



Town of Reading

16 Lowell Street, Reading, MA 01867

Community Planning & Development Commission

Andrew MacNichol *Community Development Director*

Direct: 781-942-6670

amacnichol@ci.reading.ma.us

readingma.gov/community-planning-and-development-commission

September 11, 2023

Preliminary Subdivision Plan DECISION

45 Beacon Street

Proposed Street Name: TBD

To the Town Clerk:

This is to certify, that at a public hearing of the Reading Community Planning and Development Commission (CPDC), which was opened on March 13, 2023 and closed on XXX, by a motion duly made and seconded, it was voted:

“We, the CPDC, as requested by Angelo Salamone, under the Town of Reading’s Subdivision Rules & Regulations, and MGL Chapter 41 Sections 81K through 81GG, to consider the 3-Lot Preliminary Subdivision Plan for property located at 45 Beacon Street (Assessors Map 27, Lot 411), as shown on the plans prepared by PGC Engineering, PLLC and GA Consultants, Inc., originally dated July 24, 2023, and most recently revised August 3 2023, in support of an application filed on January 16, 2023, do hereby vote XXX to _____ the said plans, inclusive of the waivers listed herein, subject to the Findings and Conditions below.”

MATERIALS:

The following documents and plans were submitted into the public record:

1. Form B: Application for Preliminary Subdivision Approval, dated 1/16/23.
2. Certified List of Abutters, dated 2/9/23.
3. Legal Notice, published in Daily Times Chronicle on 2/22/23 and 3/1/23.
4. Original Materials for the March 13, 2023 Meeting:
 - a. List of Requested Waivers from Reading Subdivision Regulations, dated 3/17/22.
 - b. Summary Letter to CPDC, received 1/18/23.
 - c. Proposed Plan of Lots, Assessors Map 27 Lot 411, 45 Beacon Street, Reading MA, prepared for: Angelo Salamone, prepared by: GA Consultants, Inc.
 - d. Comments from Reading Fire Department, dated 2/13/23.

5. Public Comment:

- a. Email, Resident of 17 Bethesda Lane, received 3/8/23
 - b. Email, Resident of 99 Beacon Street, received 3/10/23
6. Revised Materials for the August 14, 2023 Meeting:
- a. Email from Project Engineer to Senior Planner with revised list of requested waivers, dated 8/3/23.
 - b. Plan Set by PGC Engineering PLLC and GA Consultants, Inc.
 - i. Cover Sheet, dated 7/24/23
 - ii. Topography, dated 8/3/23
 - iii. Existing Conditions, dated 7/24/23
 - iv. Concept Plan, dated 8/3/23
 - v. Proposed Plan of Lots, dated 7/24/23 and last revised 8/3/23
 - vi. Proposed Improvements, dated 8/3/23
 - vii. Proposed Improvements including Topography, dated 7/23/23
 - viii. Roadway Profile, dated 7/29/22
7. Draft Decision, dated 3/13/23, revised 8/14/23, revised 9/11/23.

FINDINGS:

1. **Existing Conditions:** Beacon Street is an existing 40' wide Private Way. The development tract is comprised of 45 Beacon Street, an existing 59,476sf parcel with approximately 138.3 linear feet of frontage along the T shaped terminus of Beacon Street. The parcel maintains an existing single-family dwelling. A portion of the lot fronts the currently paved Beacon St roadway, part of it fronts the unimproved paper street, and the balance currently sits behind other lots that face Beacon St. The site is entirely within the S-15 Zoning District.
2. **Proposal:** The Applicant is proposing to subdivide the lot into three separate lots, for a net of two buildable lots and a lot that would maintain the existing dwelling. The Applicant proposes to extend the right of way of Beacon Street as a 24' paved roadway terminating in a 45' radius paved cul-de-sac. The right of way improvement and extension would provide the necessary frontage required for the two new single-family dwellings proposed on the tract.
3. **Zoning:** The site is within the S-15 Zoning District and the proposed lots will comply with the bulk frontage and area requirements of the S-15 Zoning District. A minimum total of 15,000sf of area, 12,000sf of upland area, and 100' linear feet of frontage is required. Lot One is proposed to maintain 15,467sf of area and 106 linear feet of frontage; Lot Two is proposed to maintain 15,383sf of area and 171 linear feet of frontage; Lot Three will maintain 16,804sf of area and 189 linear feet of frontage. It is anticipated that the proposed homes will comply with the dimensional and bulk requirements of the S-15 Zoning District.
4. **Proof of Concept:** The proposed concept plan depicts a 60' right of way extension with a termination at a 60-foot radius cul-de-sac bulb. A proof of concept plan is not required for the right of way extension as it is an improvement of an existing roadway, it is required only for the cul-de-sac. All lots meet the district zoning requirements in this concept plan.
5. **Proposed Right-of-Way:** The proposed right-of-way layout will improve the existing 40-foot layout of Beacon Street and extend it into a cul-de-sac. It includes an improvement of the existing paper street into a paved 24-ft wide roadway which extends into a new 45' paved cul-de-sac. A waiver request to pave only 24' of roadway (rather than 30') was included in the application. A waiver request for sidewalks was included in the application. A waiver request for installing bituminous curbs rather than granite curbs was included in the application.

6. **Traffic:** A full Traffic Study is not required under Preliminary Subdivision Plans and at this time a waiver request has not been submitted as part of this application. A Traffic Study is required under a future Definitive Subdivision Application and the Applicant at that time may request, and provide reasoning for, a waiver from such requirement.
7. **Trees/Landscaping/Screening:** The proposed improvements include retaining walls on several places on the site including: the west side of the improved section of the Beacon Street right-of-way, on the north side of the proposed cul-de-sac and the north side of the proposed driveway for the home on Lot 2. No landscaping plan has been proposed or approved, nor any waivers requested as part of this preliminary application.
8. **Lighting:** No street lighting has been proposed nor any waiver requested as part of this preliminary plan.
9. **Utilities:** Both Town water and sewer are proposed to be extended and connected to the proposed house lot. Electric, Telephone and Cable service shall also be provided. All utilities are proposed to be underground and extended through the proposed right of way extension.
10. **Drainage:** No detailed drainage specifications were included with this Preliminary Application. The proposed improvements include mockups of where drains and outflows could conceivably be placed within the confines of the site plan. No drainage design has been approved as part of this Preliminary application.
11. **Stormwater Permit:** A stormwater permit application will be required with a Definitive application.
12. **Easements:** There is an existing sewer and drain easement within Beacon Street right of way. Abutting structures and fencing are located on the property, and if to be maintained easements for such shall be provided in a Definitive application.
13. **Rooftop Solar:** The Applicant shall consider orienting the homes so that future owners can benefit from potential rooftop solar installations and/or passive heating.

WAIVERS:

The Applicant has requested, and the Commission has voted the following waivers from the Town of Reading Subdivision Regulations, with guidance:

1. A waiver from Section 7.1.1a requiring a right of way width of 60-feet.
 - a. *The existing layout of Beacon Street is 40-feet wide and the Applicant proposes to extend the layout of Beacon Street at the 40-foot width, because of such the Applicant requests relief of this requirement.*
2. A waiver from Section 7.1.3 that cross sections conform to Figure One.
 - a. *The Applicant requests a waiver of the requirement due to the proposed 24-foot pavement width and request for no sidewalk and concrete curbing.*
3. A waiver from Section 7.1.5(b) requiring the maximum slope of a cul-de-sac be 3%.
 - a. *The Applicant requests a waiver to construct the cul-de-sac with a grade of 5% due to the steepness of the land.*

4. A waiver from Section 7.1.5(e) requiring a landscaped island within the cul-de-sac.
 - a. *The Applicant requests that such requirement be waived.*
5. A waiver from Section 7.1.7 requiring vertical granite curbing to be installed.
 - a. *Due to the limited scope of the project the Applicant requests a waiver of this requirement and to install bituminous concrete curbs rather than granite.*
6. A waiver from Section 7.2 requiring sidewalks along both sides of the roadway.
 - a. *It has been requested that sidewalks be waived as no sidewalks exist along Beacon Street.*

CONDITIONS:

General:

1. **Definitive Subdivision:** Should the Applicant wish to proceed with this project, Definitive Subdivision Plans shall be submitted to the Town within 7 months of the preliminary application filed on January 16, 2023, in conformance with Chapter 41A Section 81Q of the Subdivision Control Law. The application shall conform to the submittal and design requirements of the Reading Subdivision Rules and Regulations.
 - a. This condition does not preclude the applicant from submitting a Definitive Application at a later date than what is listed above.
2. **Plan Revisions:**
 - a. Existing right of ways shall be noted as Public or Private ways (as applicable) and shall also be noted with existing pavement width.
 - b. Citation by name and case number of existing Special Permits and/or Variances granted shall be noted on the plan.
 - c. A list of deed and plan references used to formulate the plan shall be noted.
 - d. **Cul-de-sac 60' bulb to be revised and clearly delineated**
 - e. **Vertical Granite Curbing shall be noted in place of bituminous curbing.**
3. **Driveway Design:** No driveways are approved herein. The Applicant shall receive approval from necessary departments as may be required, included but not limited to, the Engineering Department, Planning Department and Reading Select Board.
4. **Drainage Design:** No drainage design is approved herein. The Definitive Plans shall include any LID or conventional stormwater management features proposed on-site, along with relevant calculations and documentation as may be required by the Town Engineer.
5. **Stormwater Permit Application:** The Applicant shall file a Stormwater Permit Application for review with the Community Development Director, Conservation Administrator, and Town Engineer.
6. **Utilities:** The Applicant shall work with the DPW and RMLD to ensure compliance with all utility extension requirements. Utilities for the new homes are required to be undergrounded.

