



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Professional Licensure

1000 Washington Street, Suite 710
Boston, Massachusetts 02118

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS
REGULATION

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

**BOARD OF STATE EXAMINERS OF
PLUMBERS AND GAS FITTERS**

May 5, 2021 BOARD MEETING

NOTICE OF MEETING

Board of State Examiners of Plumbers and Gas Fitters requires your presence at a remote Board meeting on
Wednesday, May 5, 2021, 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 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](#), 175687082# United States, Boston

Phone Conference ID: 175 687 082#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

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



BOARD OF STATE EXAMINERS OF PLUMBERS AND GASFITTERS May 5, 2021***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		
Mr. George Abban	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

March 3, 2021 – Executive Session Minutes

April 7, 2021 – Open Meeting Minutes

April 7, 2021 Executive Session Minutes

DISCUSSION

D1 – Re-visit of Continuing Education policy during the State of Emergency

D2: Department of Elementary and Secondary Education

- Board review and possible approval of Plumbing Framework

D 3: Code Change Update and review/possible vote on draft Frequently Asked Questions

D 4: Delegation of variances granted for the continued use of 1 ½ inch drain for tub to shower conversions.

D 5: Harold Brothers Training Institute

Harold Brothers Training Institute is seeking ongoing approval to teach all five tiers of plumbing education either in person or online via Goto Learning after the state of emergency is over.

D 6: New Product Demonstration

- Paul Errigo, Green Crown Water System, GPM 2K water conversation system

VARIANCE REQUEST(S)

PV-273 VACATIONLAND-232 ZOAR ROAD - CHARLEMONT

The Petitioner (Patrick and Katie Banks) are seeking variances from 248 CMR, Sections 10.02(1), 10.10, 10.05(17), To not require bathroom facilities in the camping structures based upon a centralized sanitary station located within 200 ft of all sites. The local Board of Health has been notified.

10.02(1) – All occupied premises must have potable water

10.10 – Plumbing fixtures

10.05(17)- the Petitioner requests to operate with natural ventilation in their campground restrooms

PV-168 DEPARTMENT OF YOUTH SERVICES – 33 GREGORY STREET - MIDDLETON

This variance request was first in front of the Board at the February 3, 2021, meeting where the Board voted to grant the variance request from 248 CMR Section 10.10(i) to not install a bathroom in a new salt and equipment shed at the Northeast Regional Your Services Center. The original application states that DYS will install an oil and gas separation infrastructure. The Petitioner (Joseph Hogan, JR. from DYS) is now requesting the reconsideration of the installation of an oil and gas separator.

PV-173 TONY SALEWSKI – 8 BEACH STREET – EDGARTOWN

The Petitioner (Walter Parker from The Old School Plumber) is seeking a variance from 248 CMR, Section 3.04(1) product acceptance, to use older fixtures that are not product accepted in a residential home.

PV-198 COLEMAN HOUSE – 677 WINCHESTER STREET – NEWTON

This variance request was first in front of the Board at the March 3, 2021, where the Board voted to grant the variance request to 248 CMR, Section 10.08(1) as presented, to allow 103 of the apartment showers to have a minimum interior clear dimension of 27 ½ x 57 ½. The Board also granted through delegated authority the continued use of a 1 ½” drain with the following conditions:

- A six inch threshold measured from its finished drain to the top of the threshold.
- Shall be equipped with only one shower head with a flow control device that limits the total flow to a maximum of 2.5 G.P.M.

The Petitioner (Jenny Budka from Perkins Eastman) is concerned that the six inch threshold from the finished drain to the top of the threshold will pose significant accessibility challenges for the older adult population that lives at the Coleman House. The six inch threshold will be in conflict with Massachusetts Architectural Access Board (MAAB) requirements under 521 CMR. Five percent or 8 of the apartments are required to be accessible or Group 2A units as defined by MAAB. Under 521 CMR 44.6.2, showers shall have no more than a ½” curb. The Coleman II remaining showers are considered Group 1 units. 521 CMR 42.7.2(g) states that where curbs are provided for Group 1 units, they shall not exceed 4” in height. Neither requirement allows for a 6” curb height.

PV-238 DENTIST OFFICE – 1218 HANCOCK STREET – QUINCY

The Petitioner (Leo Martin from Martin Realty Management) is seeking a variance from 248 CMR, 10.10.18(k) medical and health care building toilet facilities. The Petitioner is interested in renting space in a 4 story office building for a dentist office. The floor where the dentist office will be located does not have bathroom facilities. There are bathrooms on the lower level and upper levels that the public can use. The local Board of Health has been notified.

