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

December 2, 2020 BOARD MEETING

Open Session Minutes

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 regular monthly meeting via Gotomeeting conference on Wednesday, December 2, 2020 pursuant to an Executive Order issued by the Governor of Massachusetts dated March 12, 2020 suspending certain provisions of the open meeting law.

The topics shown below were discussed at the aforementioned meeting.

NOTE: All votes were taken by roll call, where a vote is reported as unanimous, each member voted yes.

MEMBER AND STAFF ATTENDANCE

MEMBERS	APPOINTMENT	PRESENT	ABSENT
Mr. Joseph McNamee	Member, Master Gas Fitter	X	
Mr. Dan Kilburn	Member, DPL Designee	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	



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Mr. Wayne Thomas	Member Journeyman Gasfitter	X	
Ms. Ruth Alfasso	Member, Dept. of Public Health	X	
Ms. Sarah Badway	Public Member	X	
STAFF			
Mr. Charles Kilb	Board Legal Counsel	X	
Ms. Karen Brann	Board Executive Director	X	
Ms. Mary McCarthy-Collins	Associate Executive Director	X	
Mr. Taylor Roth	State Plumbing Investigator		
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	
Mr. Kevin Casey	Board Staff	X	

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

APPROVAL OF PREVIOUS MEETING MINUTES

Board Meeting Minutes

October 7, 2020

A motion was made by HR to accept the minutes as submitted and seconded by RA.

Result: Motion passed on a roll call (WT abstained, all other members yes)

October 7, 2020 Executive Session

A motion was made by RA to accept the minutes as submitted and seconded by JC.

Result: Motion passed on a roll call (WT abstained, all other members yes)

November 4, 2020

A motion was made by WT to accept the minutes as submitted and seconded by HK.

Result: Unanimous (all members yes)

November 4, 2020 Executive Session

A motion was made by HK to accept the minutes as submitted and seconded by RA. Result:

Result: Unanimous (all members yes)

DISCUSSION

D1 – Meeting Schedule for 2021

The meeting dates for the 2021 Board meetings were discussed and will be sent out to the members.

D2 – Updates

The Executive Director informed the members that going forward, Microsoft Teams will be the software used for all virtual meetings. Ms. Brann also mentioned that there has been a continued push internally to move the Plumbing Regulations forward.

VARIANCE REQUEST(S)

PV-74 – CITY OF SALEM – ARTISTS’ ROW BATHROOMS

The Petitioner (Julie Barry from the City of Salem) is seeking a variance from 248 CMR, to create accessible gender-neutral toilet rooms in lieu of separate men’s and women’s toilet rooms. There will be four stalls in total. The local Board of Health has been notified.

Motion: A motion was made by WT to approve the variance request and seconded by RA.

Result: Approved unanimously

DAPV-83 – RICHARD ZECKHAUSER – 975 MEMORIAL DRIVE APT 912 - CAMBRIDGE

The Petitioner (Richard Zeckhauser) was granted 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. The Petitioner omitted from his application that they would like permission for the use of a curb-less shower for a wheelchair. The local Board of Health has been notified.

Motion: A motion was made to approve the variance and seconded by JW

Result: Approved unanimously

SPECIAL PERMISSION PLUMBING REQUEST SPP-94 – CAPE COD COMMUNITY COLLEGE – 2240 IYANNOUGH ROAD – WEST BARNSTABLE

The Petitioner (Clement Cid) is seeking a Special Permission Plumbing request for the toilet wastewater treatment and recycling system that is being proposed to be installed at Cape Cod Community College. The "Toilet of the Future" (TOTF) developed by Caltech and Eco-San will be used as a demonstration prototype at Cape Cod Community College for environmental education purposes. By removing >95% nitrogen and >70% phosphorus, the TOTF will help reduce coastal pollution. Once installed, the TOTF will consist of a closed loop treatment unit (biological + electrochemical) attached to a traditional flush toilet by clearly marked plumbing (e.g. colored and labeled pipes and tanks) and a water pressure 30% lower than the pressure of drinking water at site. The water connection used for starting up the unit will be made to the unit through a back-flow prevention valve in addition to a manual valve.

Motion: A motion was made by TW to approve the variance request and seconded by HK, with the conditions of recycled water colored blue and that a back flow is installed.

Result: Approved unanimously.

PV-96 PILAR IGIEIAS– 221 MT AUBURN STREET – UNIT 502 – CAMBRIDGE

The Petitioner (Robert Lynch from Wellesley Plumbing and Heating) is seeking a variance from 248 CMR, Section 10.15 9e # 1-5, to install a washer/drier unit. The washer/drier unit would fit under the countertop in the kitchen. There was a similar unit there previously. The client’s elderly parents will be

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living there after the condo is renovated and they want to provide them with laundry facilities in the condo so they wouldn't have to leave the apartment to do laundry during the pandemic. The washer/drier was in the permit plans originally submitted to the City of Cambridge but the issue was not brought to the Petitioner's attention until the rough plumbing inspection and they were told they would need to apply for a variance. The local Board of Health has been notified.