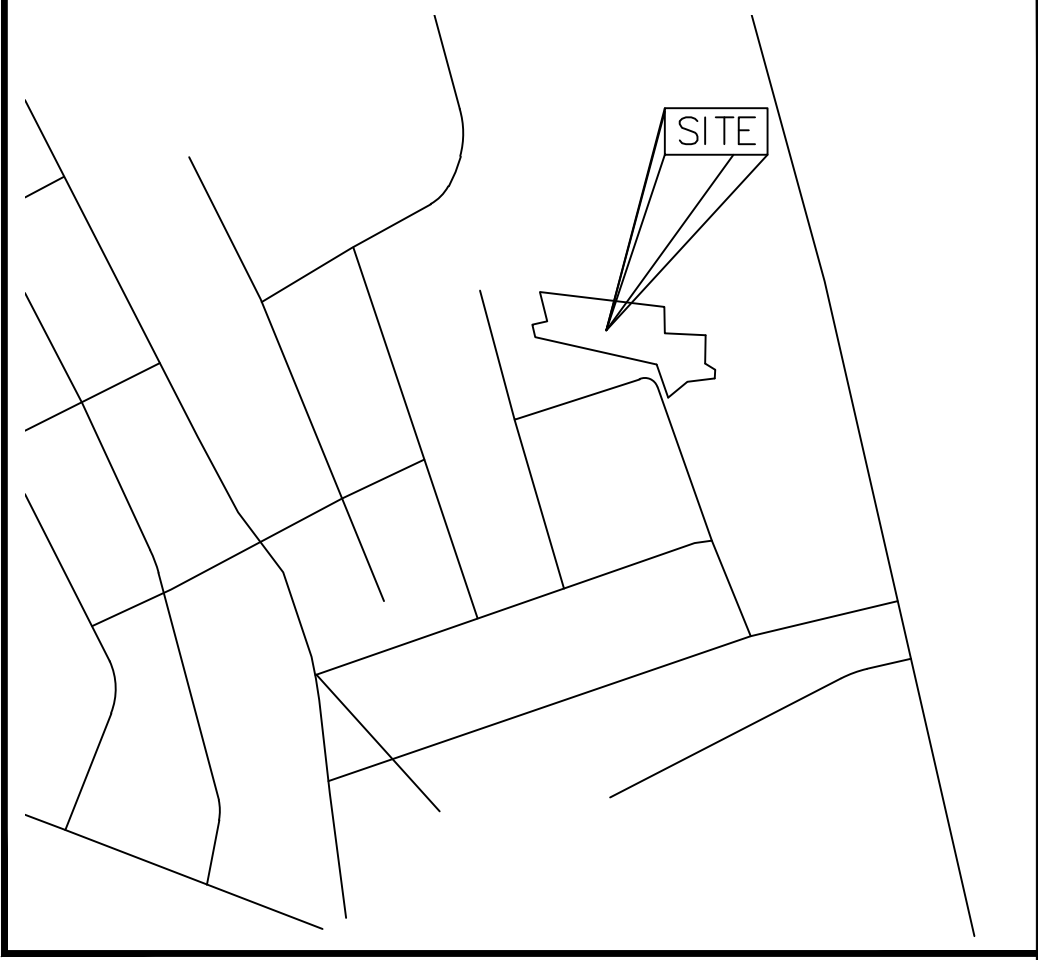
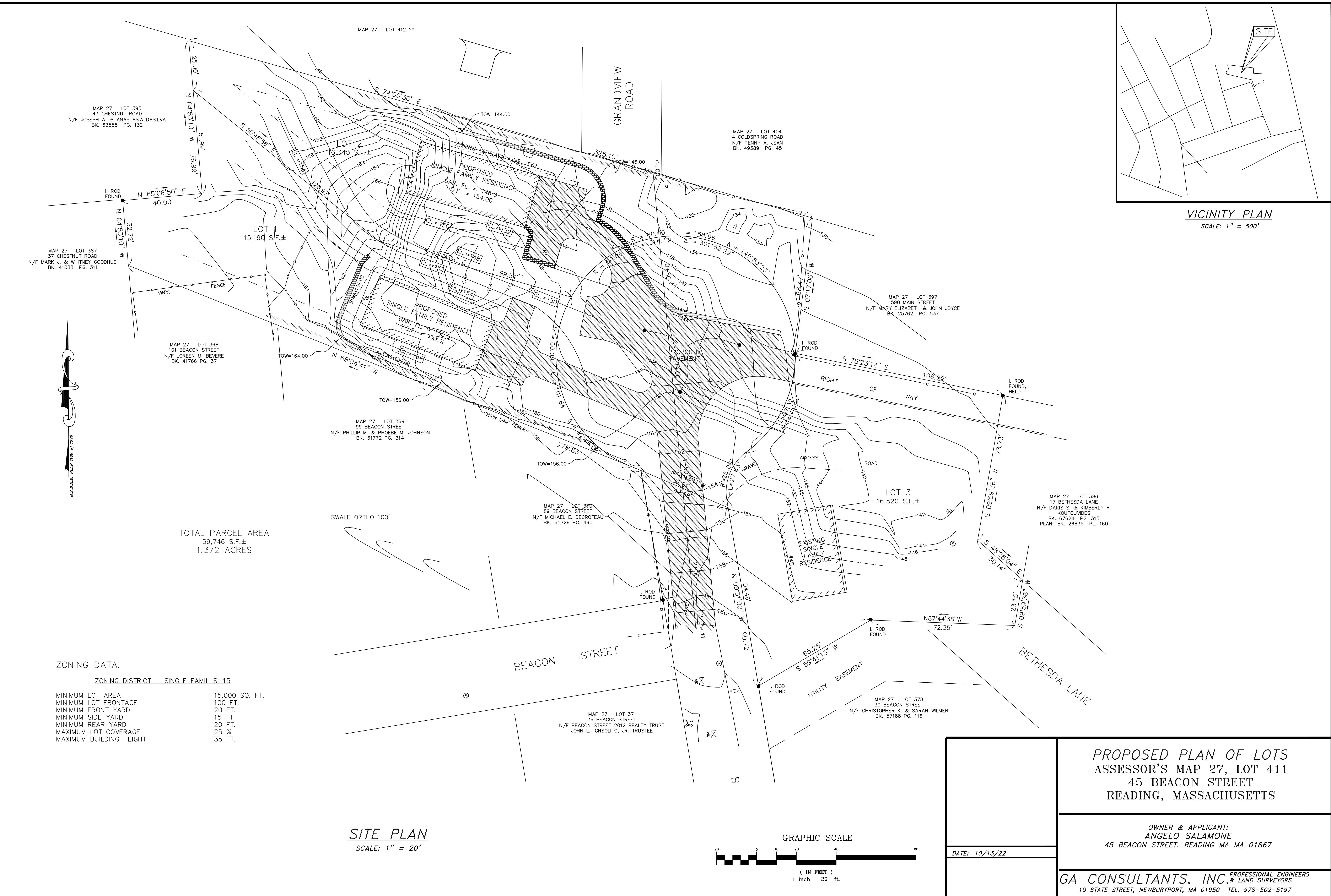
7. **Other Permits:** The Applicant is responsible for obtaining all other required Federal, State and Local permits, including but not limited to: Definitive Subdivision Plan Approval from the CPDC, a NPDES Permit; Stormwater Permit, utility permits for sewer, water, electric, etc.; curb cut, driveway, MassDOT and Jackie’s Law excavation permits; Board of Health approvals; and an Order of Conditions from the Conservation Commission.
8. **Health Division:** As appropriate, prior to submitting a Definitive Subdivision Plan, the Applicant shall ensure compliance with applicable requirements of the Health Department.
9. **Snow Storage:** The Applicant shall coordinate with the Conservation Commission, Engineering Department, and DPW Department, to determine the most appropriate location on-site for snow storage.
10. **Electric Utility:** The electric utility plan shall be submitted and approved by the Reading Municipal Light Department (RMLD). Locations of light poles, transformers, etc. shall be added to the plans and approved by RMLD.
11. **Property Maintenance:** The Applicant shall maintain the property in a neat and orderly fashion while the development is pending, and during construction.

Signed as to the accuracy of the vote as reflected in the minutes:

Andrew MacNichol, Community Development Director

Date

Cc: Applicant, Town Clerk, CPDC, Development Review Team, Building Inspector, planning file



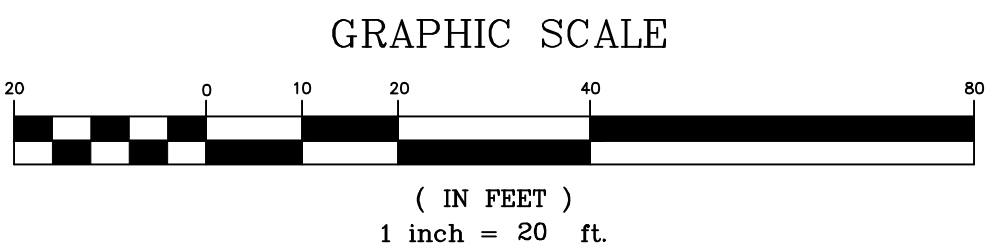
VICINITY PLAN
SCALE: 1" = 500'

TOTAL PARCEL AREA
59,746 S.F.±
1.372 ACRES

ZONING DATA:

ZONING DISTRICT - SINGLE FAMIL S-15	
MINIMUM LOT AREA	15,000 SQ. FT.
MINIMUM LOT FRONTAGE	100 FT.
MINIMUM FRONT YARD	20 FT.
MINIMUM SIDE YARD	15 FT.
MINIMUM REAR YARD	20 FT.
MAXIMUM LOT COVERAGE	25 %
MAXIMUM BUILDING HEIGHT	35 FT.

SITE PLAN
SCALE: 1" = 20'



<p>PROPOSED PLAN OF LOTS ASSESSOR'S MAP 27, LOT 411 45 BEACON STREET READING, MASSACHUSETTS</p>	
<p>OWNER & APPLICANT: ANGELO SALAMONE 45 BEACON STREET, READING MA MA 01867</p>	
DATE: 10/13/22	<p>PROFESSIONAL ENGINEERS & LAND SURVEYORS GA CONSULTANTS, INC. 10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197</p>

Benedetto, Mary

From: Phil Christiansen <philchristiansen.pe@gmail.com>
Sent: Thursday, August 3, 2023 1:38 PM
To: Benedetto, Mary; John Hargreaves
Cc: salamone_angelo@yahoo.com
Subject: Re: preliminary plan Angelo Salamone
Attachments: sheet 1 supplemental.pdf; rev sheet 3.pdf; Sheet 2 supplemental.pdf; SHEET 3 SUPPLEMENTAL.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mary

In response to you email of July 27,2023 I offer the following responses and the attached pdfs

Item1. I have shown on the attached supplemental Sheet 1 an area where the applicant could widen the right of way to 60 feet. Such a widening of the right of way would require a variance from the frontage setback for 45 Beacon street and would provide the only 60 foot width in the entire street. Does not seem to be a reasonable requirement in an established neighborhood.

Item 2. I have included a lot width designation on the lots as shown on the attached revised Sheet 3 of the original submittal

Item 3 I have added a supplemental sheet 2 that shows the topography 100 feet beyond the property line

Item 4. I have shown the adjacent houses on Supplemental Sheet 1. I hope it will be easier to see the houses.

Item 5 I have provided a supplemental sheet 3 that shows the improvements without the topography as you requested

The waivers we are requesting include

1. Constructing the new roadway within the existing 40 ft wide layout rather than expand it to 60 feet
2. Provide a pavement width of 24 feet rather than 30 feet
3. Install bituminous curbs rather than granite curbs
4. Not install sidewalks
5. Construct the cul-de-sac with a 5% grade rather than a 3% grade.

Phil

Philip G. Christiansen P.E.


