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

**JANUARY 5, 2022 BOARD MEETING**

**MINUTES**

Board of State Examiners of Plumbers and Gas Fitters requires your presence at a remote Board meeting on **Wednesday, January 5, 2022, starting at 9:00 a.m.**

*Member and Staff Attendance*

| <b>MEMBERS</b>             | <b>APPOINTMENT</b>             | <b>PRESENT</b> | <b>ABSENT</b> |
|----------------------------|--------------------------------|----------------|---------------|
| Mr. Joseph McNamee         | Member, Master Gas Fitter      | x              |               |
| Mr. Harold Knight          | Member, Journeyman Plumber     | x              |               |
| 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              |               |
| <b>STAFF</b>               |                                |                |               |
| Mr. Charles Kilb           | Board Legal Counsel            | x              |               |
| Ms. Karen Brann            | Board Executive Director       | x              |               |
| Mr. Taylor Roth            | State Plumbing Investigator    | x              |               |
| Mr. Scott Padden           | State Plumbing Investigator    | x              |               |
| Mr. Fredrick Lima          | State Plumbing Investigator    | x              |               |
| Mr. James O'Reilly         | State Plumbing Investigator    | x              |               |
| Mr. Joseph Peluso          | Board Consultant               |                | x             |



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

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

**APPROVAL OF PREVIOUS MEETING MINUTES**

**Board Meeting Minutes**

**December 1, 2021 – Open Meeting Minutes**

*Vote: A motion was made by HK and seconded by RA to approve the minutes from the December 1, 2021 open meeting.*

*Result: Passed unanimously.*

**December 2, 2021 – Executive Session Minutes**

*Vote: A motion was made by HK and seconded by RA to approve the minutes from the December 1, 2021 Executive Session meeting.*

*Result: Passed unanimously.*

**Discussion**

-Threshold on continued use of 1 ½ shower drain.

The board discussed the continued use of 1 ½” shower drain. There will only be one showerhead, if there is a handheld device in the shower it needs to be removed and it can be allowed without a 6” lip. In new construction or an addition there needs to be a 2” drain.

*Vote: A motion was made by HK and seconded TW that the 1 ½” drain can be allowed without a 6” lip, and with one showerhead in bathtub renovations. In new construction or additions, a 2” drain is required.*

*Result: Passed unanimously.*

**VARIANCE REQUESTS**

**PV-632 28 PROCTOR STREET HOPKINTON**

The Petitioner (Anthony Pineyro) is seeking a variance from 248 CMR, Section 10.16, for the use of bow vents not in a peninsula or island with a 2” vent to go through the roof on the inside wall in a historical farmhouse. The project consists of two kitchen sinks both below post and beam walls without access to venting and would compromise architects’ plans. The local Board of Health has been notified.

*Vote: A motion was made by HK and seconded by JC to grant the variance request from 248 CMR, Section 10.16, as presented, for the use of bow vents not in a peninsula or island with a 2” vent to go through the roof on the inside wall in a historical farmhouse. The project consists of two kitchen sinks both below post and beam walls.*

*Result: Passed unanimously.*

**PV-132 REBECCA HODGES 20 BANFORD WAY WALTHAM**

**Post – Installation Variance**

The Petitioner (Charles Mulik, Sr. from CMS Plumbing) is seeking a variance from 248 CMR, Section 10.1, for a basement ¾ bath that was installed with a Sani-Flush toilet. The sewer line was under a concrete floor. The floor could not be dug up because the sewer pipe ran under a 275 gallon oil tank.

***Vote: A motion was made by TW and seconded by JC, to grant the variance request from 248 CMR, Section 10.1, as presented, for a basement <sup>3</sup>/<sub>4</sub> bath at the above location, that was installed with a Sani-Flush toilet.***

***Result: Passed unanimously.***

**TEST SITE – PRODUCT ACCEPTANCE – 38 QUAIL HOLLOW ROAD MASHPEE**

The reason this Product Acceptance Application is presented to the Board for review is as follows:

On September 2, 2009, Board meeting, the Busse GT waste-water treatment system was reviewed by the Board. Their decision was to grant one test site location with conditions. Approximately two months later there was a request for additional test sites and Busse GT was granted 12 sites. There was little to no contact from Busse until approximately November of 2015, again Busse was granted the 12 test sites.