Motion: A motion was made by BK to deny the variance request and seconded by JC.

Result: Motion denied unanimously.

PV-106 AMAZON.COM SERVICES, INC. – 1 NATIONAL STREET – MILFORD

The Petitioner (Patrick Neilan from Kleeberg Mechanical Services) is seeking a variance from 248 CMR, Section 3.04, to use a 15' tall custom made tank sewage basin. Due to the invert of the inlet sewage piping, the sewage ejector basin is required to be much deeper than the standard products Topp Industries currently has approved on the Mass Plumbing Product Approval list. The Local Board of Health has been notified.

Motion: A motion was made by JW to approve the variance request and seconded by WT, with the condition of the Board receiving signed off engineered drawings

Result: Passed unanimously.

PV-108 SEAPORT OMNI HOTEL – 450 SUMMER STREET - BOSTON

The Petitioner (Frank Teebagy from Cosentini Associates) is seeking a variance from 248 CMR, Section 10.06, for the use of PVC for sanitary and kitchen waste piping in the interstitial space only. The exterior grading and interstitial space was added between the basement and the first level. The kitchen is located over the interstitial space which is 20" deep. This is a state project, local Board of Health petition is not needed.

Discussion: due to the small area of intersistal space the request is to use pvc. Pursuant to the discussion it was decided that polypropylene would be a better product to use. The product that is used must be water proofed and withstand a high water temperature (polypropylene recommended operating temperature is 180F)

Motion: A motion was made by WT to allow the use of polypropylene or another material that is currently approved by the Board that can handle high temperatures and seconded by JW

Result: Passed unanimously.

PV-110 MASS COLLEGE OF ART – 621 HUNTINGTON AVENUE- BOSTON

The Petitioner (Christopher Orefice from Manny's Plumbing and Heating) is seeking a post-installation variance from 248 CMR, Sections 10.10 to convert two existing restrooms from men's and women's to single user, gender neutral, accessible restrooms. The restrooms are located on the 11th floor which houses administrative offices. There are 36 staff members working on the floor. The Petitioner is also seeking relief from 248 CMR, Section 10.10.10.b.2.h, due to the fact that there are no separate toilets for students and staff on the 11th floor. The toilet rooms for students are located on floor 9, 10, 12 and 13. This is a state project, local Board of Health petition is not needed.

Discussion: Changes triggered by the amount of renovation to included 521 CMR accessibility modifications No space for an additional bathroom input from State inspector

Motion: A motion was made by TW to approve the request based on the condition of the institution designating the meeting rooms as meeting rooms only and only for administration and no student use, and seconded by HK.

Result: Passed unanimously.

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PV-111 COMMERCIAL PROJECT – BAY PATH VETERINARY CENTER AT SECOND
CHANCE ANIMAL SERVICES – 700 WORCESTER STREET – SOUTHBRIDGE**

The Petitioner (Bay Path Regional Vocational Technical High School) is seeking approval for a commercial project to renovate a building to become a full-service animal hospital on the first floor and a classroom/lab area on the basement level. Plumbing work will include retrofit of a non-accessible bathroom to one that is accessible, bringing water and drain lines to surgical and exam rooms, the installation of a sewer injection pump and underground sewer line in the basement, a new accessible bathroom for student use in the basement and water and sewer lines for a student lunch room in the basement. Required trenching will be subcontracted out. The students will complete all rough and finished plumbing in a separate storage building. Students will use no-hub cast iron pipe and fittings for underground drainage and copper DWV for the waste and venting, water lines will be type L copper pipe and copper fittings. The finished work will include the installation and testing of each of the plumbing fixtures.

Motion: a motion was made by WT to table the request until a plan review, and seconded by HK.

Result: Motion passed, 1 abstention (JW), all other members voted yes.

PV-114 DOGTOPIA – 747 PROVIDENCE HIGHWAY, SPACE 33A – DEDHAM

The Petitioner (Jim Riley from Red Barn Dog Holdings, LLC) is seeking a variance from 248 CMR, Section 10.10 (18) to allow only 1 accessible restroom in a 5,000 s.f. dog boarding facility. The local Board of Health has been notified.

Discussion: request for a variance to have only 1 restroom discussion followed, the applicant did not indicate there was any hardship.

Motion: a motion was made by JC to deny the variance request, and seconded by JW.

Result: Passed unanimously.

**PV-118 COMMERCIAL PROJECT APPLICATION – TOWN OF WESTPORT KIRBY HOUSE
573 ADAMSVILLE ROAD – WESTPORT**

The Petitioner (Diman Regional Vocational Technical High School) is seeking approval for a commercial project application for students to learn skills for Plumbing and Gas Fitting work. Plumbing work will include boiler replacement, possibly converting to a high efficient boiler, installing/relocating a backflow preventer. Gas Fitting work will include boiler replacement, relocation/piping of an existing gas line to a new boiler.