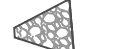



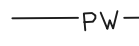

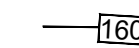


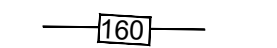



10 Chase Street
West Newbury MA 01985

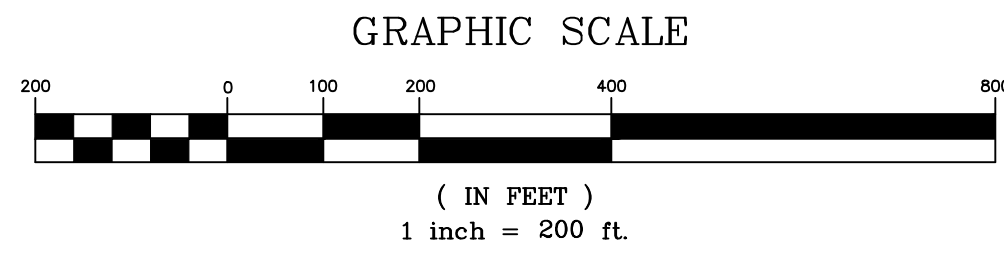
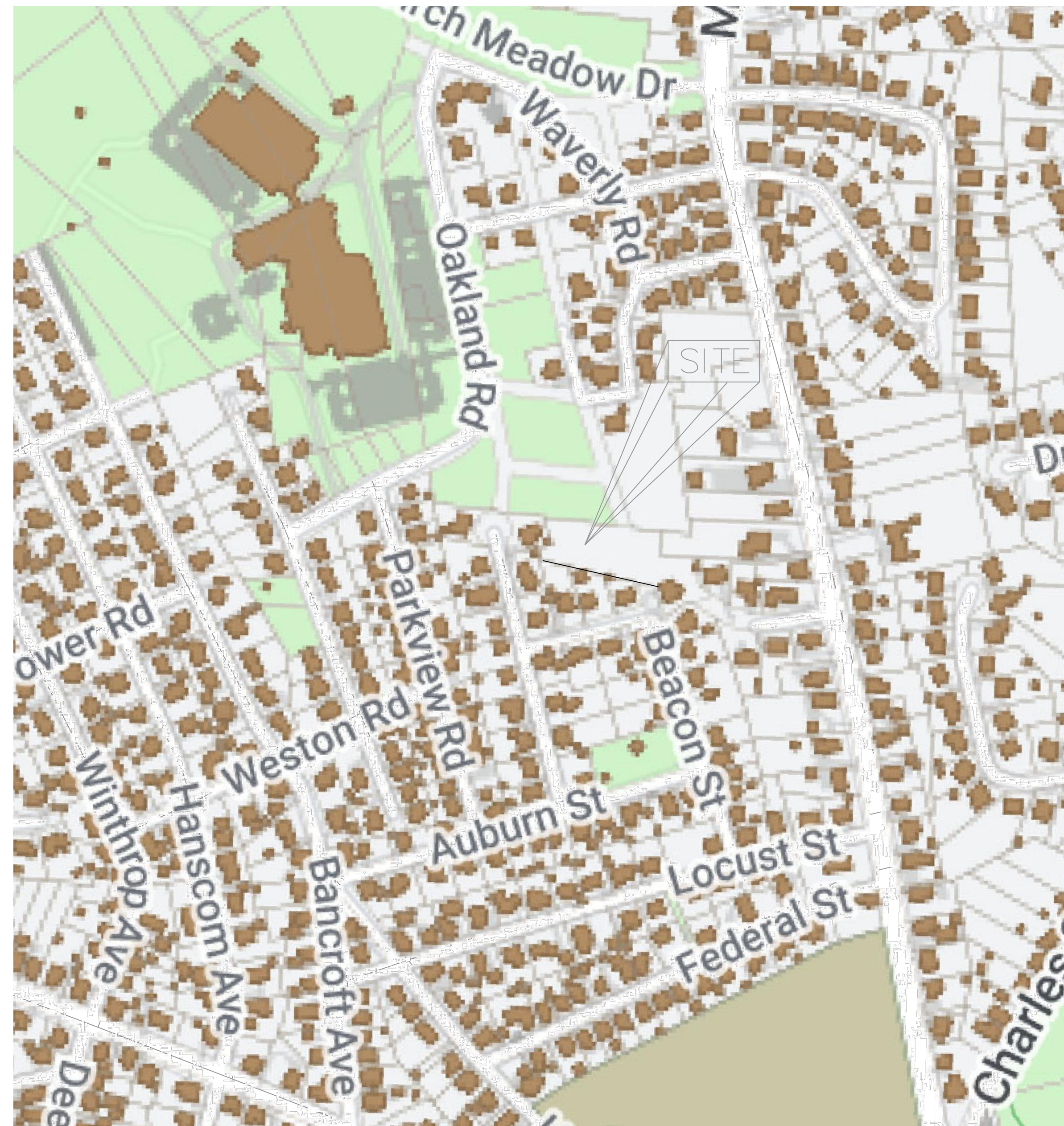
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On Thu, Jul 27, 2023 at 2:55 PM Benedetto, Mary <mbenedetto@ci.reading.ma.us> wrote:



LEGEND

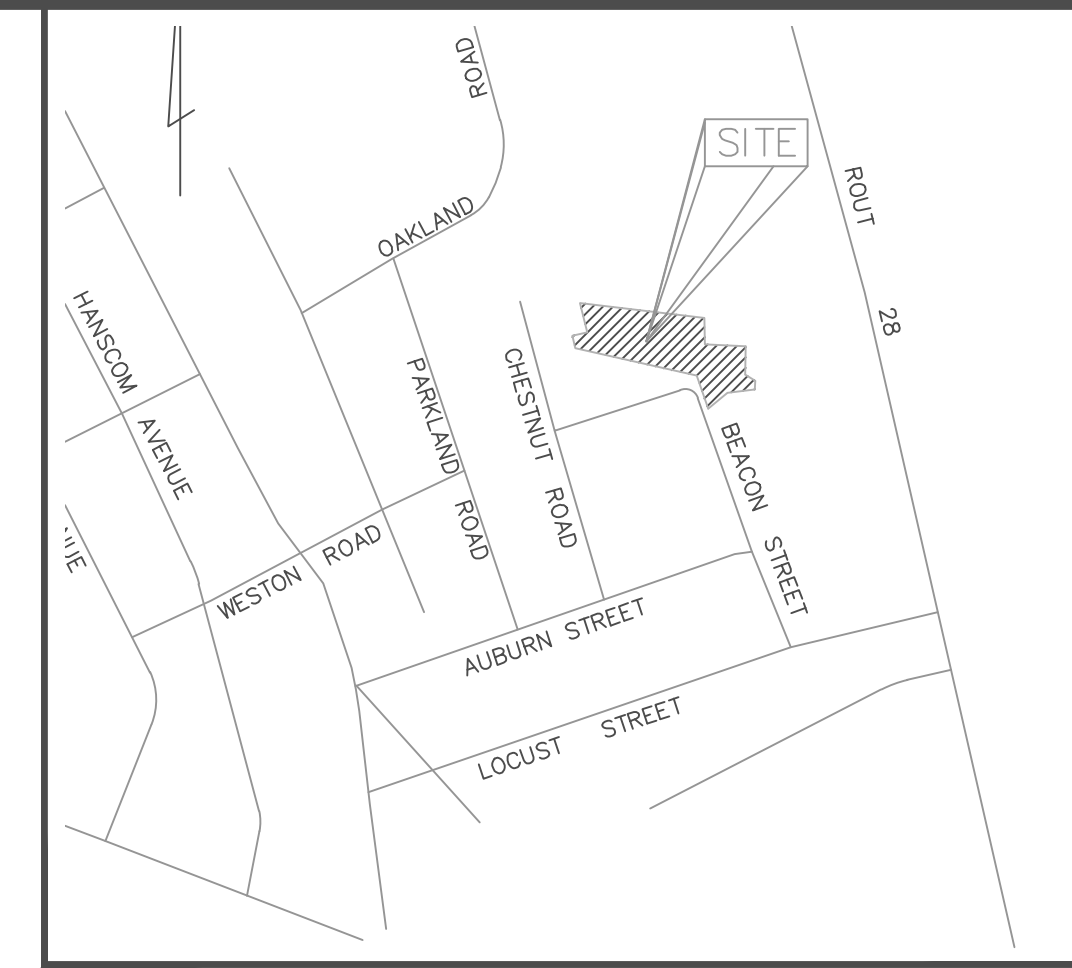
	PROPOSED PAVEMENT
	PROPOSED FLARED END
	PROPOSED CATCH BASIN
	PROPOSED DOUBLE CATCH BASIN
	PROPOSED WALL
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SEWER MANHOLE
	PROPOSED WATER
	PROPOSED INFILTRATION AREA
	PROPOSED CONTOUR
	PROPOSED CAPE COD CURB
	EXISTING CONTOUR
	PROPOSED DRAIN



ZONING DATA:

ZONING DISTRICT – SINGLE FAMIL S-15

MINIMUM LOT AREA	15,000 SQ. FT.
MINIMUM LOT FRONTAGE	100 FT.
MINIMUM FRONT YARD	20 FT.
MINIMUM SIDE YARD	15 FT.
MINIMUM REAR YARD	20 FT.
MAXIMUM LOT COVERAGE	25 %
MAXIMUM BUILDING HEIGHT	35 FT.



VICINITY PLAN
SCALE: 1" = 500'

PROJECT DESCRIPTION

The property at 45 Beacon Street is a 1.37 acre parcel containing a single family house. The section of Beacon Street in front of the house is unimproved.

The parcel lies within the R15 zoning district which requires 15,000 square feet per lot with a minimum of 100 feet of frontage.

It is the intent of the proposed work to pave and extend Beacon street into a cul-de sac to provide frontage for two additional lots.

LEGEND

COVER SHEET	SHEET 1 OF 5
EXISTING CONDITIONS	SHEET 2 OF 5
PROPOSED LOTTING	SHEET 3 OF 5
PROPOSED IMPROVEMENTS	SHEET 4 OF 5
PROFILE	SHEET 5 OF 5

BEACON STREET EXTENSION



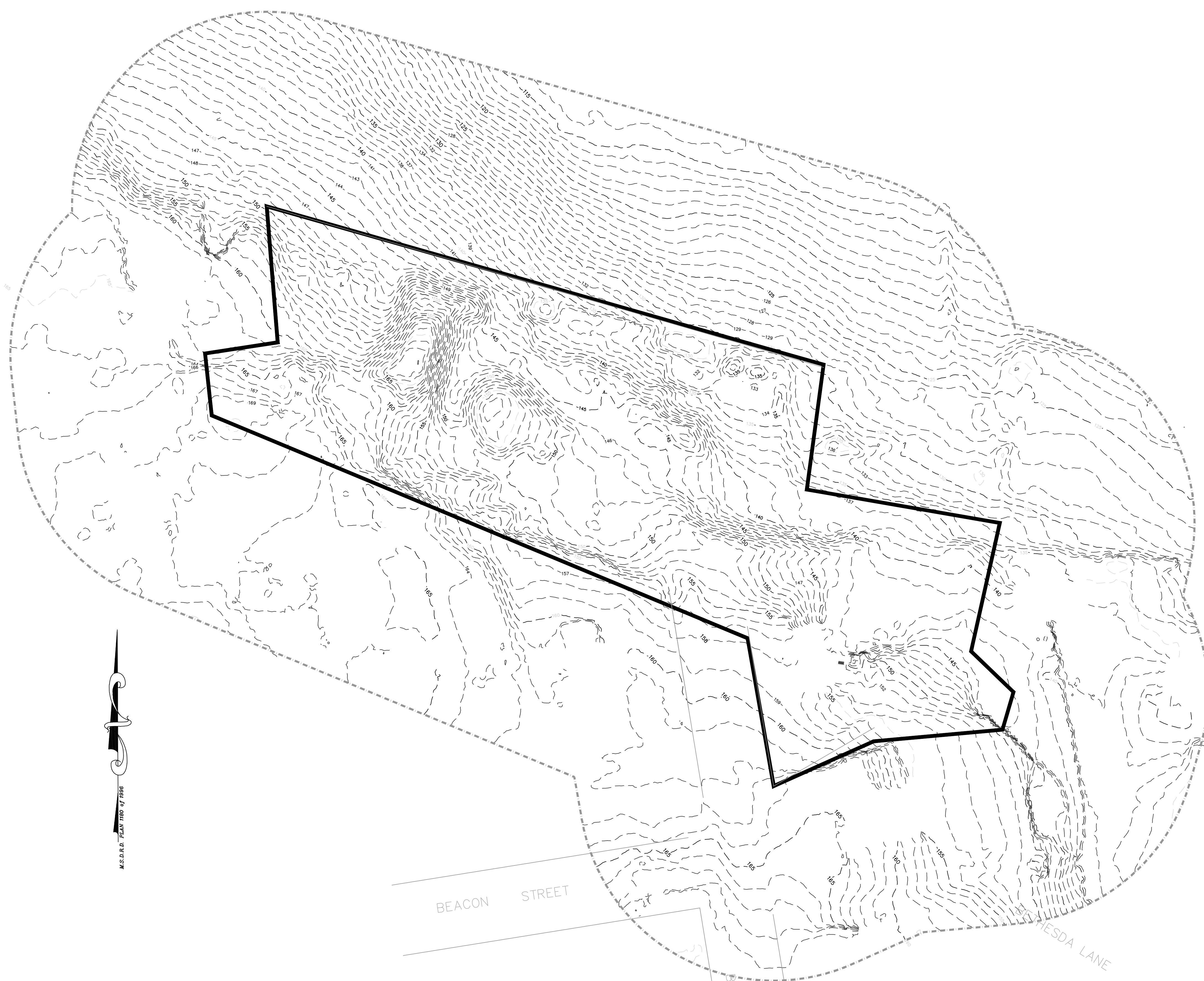
COVER SHEET
ASSESSOR'S MAP 27, LOT 411
45 BEACON STREET
READING, MASSACHUSETTS

OWNER & APPLICANT:
ANGELO SALAMONE
45 BEACON STREET, READING MA MA 01867

DATE: 7.24.2023

SHEET 1 OF 5

PGC ENGINEERING PLLC. PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 CHASE STREET, WEST NEWBURY, MA 01985 TEL. 978-991-4550