PV-256 BRISTOL COUNTY AGRICULTURAL HIGH SCHOOL – DAIRY BARN – 135 CENTER STREET DIGHTON

The Petitioner (Christopher Garcia from Garcia, Galuska and DeSousa) is seeking a variance from 248 CMR 10.09 (1)(b)1.b, interceptors, separators and holding tanks, to omit the required drain and separator at the Dairy Barn. The proposed Dairy Barn building will house up to 58 cattle and is equipped with overhead doors at the north and south ends of the building to allow for distribution of feed to the cattle. The residual feed has the potential to enter the trench drain and clog the main drain and potential clogging of both the drain and separator. This is a state project and the local Board of Health petition is not required.

PV-257 BOSTON MARKET TERMINAL – 34 MARKET STREET – EVERETT

The Petitioner (Chris Mora from the Davis Companies) is seeking a variance from 248 CMR, Section 10.10, for the reduction in the number of plumbing fixtures required for the S-1 Moderate Hazard Warehouse occupancy due to the anticipated use of the facility. The Petitioner proposes that the function of the space does not typically involve the type of work that would necessitate access to on site shower facilities.

PV-258 – BOLTON STREET TAVERN -587 BOLTON STREET – MARLBOROUGH

The Petitioner (John Stouraras from Bolton Street Tavern) is seeking a variance from 248 CMR, for the relief from the requirement for additional toilets in the ladies room. The Petitioner proposes to put seasonal gazebo seating area on a grass area located on the property. The local Board of Health has been notified.

PV-260 – CAPE COD REGIONAL TECHNICAL HIGH SCHOOL – 351 PLEASANT LAKE AVENUE – HARWICH

The Petitioner (Christopher Marcia from Garcia, Galuski and DeSousa) is seeking a variance from 248 CMR, Section 10.10 Table 1 minimum facilities for building occupancy, for relief to building toilet facilities with 50% of the required water closet fixtures. The petitioner proposes that the proposed athletic field bathrooms be allowed to be constructed with a total of 4 female water closets, 2 male water closets, 2 male urinals and 2 lavatories per sex. The toilet rooms will be constructed adjacent to the proposed bleachers. The bleacher will have a capacity of 480 people. The local Board of Health has been notified.

PV-261 TRANSLATE BIO – 200 WEST STREET – WALTHAM

The Petitioner (Dennis Robarge from North Shore Mechanical Contractors) is seeking a variance from 248 CMR, Section 10.15 (10) sumps and ejectors, to use a Duplex Lift Station for the first floor lab waste drainage. Floors 2 through 4 will drain by gravity. The local Board of Health has been notified.

PV-262 GREAT EASTERN SEAFOOD 88 BLACK FALCON AVE – BOSTON

The Petitioner (Bob Avila from Avila Plumbing and Heating) is requesting three variances from 248 CMR 10.06, materials.

1. To not provide a 5th women's shower and to only provide the 4 men and 4 women base building showers that are currently provided.
2. To install Schedule 40 polypropylene drain pipe and fitting for waste and vent systems in food process areas in lieu of cast iron for waste and vent system in a commercial building.
3. To install flexible PEX tubing for final equipment connections for water piping. Water main headers will be run in the interstitial space in copper or stainless steel up to a vacuum breaker and a shut off valve below the ceiling . After the shut off valve the request is to use PEX tubing.

This is a state project, the local Board of Health petition is not required.

PV-263 MIDDLESEX COUNTY 4-H FAIRGROUNDS ADMINISTRATION BUILDING – 55 SOUTH CHELMSFORD ROAD – WESTFORD

The Petitioner (Richard Gray from Middlesex County 4-H Fair, Inc.) is seeking a variance from 248 CMR Section 10.06 (o), to use PEX and PVC to redo the restrooms in the building instead of cast iron drains and copper piping. The local Board of Health has been notified.

PV-264 COURTYARD BY MARRIOTT – 102 CONSTITUTION AVENUE – LITTLETON

The Petitioner (Robert Wilder from Wilder Plumbing Corp) is seeking a variance from 248 CMR 10.09 1A1 and 10.09 2A, to not install an interior grease trap.

PV-267 – BABSON COLLEGE GOVONI FIELD – 231 FOREST STREET – BABSON PARK (NEEDHAM)

The Petitioner (Thomas Scarlata from Bargmann Hendrie + Archetype, Inc.) is seeking a variance from 248 CMR, Section 10.10 (18)(b)2, the Petitioner is constructing a structure for batting practice and there are no sanitary sewers near the proposed structure. The current Govoni Field is serviced by portable toilets. The petitioner wants to continue using the portable toilets.

PV-268 – FISH MV LLC – 80 MAIN STREET – VINEYARD HAVEN

The Petitioner (Andrew Kahl from AMK Concepts) is seeking a variance from 248 CMR, to have one unisex accessible bathroom and one employee bathroom. Customer space will be very limited with only 8 interior seats. The space does not allow for an additional accessible bathroom. The local Board of Health has been notified.

PV-269 – THERMO FISHER- 220 MILL ROAD - CHELMSFORD

The Petitioner (Scott Hale from Columbia Construction Company) is seeking a variance from 248 CMR, Section 10.02(6)(b), to not require a bathroom in the Boiler Building by allowing use of the base building core facilities. The Boiler Building is 1,577 sq. ft. which houses 2 gas boilers that serve the process area and is located within 300' of the base building facilities. The local Board of Health has been notified.