Discussion: The Petitioner requested that the request be rescheduled to the January meeting. The local Plumbing Inspector attended the meeting. No formal action taken.

PV-119 LISA DORLANDO 37 GRAY LANE LYNNFIELD

The Petitioner (Tim Procopio from Halco Showroom) is seeking a variance from 248 CMR, for approval to use a soaking tub that is not on the Mass Plumbing Approval list. Tub Information: Signature hardware, 66” Donnelly Hammered Copper Clawfoot Slipper Tub, Standard Overflow.

Discussion: This matter will be handled by staff per delegated authority. No formal action taken.

**PV-124 BUNKER HILL COMMUNITY COLLEGE – 250 NEW RUTHERFORD AVENUE-
BOSTON**

The Petitioner is seeking relief from 248 CMR to use designated areas of the college (designated areas are BHCC Building G gymnasium, lobby, adjacent bathrooms, showers and locker room facilities) as necessary to shelter homeless people in response to the ongoing COVID-19 emergency. Maximum capacity is 60 with the count being closer to 40 on any given night. The shelter operations are

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scheduled to begin on December 1, 2020 and end on April 30, 2021. The facility will be staffed by a homeless shelter provider and private/contracted security.

Discussion: Residential homeless shelter from December 03, 2020 through April 31, 2021.

Inspector Lema reviewed the site and said there was no problem with a conex box being used, water is delivered in a buffalo box but a temperature valve needed to be installed for the water heater and pictures should be sent to him post installation. Questions about how to prevent freezing- anti-freeze, wrapping the pvc pipes and intermittent use/running of the washer and dryers and a heating system in the conex box.

Motion: a motion was made by JC to approve the variance request with the condition that the residential use end date is April 31, 2021 and the temperature valve on the water heater is installed, and seconded by JC.

Result: Passed unanimously.

PV-125 NORTH SHORE COMMUNITY COLLEGE – 300 BROAD STREET - LYNN

The Petitioner is seeking a variance from 248 CMR. The Petitioner will be converting a modular building currently used as classrooms, to a temporary homeless shelter at North Shore Community College in Lynn. The temporary shelter is necessary as the capacity of the current shelter has been greatly reduced due to social distancing requirements. There are bathrooms on site but no showers at the temporary shelter. The shelter has proposed a shuttle service from the temporary shelter to the main shelter for showers. The temporary shelter will have 2 staff people in the building 24 hours a day and will operate during the winter months.

The variance request was not received. No formal action taken.

A motion was made by HK and seconded by DK to go into executive session to discuss applicants Character per M.G.L. c. 30A, §21. JW recused himself from this vote.

Result: Motion passed with 1 recusal (JW), all other members said yes.

FYI – Board Delegated Staff Approvals – Board Vote Not Required

DAGV -215 – WORTHEN INDUSTRIES – 530 MAIN STREET – CANTON

The Petitioner (Etter engineering) is seeking a variance from 524 CMR, Section 3.04 (1), to upgrade a drying oven with a gas fired packaged heater box.

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 – 71 – LAUREN GRAY – 75 COTTON AVENUE – BRAINTREE

DAPV-97 – JOHN STAZINSKI – 27 NORTON DRIVE – NORWOOD

DAPV – 99 – TIMOTHY AND KATHY MALONEY – 86 BRADFORD COMMONS LANE - BRAINTREE

DAPV-101 – BARBARA ABD FRITZ CARTER – 79 CLIFF AVENUE UNIT 1 – WINTHROP

DAPV-102 – GREG PINK – 78 BROOKFIELD CIRCLE – FRAMINGHAM

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DAPV – 103- NECHAMA CHAJA ABKOWITZ – 210 NAHANTON STREET #520 – NEWTON**

DAPV -107 – NANCY DELUCA MCQUAIDE – 36 PLAIN STREET – WEST BRIDGEWATER

DAPV – 112 – MARY MARKOS – 50 RANTOUL STREET UNIT 107 BEVERLY

DAPV-113 - ZINA BALLIN – 280 BOYLSTON STREET #312 – CHESTNUT HILL

DAPV-115 – RONALD BREVARD – 126 CLEAR POND DRIVE WALPOLE

DAPV-116 – JOE SILVA AND DONNA NICHOLSON – 6D ESSEX GREEN LANE – PEABODY

DAPV-122 – JOAN D’ANNOLFO – 16 WILLOW STREEET UNIT 407 – MELROSE

DAPV-123 – ROBERT DUNCAN – 111 TAMARACK LANE ABINGTON

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

None

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.

Respectfully Submitted By;

Karen R. Brann

Karen Brann, Executive Director
Board of Examiners of Plumbers and Gasfitters

Respectfully Authorized by;

Joseph McNamee

Joseph McNamee., Chairman
Board of Examiners of Plumbers and Gasfitters