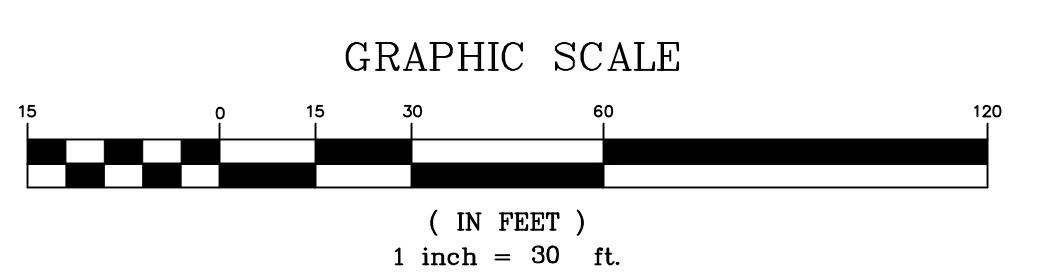


M.S.D.A.D. PLAN 1100 OF 1986

BEACON STREET

MIESDA LANE

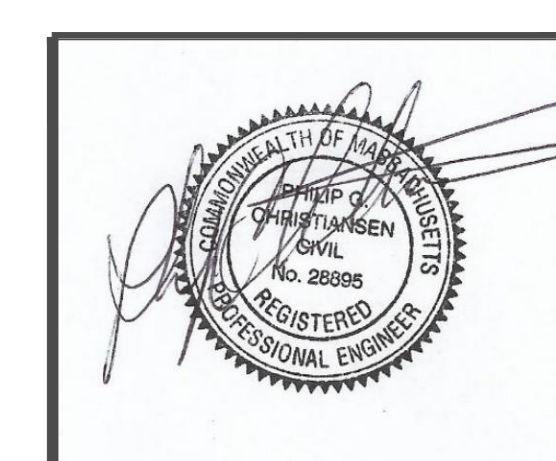
TOPOGRAPHY WITHIN 100 FEET OF PROPERTY



BEACON STREET EXTENSION
SUPPLEMENTAL INFORMATION

TOPOGRAPHY
ASSESSOR'S MAP 27, LOT 411
45 BEACON STREET
READING, MASSACHUSETTS

OWNER & APPLICANT:
ANGELO SALAMONE
45 BEACON STREET, READING MA MA 01867



DATE: 8.03.2023

SHEET 2 OF 3

PGC ENGINEERING PLLC. PROFESSIONAL ENGINEERS
& LAND SURVEYORS
10 CHASE STREET, WEST NEWBURY, MA 01985 TEL. 978-991-4550

MAP 27 LOT 412 ??

MAP 27 LOT 395
43 CHESTNUT ROAD
N/F JOSEPH A. & ANASTASIA DASILVA
BK. 63558 PG. 132

MAP 27 LOT 387
37 CHESTNUT ROAD
N/F MARK J. & WHITNEY GOODHUE
BK. 41088 PG. 311

MAP 27 LOT 368
101 BEACON STREET
N/F LOREEN M. BEVERE
BK. 41766 PG. 37

MAP 27 LOT 369
99 BEACON STREET
N/F PHILLIP M. & PHOEBE M. JOHNSON
BK. 31772 PG. 314

MAP 27 LOT 370
89 BEACON STREET
N/F MICHAEL E. DECROTEAU
BK. 65729 PG. 490

MAP 27 LOT 371
36 BEACON STREET
N/F BEACON STREET 2012 REALTY TRUST

MAP 27 LOT 404
4 COLDSPRING ROAD
N/F PENNY A. JEAN
BK. 49389 PG. 45

MAP 27 LOT 397
590 MAIN STREET
N/F MARY ELIZABETH & JOHN JOYCE
BK. 25762 PG. 537

MAP 27 LOT 386
17 BETHESDA LANE
N/F DAKIS S. & KIMBERLY A.
KOUTOUVIDES
BK. 67624 PG. 315
PLAN: BK. 26835 PL. 160

MAP 27 LOT 378
39 BEACON STREET
N/F CHRISTOPHER K. & SARAH WILMER
BK. 57188 PG. 116

PARCEL AREA
59,746 S.F.±
1.372 ACRES

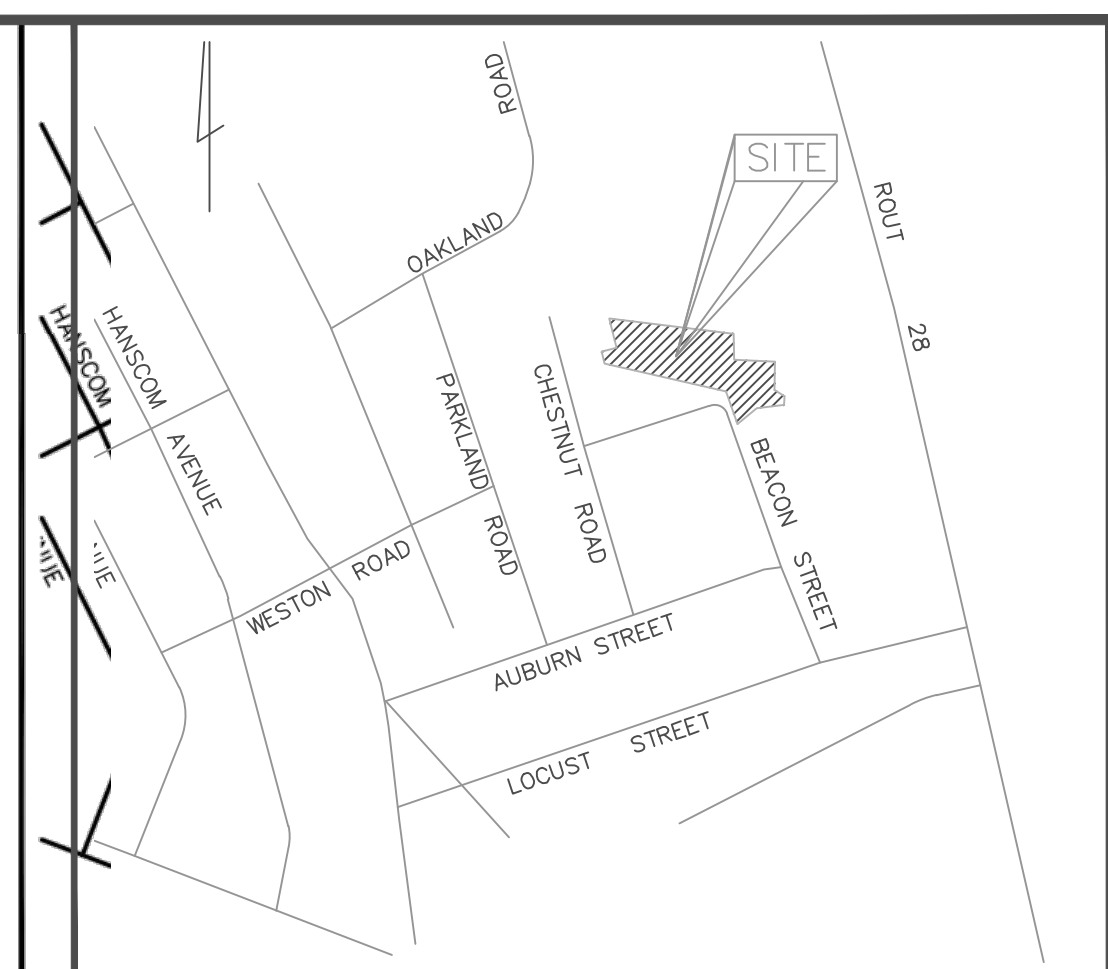
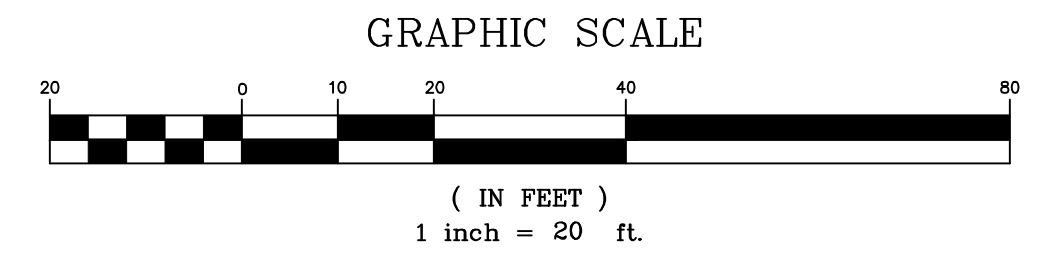
EXISTING
SINGLE
FAMILY
RESIDENCE

ZONING DATA:

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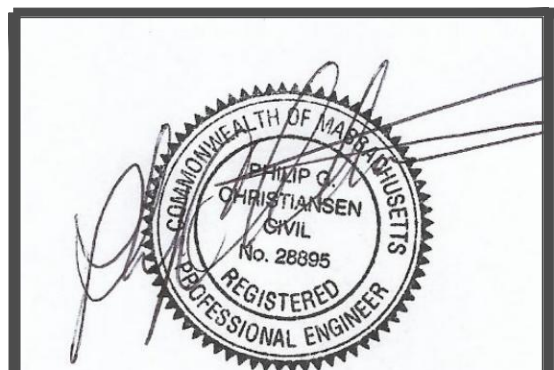
SITE PLAN
SCALE: 1" = 20'



VICINITY PLAN
SCALE: 1" = 500'

M.S.D.P. PLAN 1100 of 1106

BEACON STREET EXTENSION



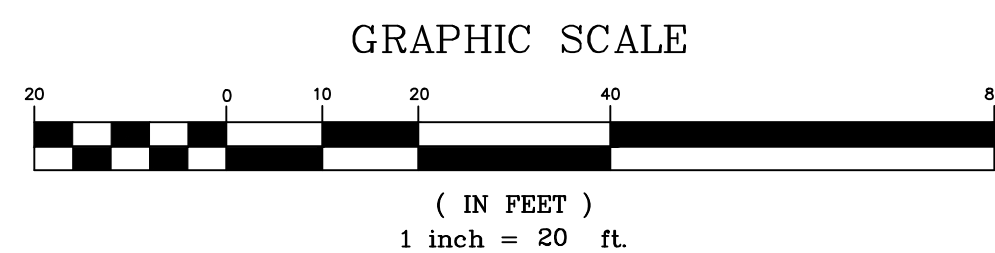
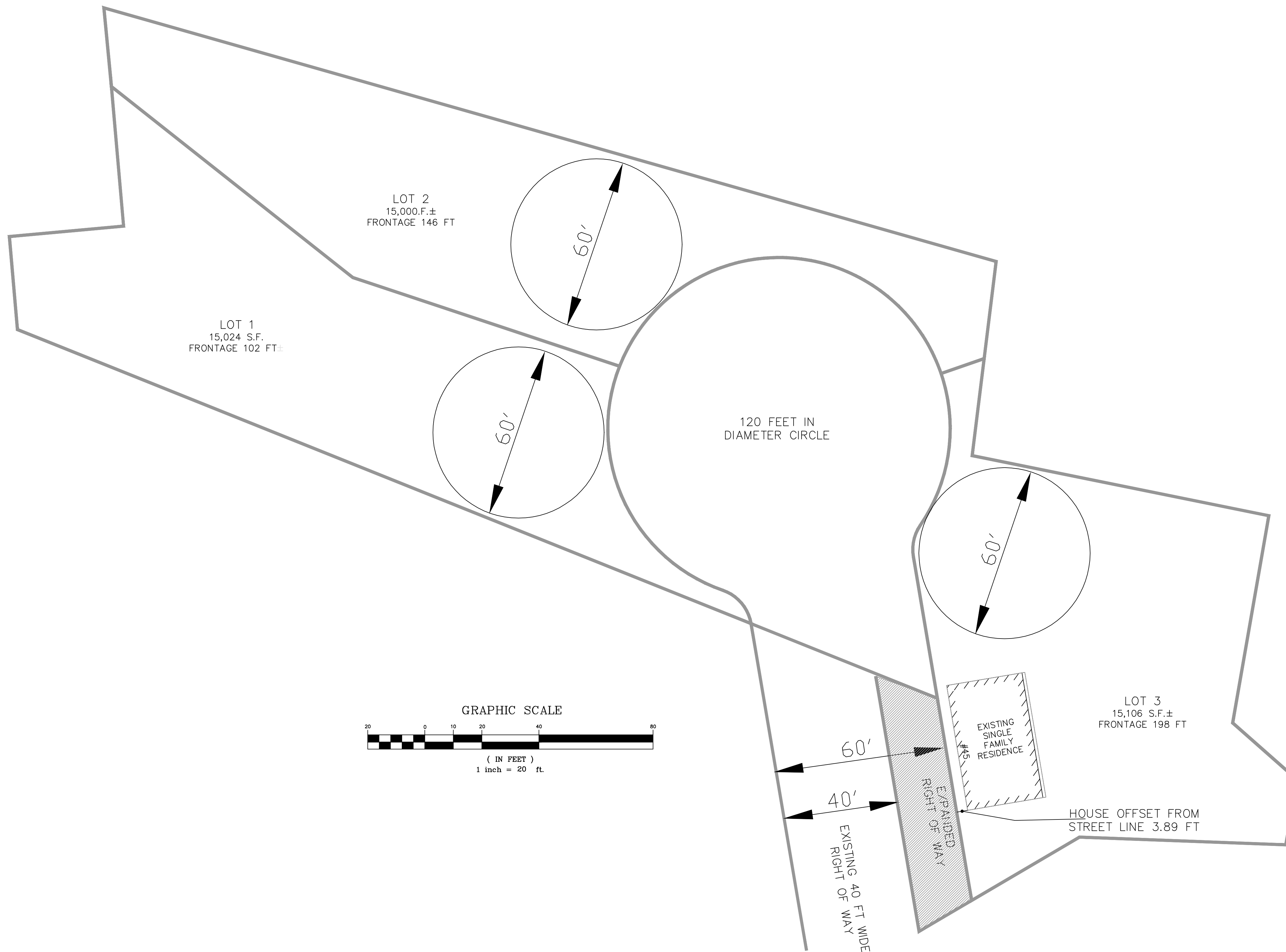
EXISTING CONDITIONS
ASSESSOR'S MAP 27, LOT 411
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READING, MASSACHUSETTS