PV-270 BUNKER HILL COMMUNITY COLLEGE – 250 RUTHERFORD AVENUE – CHARLESTOWN

The Petitioner (Thomas Svirsky from Cosentini Associates) is seeking a variance from 248 CMR, Section 10.10 (18), for relief from the requirements for separate toilet facilities. Restroom facilities will be provided throughout the building that are considered gender neutral allowing all users to access the same facilities and relieving users from having to identify as a specific gender. As this is a state project the local board of Health does not need to be petitioned.

WITHDRAWN VARIANCE

PV-218 BREAK ROCK BREWERY QUINCY -552 VICTORY ROAD - QUINCY
(4/7/2021 MEETING)

FYI – Board Delegated Staff Approvals – Board Vote Not Required

DELEGATED AUTHORITY GAS VARIANCE

DAGV-40 – AGRI-MARK -958 RIVERDALE STREET – WEST SPRINGFIELD
Full operation of a Natural Gas fired CFR Dryer, 18 MMBTU total.

DAGV-204 – KARLA SANGREY – 50 ROUTE 20 – MILLBURY
Full operation of two, Durr Systems, Inc, regenerative thermal oxidizers at 8202 CFH each.

DAGV-240 – RIVERSIDE SPECIALTY FOODS – 34 INTERNATIONAL WAY-LAWRENCE
Full operation of a SAKK Bread Baking Oven, designed with eighteen, 115 BTU burners.

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-266	Ben Alpern	60 Rantoul St Apt #410	Beverly
DAPV-274	Patti Gorham	18 Longobardi Drive	Franklin
DAPV-275	Linda Cramer	130 Trotter Road, #108	Weymouth
DAPV-276	Leonid Kizelshteyn	164 Quincy Shore Dr Unit 96	Quincy
DAPV-277	Gail Sands	35 Partridge Street	Watertown
DAPV-278	Jennifer Goba	185 Quincy Street	Quincy
DAPV-279	Charles Tinschert	44 Fish Street	Lunenburg
DAPV-280	Darth Maul	85 N Main ST, Unit 2	Uxbridge
DAPV-281	David Goodall	11 Old Oxford Road	Charlton
DAPV-282	Carol Colucci	44 Flint Locke Drive	Plymouth
DAPV-283	William Donahue	3 Cranston Street	Worcester
DAPV-284	James Braver	10 Hammond Pond Parkway Apt 204	Newton
DAPV-285	Arlene Beecher	36 Pine Grove Street	Needham
DAPV-286	Jenny Gelber	144 Moody St Build 15 #21	Waltham
DAPV-287	Anthony Bova	18 Cleveland Place	Boston
DAPV-288	Shaheen Mozaffar	442 Place Lane	Woburn
DAPV-289	Tom Trumball	66 Middle Road	Amesbury
DAPV-290	John Mannila	6 Pinebrook Lane	Worcester
DAPV-291	Ronald Lewis	150 Wrentham Road	Bellingham
DAPV-292	Wesley Nedd	283 Nottingham Drive	Centerville
DAPV-293	John Mangold	2 Stetson Street	Leominster

BOARD OF STATE EXAMINERS OF PLUMBERS AND GASFITTERS May 5, 2021

DAPV-294	Micahel Manganano	227 Randolph Street	Abington
DAPV-295	Linda Puryear	27 Sawmill Drive	Dracut
DAPV-296	Joseph D'Agostino	8 Walcott Street	Wakefield
DAPV-297	Mattie Hathaway	8 Maple Tree Lane	Worcester
DAPV-298	Narayan Sharma	31 Cortland Grove Dr Unit 31	Shrewsbury
DAPV-299	Carrie Hjelm	217 Pierce Road	West Brookfield
DAPV-300	Randi Wasik	545 Marshall Street	Paxton
DAPV-301	Leo Lin	808 Willard St Unit 11	Quincy
DAPV-302	Bonie lai	533 Cambridge Street Unit 202	Allston
DAVP-303	Robert and Maryann McGovern	74 Bruce Road	Waltham
DAPV-304	Dennis Fitzgerald	234 Low Street Apt 3	Newburyport
DAPV-305	Paula Sherman	6 Majestic Way	Salem
DAPV-306	Rosa Maria McLaughlin	158 Wachusett Street Unit 1	Jamaica Plain
DAPV-307	Ernesto Schirmacher	193 Oak Street Unit 608	Newton
DAPV-308	Ronald Brown	4 Bradner Street	Foxborough

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

EXECUTIVE SESSION
(M.G.L. c. 30A, §21 – Closed session)

a. To discuss individuals character, rather than competence

CR1: DB

CR2: JM

CR3: RM

b. To discuss litigation strategy

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

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.