHESTER STREET - NEWTON

The Petitioner (Jenny Budka from Perkins Eastman) is seeking a variance from 248 CMR, Section 10.08 (1) (b) to provide less than 30" clear finished interior in 103 of the 146 showers in the apartment building, measured at the height of the threshold. Showers would have a minimum interior clearance dimension of 27 ½ x 57 ½ taken at the height of the threshold.

The Petitioner is also seeking relief from 248 CMR, Section 10.10 (7) (c) for the continued use of a 1-1/2" drain in the showers. The local Board of Health has been notified.

PV-199 KARIN QUINN – 66 CHESTNUT STREET – WILMINGTON

The Petitioner (John Klesaris from Zork Services, Inc.) is seeking a variance from 248 CMR, Section 3.04(1) for product acceptance. The homeowner purchased and has started restorations on a clawfoot bathtub that was manufactured in 1923. The petitioner will install a product accepted faucet and drain assembly as well as application of a slip resistant surface coating to the bathtub floor that is acceptable to the Board. The local Board of Health has been notified.

PV-201 – VICTORIA GL LLC d/b/a SUSHI KAPPO – 84-100 PETERBOROUGH STREET (86 PETERBOROUGH) - BOSTON

The Petitioner (Elizabeth Lashway from Lashway Law LLC) is seeking a variance from 248 CMR, Section 10.10(18)(b)(2) (c) to use a small patio for seating up to 10 increasing the capacity to 29 people (19 inside and 10 outside) and to not add another bathroom due to the size of the restaurant. The restaurant has 800 sq. ft. of dining /cooking space on the first floor. The storage space in the basement has another 800 sq.ft. and the patio consists of 275 sq. ft. There is currently 1 unisex bathroom used for both patrons and employees. Boston ISD issued a building code refusal letter in response to Sushi Kappo's application for a use of premises permit for the patio as Plumbing variance is needed.

PV-159 ATF ATHLETIC ALEXI TURNPIKE ST, UNITS 8 – 11, 290 TURNPIKE STREET SOUTH EASTON

The Petitioner (Jeffrey Metcalfe) is seeking a variance from 284 CMR, Section 10.10 Table 1, to provide 2 HP bathrooms (1 per gender) with a toilet and sink. The Petitioner will provide 1 uni-sex HP shower. The employees will use 1 of the new HP bathrooms. The fitness classes do not exceed 2-12 people and there are three employees that do not work the same shifts together. The tenant space consists of 7,200 sq. ft. and is considered a business use group for commercial recreation – indoors. The local Board of Health has been notified.

PV-160 SOUTH SHORE BASEBALL ACADEMY, UNITS 3-7, 290 TURNPIKE STREET SOUTH EASTON

The Petitioner (Jeffrey Metcalfe) is seeking a variance from 248 CMR, Section 10.10 Table 1, to provide 2 HP bathrooms (1 per gender) with a toilet and sink. The Petitioner will provide 1 uni-sex HP shower. There is 1 employee who will use 1 of the new bathrooms. The tenant space consists of 8,896 sq.ft. and is considered a business use group for training and skill development. The class size will not exceed 10-12 students. The local Board of Health has been notified.

PV-204 CITY OF FALL RIVER COMMUNITY UTILITIES – 700 WILSON ROAD – FALL RIVER

The Petitioner Edward Whatley) is seeking a variance from 248 CMR, Section 10, for the City's unmanned utility structure be exempt from 248 CMR. The Petitioner is also seeking relief from 248 CMR 10.10 (18) to install a single user 521 CMR compliant gender neutral restroom.

The City of Fall River Department of Community Utilities is replacing an unmanned sewer pump station at 700 Wilson Road. The electrical and control equipment will be enclosed in a generator building to prevent weather-related damage. This building is not intended for human occupancy and the building's sole purpose is to provide weather protection. Community Utilities requested a determination from the Plumbing Inspector that unmanned assets of this type should not be subject to the plumbing code. The plumbing inspector stated that a variance would be required from the State Plumbing Board, but he had no issues with the variance request. The Board of Health agreed with the plumbing inspector.