OWNER & APPLICANT:
ANGELO SALAMONE
45 BEACON STREET, READING MA MA 01867

DATE: 7.24.2023

SHEET 2 OF 5

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197



EXPANSION OF ROADWAY WIDTH

Beacon Street is currently laid out as a Right of Way of 40 feet in width. South of the site the street starts at Locust Street and extends approximately 600 feet to the site and extends as a 40 ft right of way for nearly 300 feet to the West. The Applicant only has control of 94 feet of the eastern sideline of that right of way.

The area highlighted by the hatch in the plan is the only area in which the applicant could expand the Right of Way to 60 feet. In doing so it would require a zoning variance for a front yard setback for the existing house.

It would not be illogical to have a 94 ft length of a road be 60 feet in width and the remaining 810 feet to be a 40 foot width.

BEACON STREET EXTENSION
SUPPLEMENTAL INFORMATION



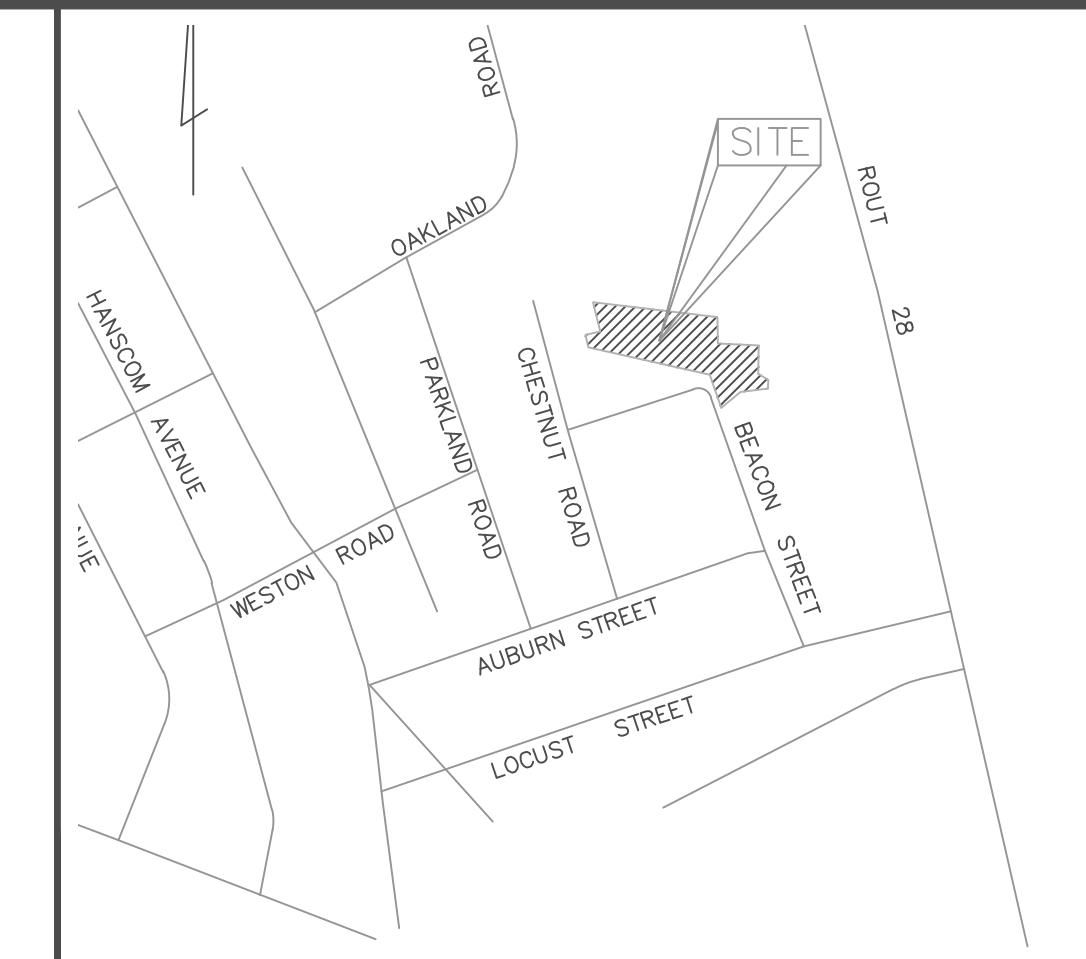
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SHEET A

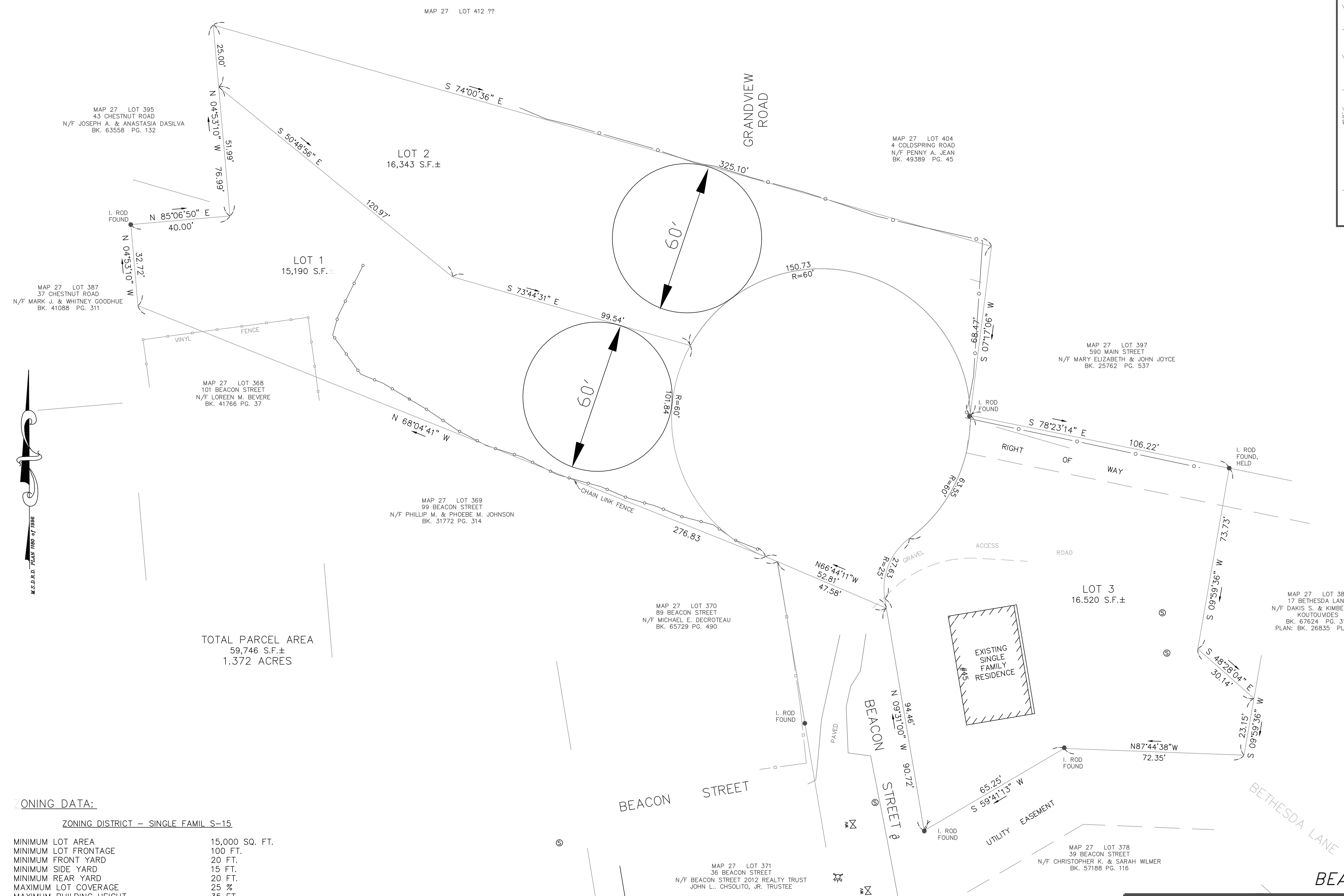
CONCEPT PLAN
ASSESSOR'S MAP 27, LOT 411
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READING, MASSACHUSETTS

OWNER & APPLICANT:
ANGELO SALAMONE
45 BEACON STREET, READING MA MA 01867

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VICINITY PLAN
SCALE: 1" = 500'



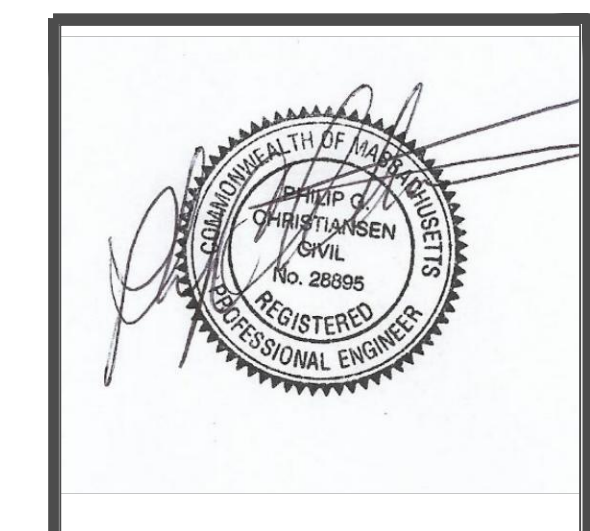
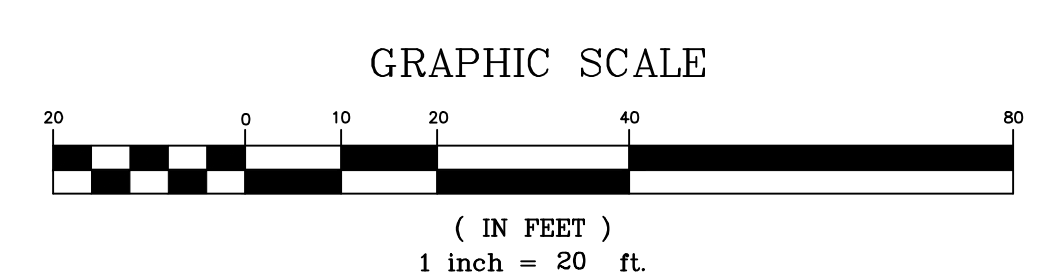
TOTAL PARCEL AREA
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1.372 ACRES