At this time, the system has not received full Product Acceptance and Busse has resubmitted for product acceptance with an alteration for the system by adding a Phosphorus Reduction Tank.

***Vote: A motion was made by TW and seconded by JW to grant the test site approval with a maximum of 10 sites. The Board also requires quarterly reports submitted to the Board's office either electronically or hard copy. The quarterly reports must be signed by the end user and state the product's liability and how it is functioning.***

***Result: Passed unanimously.***

**22-PV-008 CAPV 95 RIVER STREET GREENFIELD**

The Petitioner (Community Action Pioneer Valley) is seeking a variance from 248 CMR, Section 10.10.18 (r), this building is classified as a business. Primary use is providing social services and assistance programs for residence of Franklin County. The owner is redeveloping a 15,500 sq. ft. commercial space that is currently unoccupied and has two existing single user toilets. They are seeking to add a single user unisex restroom and a gang facility of 4 fixtures.

***Vote: A motion was made by TW and seconded by HK, to approve the variance request from 248 CMR, Section 10.10.18 (r), with the installation of six single user restrooms.***

***Results: Passed unanimously.***

**22-PV-021 CITY OF TAUNTON DPW – 825 W. WATER STREET TAUNTON**

The Petitioner (Ryan Murphy from Hart Engineering corp.) is seeking a variance from 248 CMR,

1. As part of an upgrade to the town wastewater treatment facility, a new building is being added to house aeration blowers and electrical equipment. The equipment internal to the building is fairly large and as such forces the building to be larger than allowable space required to contain a bathroom. The Petitioner is requesting a variance for the following reasons:

- a. The location of the building and existing conditions in the ground would make bringing city water and a sanitary sewer to building extremely difficult.
- b. The buildings size is confined to a minimum to fit process equipment and adding a bathroom may require changing building size. This may force clashes with piping and structures onsite.
- c. Occupancy load in this building will be extremely low.

d. There are dual sex bathrooms on the premise located onsite within 250' of this location.

2. The building includes an overhead door. We were informed that this requirement necessitates the addition of bollards to block the door from vehicles or addition of a spill containment at this location. We request a variance for the following reasons.

a. The overhead door is only intended to be used for rigging the aeration blowers into the building. No vehicles will be stored in the building and addition of bollards and spill containment will defeat this objective.

b. No floor drains are included in this building.

The local Board of Health has been notified.

**Discussion:** *They will need at least 50%.*

**Vote:** *A motion was made by HK and seconded by JC to deny the variance request as presented.*

**Results:** *Passed unanimously.*

### **22-PV-022 MBTA SYMPHONY STATION MASSACHUSETTS AVE AND HUNTINGTON AVE BOSTON**

The Petitioner (Christopher Garcia from GGD Consulting Engineers, Inc.) is seeking a variance from 248 CMR, Section 10.10 (18) 1.b, Table 1 Plumbing Fixtures, to not install a drinking water station when they are installing single user bathrooms on the Eastbound side and Westbound side platform area. The Petitioner wants to eliminate the installation of drinking water stations because they are generally broken or vandalized after installation. This is a state project. The local Board of Health petition is not required.