FYI – Board Delegated Staff Approvals – Board Vote Not Required

DELEGATED AUTHORITY GAS VARIANCE

SPP-4, FY21 – OXFORD PROPERTIES – 645 SUMMER STREET – BOSTON

The Petitioner (Joseph Philbrick from AHA Consulting Engineers, Inc) is seeking a variance from 248 CMR, Section 10.14 (7) (j) 2, for the installation of a recycled water system reclaiming Reverse Osmosis Reject water for flushing one toilet.

DAGV-120 – RAW SEAFOODS – 41 CURRANT ROAD – FALL RIVER

The Petitioner (Thomas Etter from Etter Engineering, Co. Inc.) requests to allow the installation and testing of an unlisted natural gas fired Convey Oven at the above location.

DAGV – 121 RAW SEAFOODS – 41 CURRANT ROAD – FALL RIVER

The Petitioner (Thomas Etter from Etter Engineering Co, Inc.) requests a variance from 248 CMR Section 3.04 (1), for full operation of a natural gas fired Unitherm Food System, Inc. box oven with a Thermair TA0025 burner locate at the above location.

DAGV – 143 MACOM – 100 CHELMSFORD STREET – LOWELL

The Petitioner (Tom Turner) requests a variance from 248 CMR, Section 3.04(1) for full operation of a natural gas fired Turner EnviroLogic Regenerative Thermal Oxidizer located at the above location.

THE VARIANCE REQUESTS BELOW ARE ALL SEEKING A VARIANCE FROM 248 CMR, SECTION 10.10 (7) (c) 4, TO ALLOW THE CONTINUED USE OF AN EXISTING 1 ½ BATHTUB DRAIN FOR A NEW PROPOSED SHOWER.

DAPV- 167 – JAMES SULLIVAN – 340 MAIN STREET UNIT 705 MELROSE

DAPV-172 – KATHLEEN HOWARD – 1 MELISSA LANE - OXFORD

DAPV-179 – PAT AND MIKE CORF – 19 MORPHEW LANE - ROWLEY

DAPV-180 – GENNIE AND KENNETH JOHNSON – 75 SANDY POND UNIT 15 - AYER

DAPV-181 – DOROTHY COGGER – 53 WARREN STREET UNIT 115 - NEWBURYPORT

DAPV-182 – MARIA CAMMARATA – 700 GOVERNORS DRIVE - WINTHROP

DAPV-183 – CATHERINE PINET – 14 DALLAS DRIVE UNIT 303 - DRACUT

DAPV-184 – JEAN BASILE – 133 FRANKLIN STREET #104 - STONEHAM

DAPV-185 – LINDA WEISSENBERGER – 78 OLD COLONY WAY - ORLEANS

DAPV-186 – JOHN LUCAS – 100 APACHE WAY – TEWKSBURY

DAPV-187 – ROBERT ROGERS – 1170 WILSON ROAD UNIT 37 – FALL RIVER

DAPV-188 – DAVID KEENEY – 22 HORNE WAY – MILLBURY

DAPV-191 – THOMAS HAYES – 25 HUNTER’S RUN WEST – HAVERHILL

DAPV-194 – STEPHANIE HARTMAN – 71 WILLOW POND DRIVE – ROCKLAND

DAPV-195 – ROSANNA PARIBELLO – 62 QUAIL RUN – TEWKSBURY

DAPV-200 – FOREST WHITE – 9 PUTMAN STREET – SUTTON

DAPV-203 – ROD RAHINI – 20 ANDREWS STREET - CAMBRIDGE

EXECUTIVE SESSION

QUASI JUDICIAL SESSION

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

ADJOURNMENT

Note:

Reasonable accommodations or modifications will be provided to enable individuals with disabilities to participate in this Plumbing Board meeting. **All requests should be submitted to Cheryl Yebba at (617)-727-4992 no later than one (1) week prior to the scheduled Board Meeting.** While the Board of Examiners of Plumbers & Gas Fitters will attempt to honor all requests, those requests received after that date may not be provided due to feasibility.