ZONING DATA:

ZONING DISTRICT — SINGLE FAMIL S-15

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SITE PLAN
SCALE: 1" = 20'



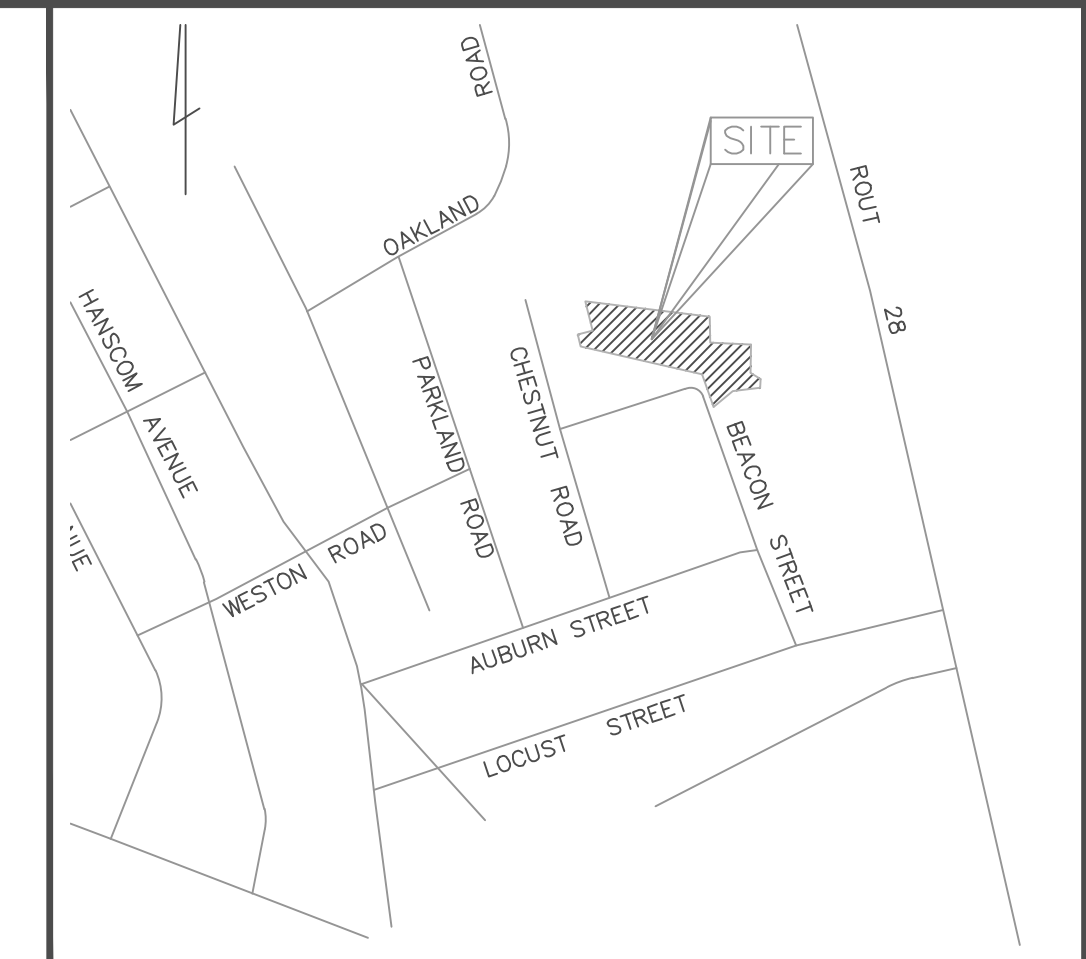
DATE: 7.24.2023 REV 8/3/23

SHEET 3 OF 5

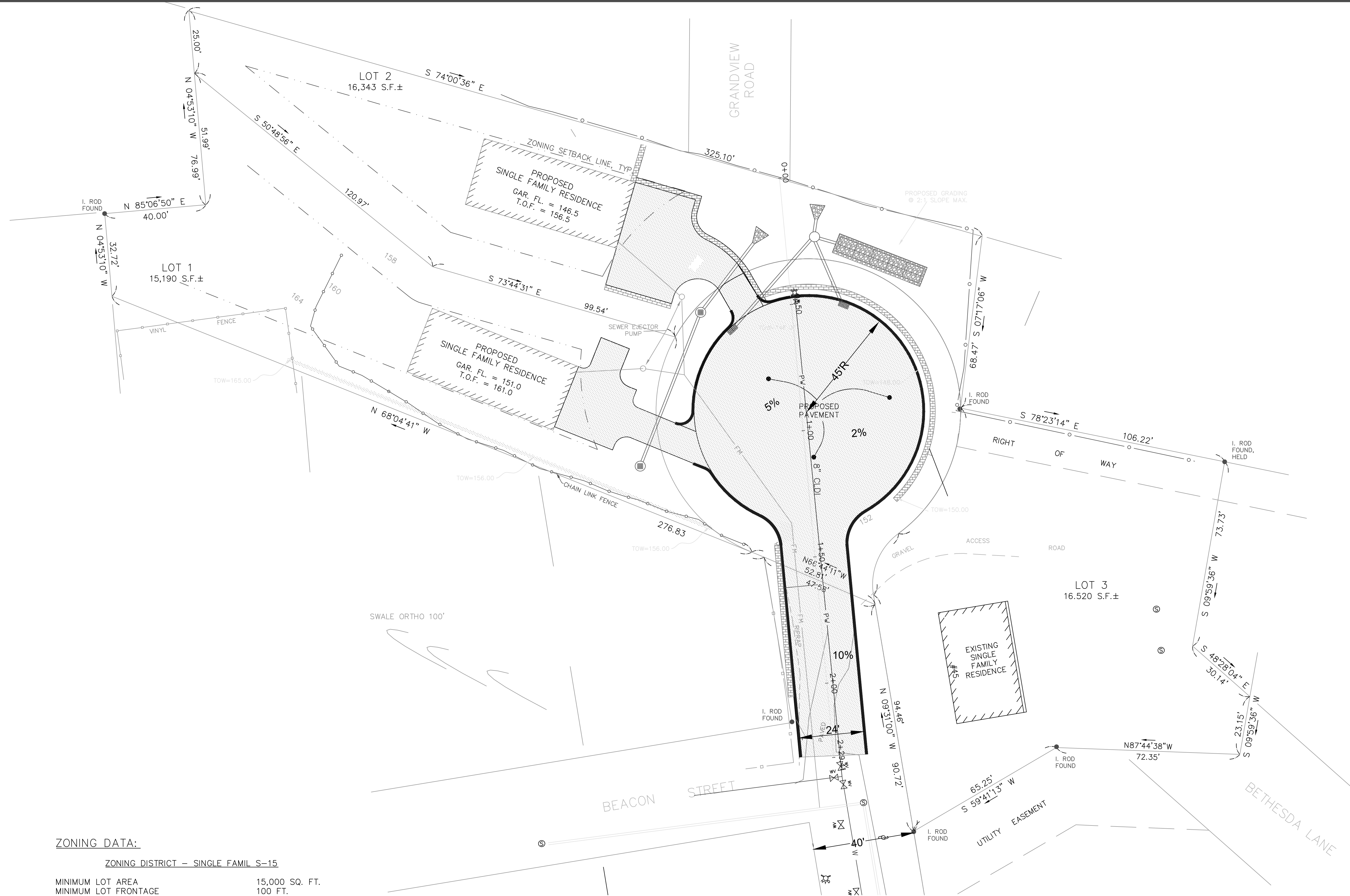
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45 BEACON STREET
READING, MASSACHUSETTS

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VICINITY PLAN
SCALE: 1" = 500'

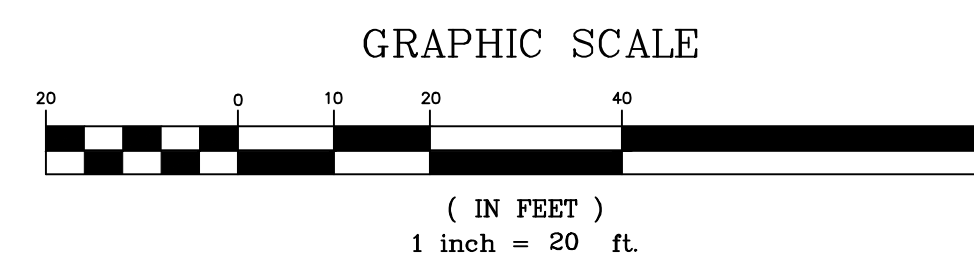


ZONING DATA:

ZONING DISTRICT - SINGLE FAMIL S-15

MINIMUM LOT AREA	15,000 SQ. FT.
MINIMUM LOT FRONTAGE	100 FT.
MINIMUM FRONT YARD	20 FT.
MINIMUM SIDE YARD	15 FT.
MINIMUM REAR YARD	20 FT.
MAXIMUM LOT COVERAGE	25 %
MAXIMUM BUILDING HEIGHT	35 FT.

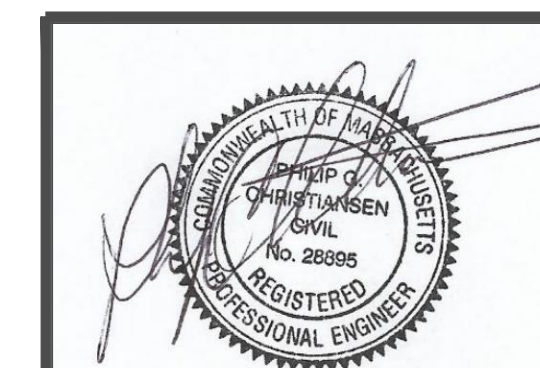
SITE PLAN
SCALE: 1" = 20'