**Vote:** *A motion was made by TW and seconded by JC to grant the variance request from 248 CMR, Section 10.10 (18) (b) Table 1 Plumbing Fixtures, to install one single user bathroom on the Eastbound side and one single user bathroom on the Westbound side platform areas and to eliminate the drinking water stations. The drinking water stations will need to be rough plumbed as required by code and with the correct amount.*

**Results:** *Passed unanimously.*

### **22-PV-023 BOSTON COLLEGE HIGH SCHOOL 150 MORRISSEY BLVD. BOSTON**

The Petitioner (Thomas Scarlata from Bargmann Hendrie and Archetype), is seeking a variance from 248 CMR, Section 10.10, Table 1 Minimum Facilities, Group A-5 Stadiums, etc., to construct permanent toilet facilities to supplement existing toilets within the High School building and new public toilets being constructed in conjunction with a maintenance building. The petitioner is seeking relief for toilet and lavatory facilities for 1,800 seats. The variance seeks relief for 19 women's toilets and 1 women's lavatory. The variance also seeks relief for 4 men's toilets and 1 men's (women on variance description) lavatory. Boston Inspectional Services have been notified.

**Discussion:** *It was discussed that at least 50% of the required fixtures should be provided.*

**Vote:** *A motion was made by JC and seconded by JW to deny the variance request.*

**Result:** *Passed unanimously.*

## **22-PV-024 21 LANCASTER AVENUE REVERE**

### **Post-Installation Variance**

The Petitioner (Paul Peters from Paul's Plumbing) is seeking a variance from 248 CMR, Section 10.10, for approval of an installation of a freestanding tub. A proper waste assembly needs to be installed. The one that is provided is flexible. The local Board of Health has been notified.

*Vote: A motion was made by JC and seconded by TW, to approve the variance request from 248 CMR, Section 10.10, for the installation of a freestanding tub, with the conditions that it is secured with a product accepted tub waste & overflow, a permanent hose is used and not a flexible hose, there is a non-scald mixing valve, and the faucet is product accepted. The Petitioner also needs to send to the Board's staff, a copy of the certificate saying the tub has been tested to proper Plumbing standards.*

*Result: Passed unanimously.*

## **22- GV-025 31 LANGDON AVENUE WATERTOWN**

The Petitioner (Susan Bossi and John Rebello, Jr.) is requesting to install a Motor Wheel corp Duo – Therm heater, which is stamped with the American Gas Association star. The heater has been refurbished by Stanley Iron Works including all new safety device such as UL approved Robert Shaw gas valves and thermostat. The existing boiler has had six costly repairs in the last 10 months. The owners are unable to upgrade the boiler heating system at this time due to costs.

*Vote: A motion was made by JW and seconded by JC to deny the variance request as presented, to install a Motor Wheel Corp Duo – Therm heater.*

*Results: Passed unanimously.*

## **22-PV-045 REVERE SPRINGHIL SUITES 400 OCEAN AVENUE REVERE**

### **Post-Installation Variance**

The Petitioner (Joseph Harold from Sagamore Plumbing and Heating), is seeking a variance from 248 CMR, 10.10 Table 1, for relief from the quantity of bathrooms required for the pool at the hotel. Project documents indicate a unisex bathroom at the location and was installed as such. The design drawings were developed as they were submitted for early review on or around August of 2018 with a final submittal for permit review in November of 2018. The reviews have not been found to include any reference to the designed pool fitness toilet facility. Permits were issued for both the general building and for plumbing on January 31, 2019, and November 7, 2019. The local Board of Health has been notified.

*Vote: A motion was made by TW and seconded by JC, to grant the variance request, with the use of one single user rest room for the pool area at the above property.*

*Results: Passed unanimously.*

## **22-PV-046 MBTA KENDALL SQUARE HEADHOUSE 300 MAIN STREET CAMBRIDGE**

The Petitioner (Joseph Philbrick from AHA Consulting Engineers) is seeking a variance from 248 CMR, Section 10.22 Figure 15, to allow the venting from the oil water separator to vent horizontally through a HVAC exhaust shaft louver. Part of the renovation project is the construction of the new head house of the subway stop. The project has two oil/water separators, one serving an elevator and a second serving an escalator. The plaza level serves as the roof of the subway stop. The Petitioner is proposing to run 4, 4 inch vents up a void space behind the

elevator shaft to a point approximately 10'6" above the plaza and terminate the venting at the same elevation and location at the HVAC exhaust. This is a state project. The local Board of Health petition is not required.