BEACON STREET EXTENSION
SUPPLEMENTAL INFORMATION

PROPOSED IMPROVEMENTS
ASSESSOR'S MAP 27, LOT 411
45 BEACON STREET
READING, MASSACHUSETTS

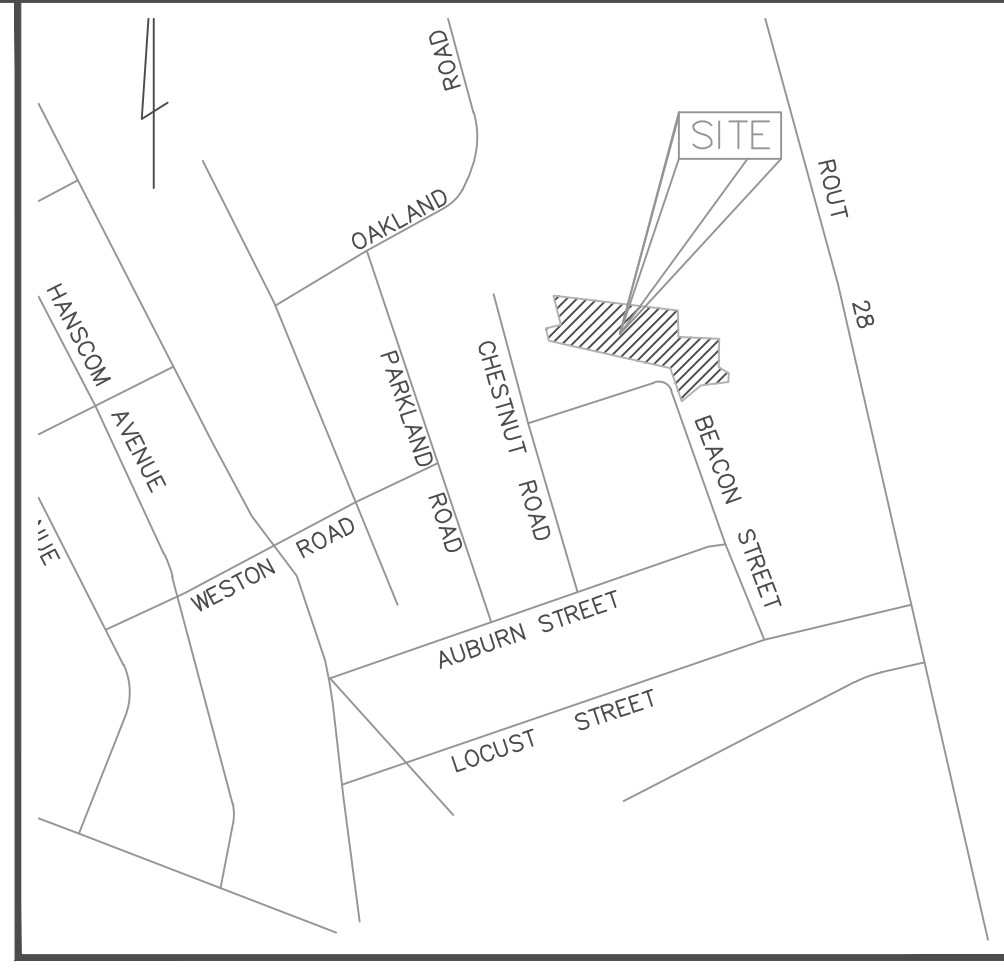
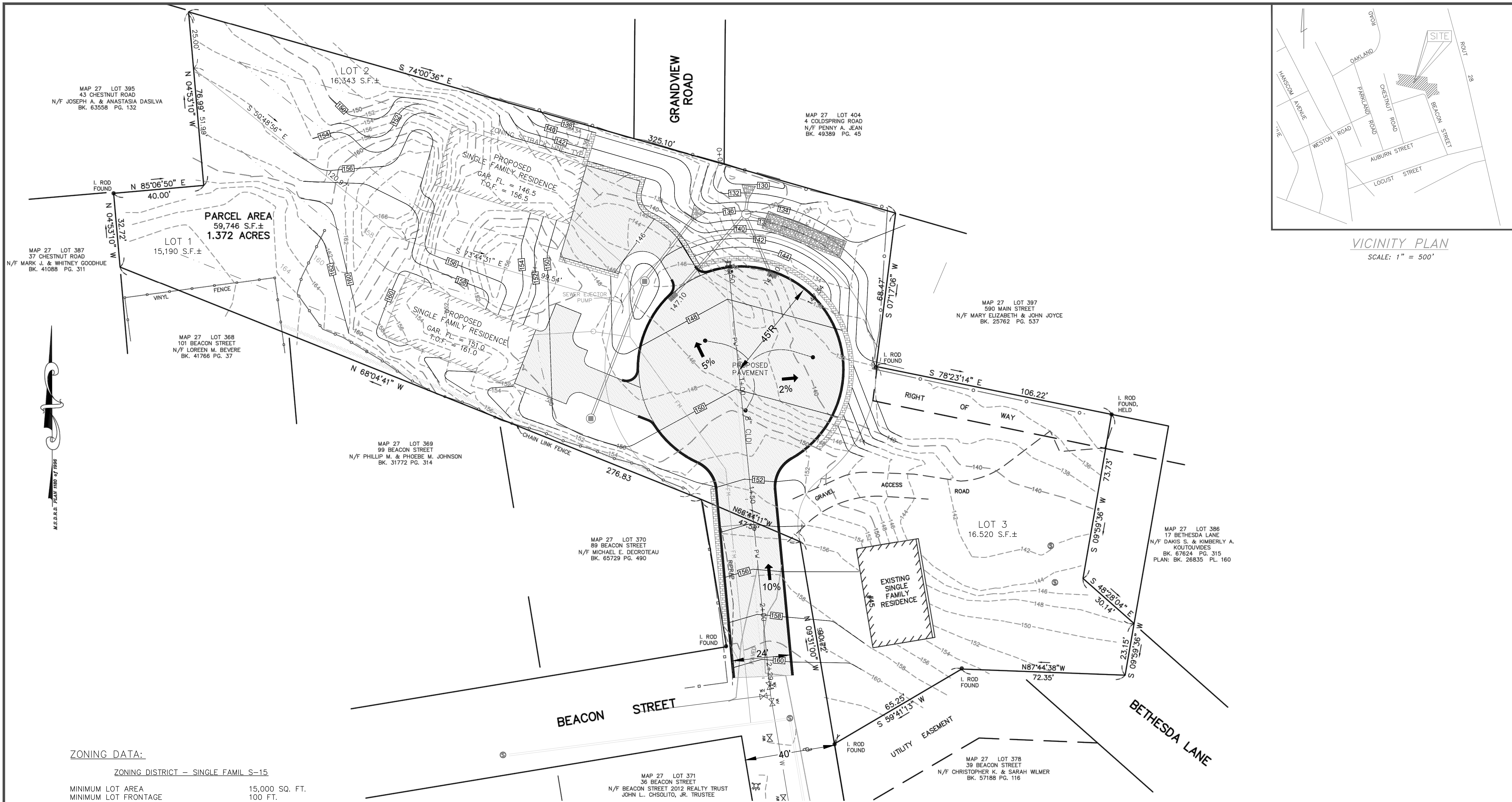
OWNER & APPLICANT:
ANGELO SALAMONE
85 BEACON STREET, READING MA MA 01867



DATE: 8.03.2023

SHEET 3 OF 3

PGC ENGINEERING PLLC PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 CHASE STREET, WEST NEWBURY, MA 01985 TEL. 978-994-4550



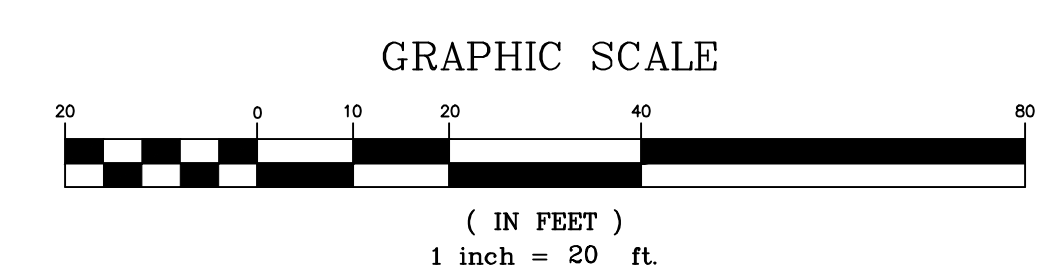
VICINITY PLAN
SCALE: 1" = 500'

ZONING DATA:

ZONING DISTRICT - SINGLE FAMIL S-15

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MAXIMUM LOT COVERAGE	25 %
MAXIMUM BUILDING HEIGHT	35 FT.

SITE PLAN
SCALE: 1" = 20'



BEACON STREET EXTENSION



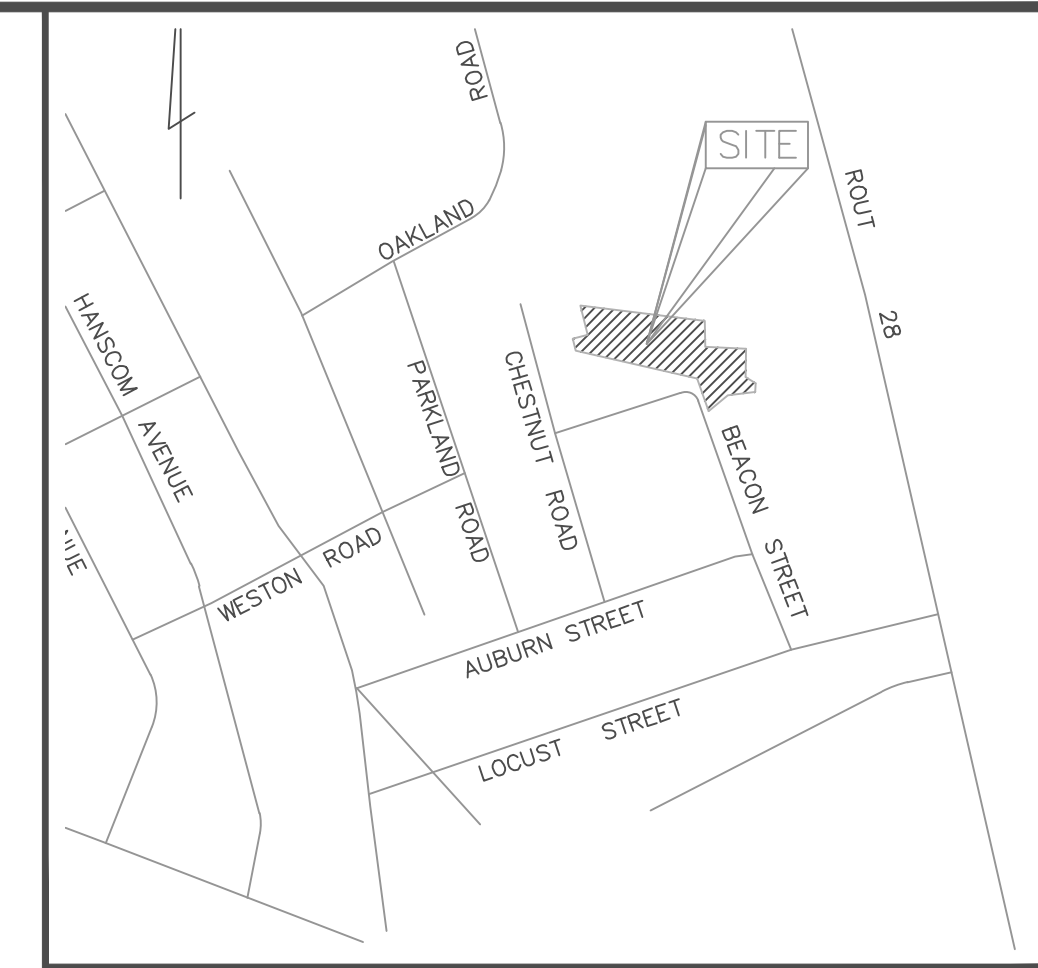
PROPOSED IMPROVEMENTS
ASSESSOR'S MAP 27, LOT 411
45 BEACON STREET
READING, MASSACHUSETTS

OWNER & APPLICANT:
ANGELO SALAMONE
45 BEACON STREET, READING MA MA 01867

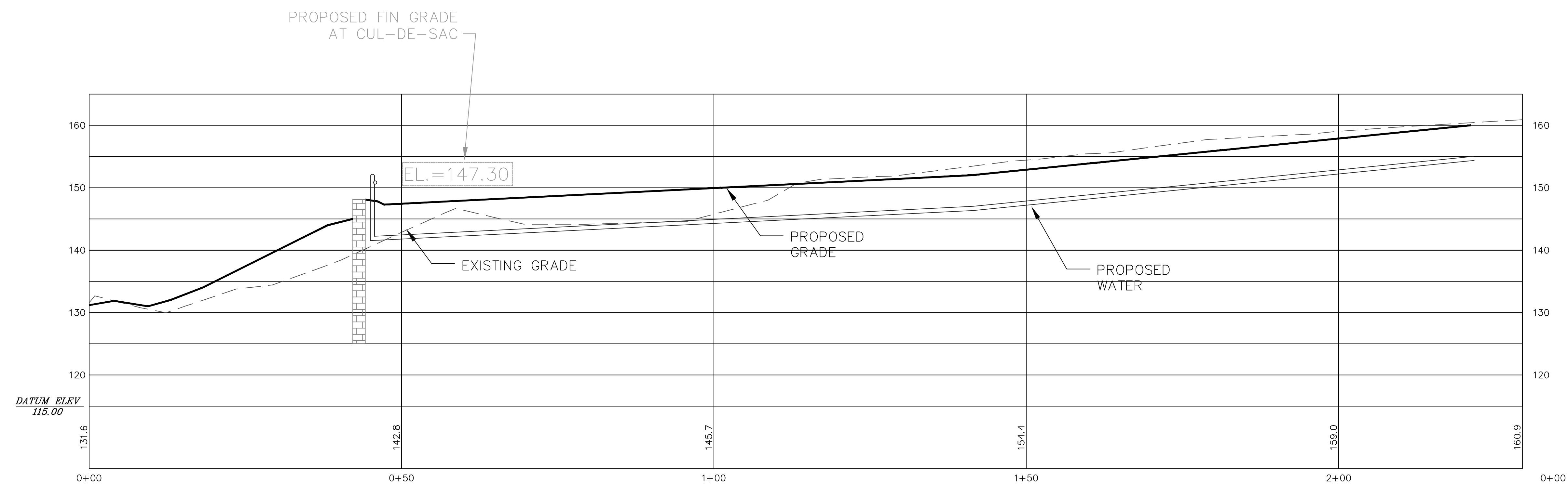
DATE: 7.24.2023

SHEET 4 OF 5

PGC ENGINEERING PLLC PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 CHASE STREET, WEST NEWBURY, MA 01985 TEL. 978-994-4550



VICINITY PLAN
SCALE: 1" = 500'



ROADWAY PROFILE

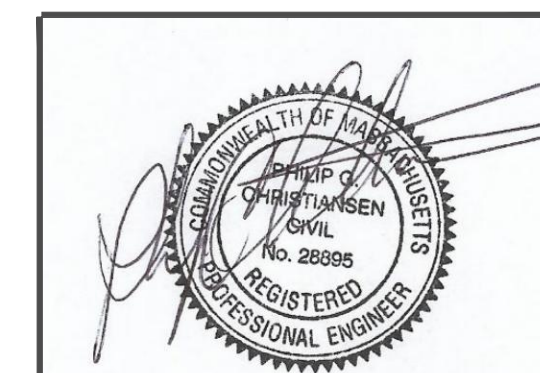
SCALE: HOR 1" = 10'
VER 1" = 10'

BEACON STREET EXTENSION

ROADWAY PROFILE
ASSESSOR'S MAP 27, LOT 411
45 BEACON STREET
READING, MASSACHUSETTS

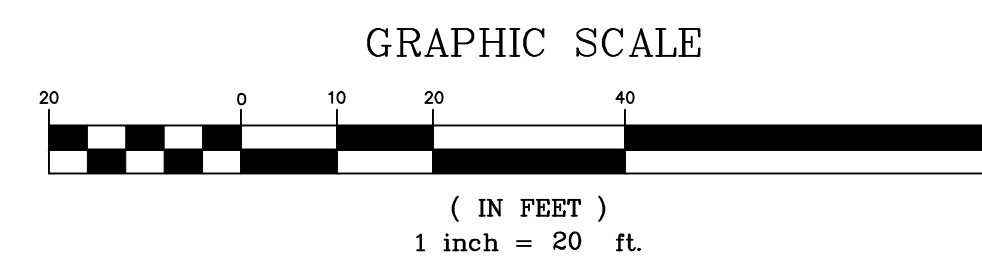
OWNER & APPLICANT:
ANGELO SALAMONE
45 BEACON STREET, READING MA MA 01867

PGC ENGINEERING PLLC PROFESSIONAL ENGINEERS
& LAND SURVEYORS
10 CHASE STREET, WEST NEWBURY, MA 01985 TEL. 978-502-5197

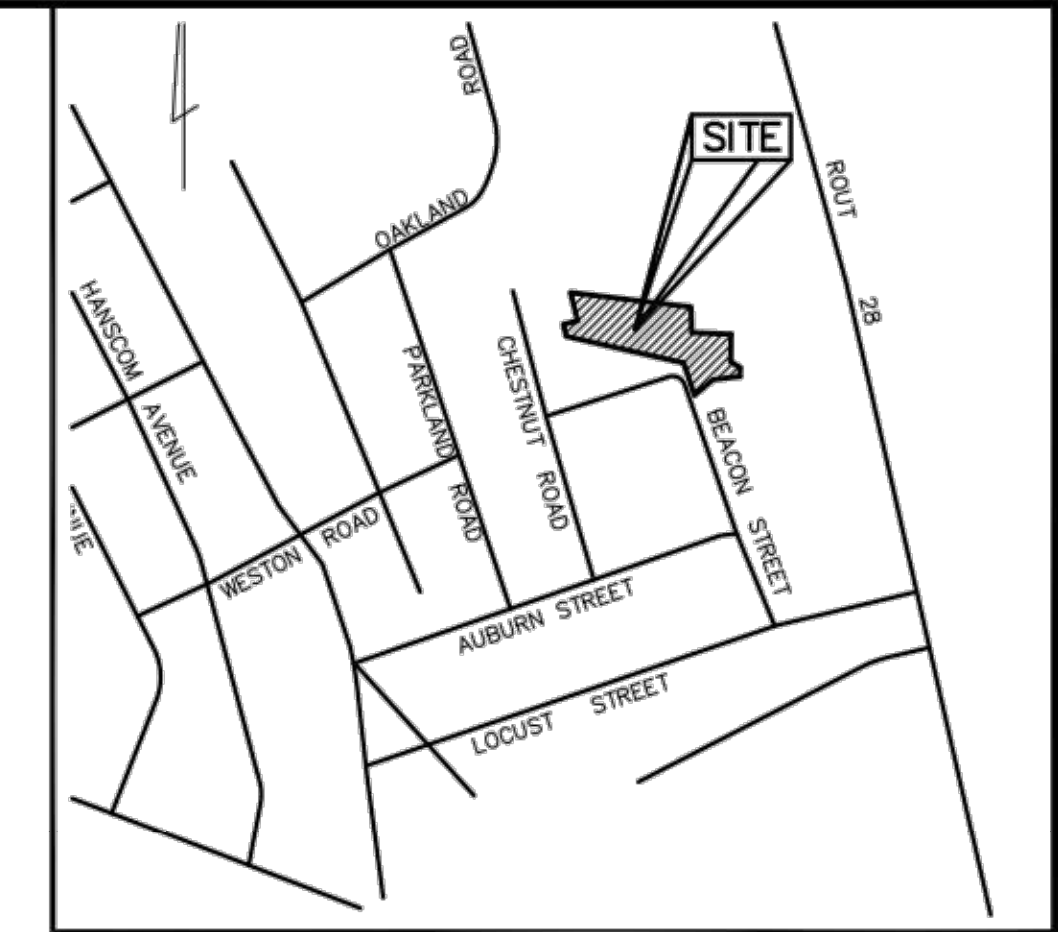


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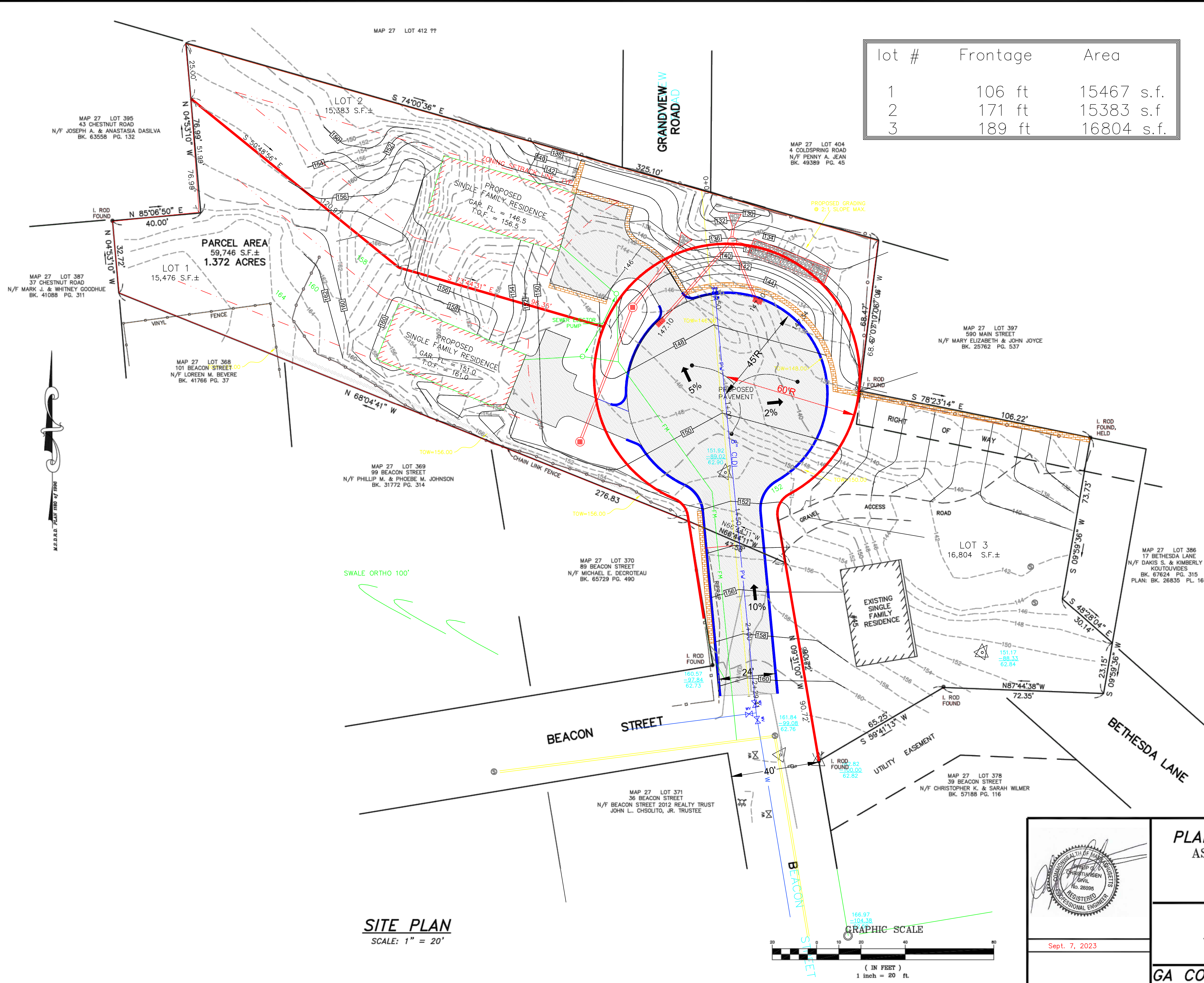
SHEET 5 OF 5



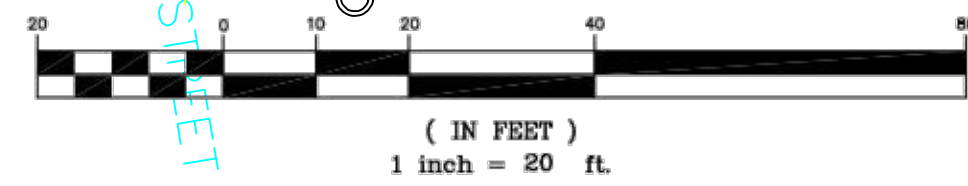
lot #	Frontage	Area
1	106 ft	15467 s.f.
2	171 ft	15383 s.f.
3	189 ft	16804 s.f.



VICINITY PLAN
SCALE: 1" = 500'



SITE PLAN
SCALE: 1" = 20'



Sept. 7, 2023

PLAN OF EXSITNG CONDITONS
ASSESSOR'S MAP 27, LOT 411
45 BEACON STREET
READING, MASSACHUSETTS

OWNER & APPLICANT:
ANGELO SALAMONE
45 BEACON STREET, READING MA MA 01867

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS
10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197