***Vote: A motion was made by TW and seconded by JW to grant the variance request from 248 CMR, Section 10.22 Figure 15, to allow the venting from the oil water separator to vent horizontally through an HVAC exhaust shaft lower.***

***Results: Passed unanimously.***

### **22-PV-047 NEW ENGLAND POWER COMPANY d/b/a NATIONAL GRID 10 WAITE STREET SALEM**

The Petitioner (Jeremy Harold from RW Sullivan Engineering), is seeking a variance from 248 CMR, Sections 10.02.6.b, and 10.10(18), to not install bathrooms in a new switching station. The new switching station will be on undeveloped land and approximately 17' x 11' and approximately 187 sq. ft. The building serves as an equipment enclosure for the protection and security of self-operating electrical panels and high voltage equipment. The local Board of Health has been notified.

***Vote: A motion was made by TW and seconded by JC, to grant the variance request from 248 CMR, Sections 10.02.6.b, and 10.10(18), to not install bathrooms in the new switching station at the above address.***

***Results: Passed unanimously.***

### **22-GV-048 FAIRFIELD CHELSEA PHASE II 250 VALE STREET CHELSEA**

#### **Post-Installation Application**

The Petitioner (John Lloyd) is seeking a gas variance from 248 CMR. The Petitioner was notified on 4/28/2021 that their permit application was approved and accepted and that they should mail the payment by check and the permit would be mailed to them. The permit was never mailed to them. They proceeded to install approximately 150 exhaust vents for IBC water heaters at the above address. The Petitioner was under the impression that notification of a permit being granted gave them the approval to proceed and they discussed this with the inspector. When the inspector went to do the actual inspection of the 5<sup>th</sup> floor of the building in December 2021, he brought up that the actual permit is dated May 3, 2021 which would require the Petitioner to change out all the installed exhaust piping.

***Vote: A motion was made by JC and seconded by TW to deny the variance request.***

***Results: Motion passed. (JM voted against the vote)***

### **22-PV-049 UNIFIED GLOBAL PACKAGING GROUP 105 PROVIDENCE ROAD BUILDING 3 SUTTON**

The Petitioner (Greg O'Connor from Gregory J. O'Connor Associates) is seeking variances from 248 CMR Sections 10.10 (18)(J)4 and 18(A), for a one story 343,200 sq. ft. warehouse and manufacturing building with a very small mezzanine. The first request is to base the fixture count on the actual numbers of employees for the largest shift (50), opposed to the building code egress count. The second is the 300 ft. distance from the working area to the facilities. The local Board of Health has been notified.

**This request was withdrawn and will be presented at a future board meeting.**

**FYI – Board Delegated Staff Approvals – Board Vote Not Required**

**Continued use of 1-1/2” tub drain for shower conversion**

|             |                         |                            |                 |
|-------------|-------------------------|----------------------------|-----------------|
| 22-DAPV-001 | Andrew Catino           | 64 Broad Reach Unit 204    | Weymouth        |
| 22-DAPV-002 | Gerald Bilodeau         | 200 Harvard Circle         | Newton          |
| 22-DAPV-003 | Mike Sorgi              | 142 Commercial St. APT 201 | Boston          |
| 22-DAPV-004 | Nelson Ball             | 195 Main St. Unit 3        | Orleans         |
| 22-DAPV-005 | William & Charlene Silk | 132 Kingston St            | North Andover   |
| 22-DAPV-006 | Lauren and Larry Cohen  | 948 Main St. Unit 103      | Waltham         |
| 22-DAPV-007 | Nancy Newton            | 150 Wood St. Unit P        | Middleboro      |
| 22-DAPV-009 | Barbara Apple           | 15 Chestnut Circle         | Brewster        |
| 22-DAPV-010 | George Oliveira         | 49 Hanks Street            | Lowell          |
| 22-DAPV-011 | Andy Shepard            | 28 N Worcester St          | Norton          |
| 22-DAPV-012 | Roberta Davis           | 67 Fairway Circle          | Natick          |
| 22-DAPV-013 | Sherry Scully           | 1582 Padanaram Ave         | New Bedford     |
| 22-DAPV-014 | Lu Foley                | 44 East Rd                 | Westminster     |
| 22-DAPV-015 | Bill Keefe              | 24 Washington St #304      | Haverhill       |
| 22-DAPV-016 | Alison Dodson           | 14 Stanford St Unit 26     | Medway          |
| 22-DAPV-017 | Beatrice Mertilus       | 71 Rand St                 | Revere          |
| 22-DAPV-018 | Viki Preston            | 690 Ashley Blvd            | New Bedford     |
| 22-DAPV-019 | Angela Nunez            | 92 Pemberton St            | Revere          |
| 22-DAPV-020 | Kathleen Scanlon        | 1 Adams St. Unit 703       | Quincy          |
| 22-DAPV-026 | Robert Breen            | 68 Main Street Unit 43C    | Stoneham        |
| 22-DAPV-027 | Layla Leger             | 176 Strawberry Lane        | East Taunton    |
| 22-DAPV-028 | Ruth Chapman            | 158 East Side Pkwy         | Newton          |
| 22-DAPV-029 | Michael Afousi          | 10 Nouvelle Way Apt S709   | Natick          |
| 22-DAPV-030 | Marlene Lochan          | 78 Electric Street         | Worcester       |
| 22-DAPV-031 | James, Hale             | 39 Shallow Pond Lane       | Plymouth        |
| 22-DAPV-032 | Cliff Calderwood        | 39 Regis Road              | East Falmouth   |
| 22-DAPV-033 | Susan Lenkauskas        | 39 Dailey Road             | Brockton        |
| 22-DAPV-034 | Eila Zay                | 51 Highland Meadows        | Danvers         |
| 22-DAPV-035 | Paul Sousa              | 35 Hunters Run Place #35   | Haverhill       |
| 22-DAPV-036 | Corey Cronin            | 38 106 Village Road        | Middleton       |
| 22-DAPV-037 | Daniel Gibson           | 210 Stratford Street       | West Roxbury    |
| 22-DAPV-038 | Elizabeth Rabinowitz    | 69 Voyagers Lane           | Ashland         |
| 22-DAPV-039 | Sheila Raine            | 160 Laurelwood Drive       | Hopedale        |
| 22-DAPV-040 | Julie Wolkoff           | 18 Cleveland Road          | Wellesley Hills |
| 22-DAPV-041 | Anita Benner            | 161 Ashley Lane            | Middleboro      |
| 22-DAPV-042 | Tom Casey               | 84 Innis Street            | North Andover   |
| 22-DAPV-043 | William Dyer            | 36 Belmont Ave             | Wilmington      |
| 22-DAPV-044 | Nancy Serrell           | 78 Captains Row            | Chelsea         |



## **RESIDENTIAL PROJECT APPLICATION**

The Petitioner Plymouth South High School is seeking approval for a Residential Project that will be done at 32 Blue Gill Lane, Plymouth. The project will consist of installing a drain, waste, vent and water piping to connect 1 water close, 1 lavatory sink/faucet, 1 shower stall/valve and 1 sewer ejector.

### **EXECUTIVE SESSION**

#### **CHARACTER REVIEW(S)**

A motion was made by HK and seconded by WT to conclude the Open Session portion of the meeting and enter the Executive Session portion of the meeting at 10:47 a.m. to discuss applicants character, rather than competence, per M.G.L. c. 30A, §21. Each member voted yes. The chair announced that the Board would adjourn at the end of Executive Session.

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

None

### **QUASI JUDICIAL SESSION**

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

None

### **ADJOURNMENT**

At 11:32 a.m., a motion was made by JC, seconded by RA to adjourn. This motion passed unanimously.

#### **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.