

Response to Request for Proposals for:

Independent Peer Review for Emerson Homes Affordable Housing Project (Technical Proposal)

Town of Topsfield, MA



Prepared by:

Beals and Thomas, Inc.
144 Turnpike Road
Southborough, MA 01772

Presented to:

Lynne Bermudez
Town of Topsfield Town Hall
8 West Common Street
Topsfield, MA 01983

December 2022



December 13, 2022

Ms. Lynne Bermudez
Town of Topsfield
Town Hall
8 West Common Street
Topsfield, Massachusetts 01983

Via: Email to lbermudez@topsfield-ma.gov

Reference: Response to Request for Proposals – Non-Fee Proposal
Independent Peer Review for
Emerson Homes Affordable Housing Project
10 High Street
Topsfield, Massachusetts
B+T Project No. M9073.00

Dear Ms. Bermudez and Members of the Zoning Board of Appeals:

Beals and Thomas, Inc. (B+T) is pleased to provide this response to the Request for Proposals (RFP) to the Zoning Board of Appeals (the Board) to provide peer review consulting services related to the Chapter 40B Comprehensive Permit (40B) Application for Emerson Homes (the Project) located at 10 High Street in Topsfield (the Site). We understand that The Caleb Group (the Applicant) proposes to develop a 40B housing project consisting of 44 apartment units with associated improvements.

As the enclosed narrative will demonstrate, we offer extensive experience providing similar services to municipalities and municipal boards. Our technical expertise, multi-disciplinary staff, and commitment to dedicating a senior Professional Engineer to manage these services will provide the Town of Topsfield with optimal communication, coordination, and responsiveness.

Please refer to the Staff Qualifications section of this response for specific information regarding staffing to provide these services for the Town of Topsfield. Our proposed team consists of experienced personnel who have the project management and technical capabilities necessary to successfully complete the required scopes of services.

Specifically, the Town's Team will be directed by **Gerry Preble**, a Professional Engineer and President of the firm. **Matthew Cote**, also a Professional Engineer and/or **Stacy Miniham**, a Professional Wetland Scientist will manage individual review tasks depending on focus area (e.g. Stacy would manage aspects of conservation and resource area while Matt would manage other engineering services). **Andrew Gorman**, a Certified Erosion, Sediment and Stormwater Inspector, and **David LaPointe**, a Registered Landscape Architect will also form part of the B+T team. In addition to our multidisciplinary staff, we will engage Chappell Engineering Associates, LLC with **Ron Müller**, a Professional Engineer providing the review of traffic documentation. All noted team members have significant experience assisting numerous municipalities with similar services.

As discussed with Ms. Bermudez via phone on December 5th, B+T provides this Disclosure of Appearance of Conflict of Interest relative to our pending professional services to assist the Board with the review of this Project. The subject Project was in-part designed and is being presented on behalf of the Applicant by Vanasse & Associates, Inc. (VAI) and Jeffery Dirk. B+T often partners and collaborates with VAI on traffic review related services. B+T does not have any in-house traffic engineering; and therefore, will not directly be reviewing VAI work products and will contract with Chappell Engineering Associates as noted herein to undertake the traffic peer review.

We are confident that we can perform our duties as the engineering peer reviewer on behalf of the Board for this Project objectively and fairly; however, wanted to bring our existing affiliation with VAI to the Board's attention for the Administrative Record.

B+T has provided professional peer review services for the Town of Topsfield for both the Planning Board and Conservation Commission in the last 5-10 years. Peer review services were provided for several projects, but most notably the Rolling Green Elderly Housing project at 470 Beacon Street; 57 Perkins Row; and, the Hickory Beach Subdivision.

We are available to commence services immediately and look forward to the opportunity to assist the Town of Topsfield. If you have any questions, please do not hesitate to contact our office to discuss.

Sincerely,

BEALS AND THOMAS, INC.



David J. LaPointe, RLA, LEED AP, CPSI
Principal



Matthew Cote, PE, SITES AP, ENV SP
Senior Civil Engineer

Enclosure

MC/djl/ggp/aak/M907300PR001

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APPENDICES

- Appendix A: Resumes
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Approach

We will work with the Town of Topsfield Zoning Board of Appeals by reviewing this application in the context of zoning, subdivision, wetlands and other applicable state and local bylaws as requested, as well as generally accepted engineering practice and Best Management Practices (BMPs).

Our professionals maintain a thorough knowledge of the the Americans with Disabilities Act, relevant state regulations and Massachusetts General Law including M.G.L. Chapter 41 Section 81 (Subdivision Control Law), the Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the implementing regulations at 310 CMR 10.00. We are also well-versed in other relevant state and federal environmental permit requirements (e.g. US Army Corps of Engineers, MassDEP 401 Water Quality Certification, MassDEP Waterways Chapter 91, the MA Endangered Species Act, and the MA Environmental Policy Act).

The principal objectives of our land development review services are to ensure that a proposed project:

- Is compatible with existing development patterns and neighboring land use
- Will not overburden the capacity of existing infrastructure and resources
- Is consistent with the community long-range plan for growth and development
- Conforms to zoning and development regulations
- Adheres to standard engineering design and permitting practices
- Requests the minimum waivers practicable. Specifically, with regard to Comprehensive Permit applications, we review requested waivers in terms of 1) necessity of relief; 2) alternate methods of compliance; and 3) adverse impact of approval

Our municipal review services focus on assisting local officials, boards, and commissions with understanding a development proposal. We complete our review services in an objective and professional manner to assist the Applicant and Town of Topsfield to develop a project that meets the needs of the community and the project proponent and that can function in a safe and efficient manner. We understand that these services need to be addressed in a timely manner and with a high level of quality control.

Project Time-Line and Quality Control

B+T is affirming our capacity to undertake this Project in a timely manner and with a high level of quality control. We will coordinate with the Town of Topsfield to establish the required timeframe for this Project. We are recognized for our efficient and responsive services and are committed to providing the Town of Topsfield with these services. The references provided herein will confirm our commitment to timeliness and quality control.

Most importantly, we understand that our role is to address each individual aspect of the Project scope and provide the Town of Topsfield with prompt, efficient and quality professional services. We consider ourselves as a consultant who not only responds, but who can also serve as a resource to the Town of Topsfield, by utilizing our knowledge of classical civil engineering services, as well as our expertise in innovative civil engineering technical practices. Succinctly, we understand that it is our role to execute each scope item by providing consistent superior services.

For peer review services, we typically require three weeks from receipt of complete project application materials to conduct our review and provide our comment letter. Thereafter, we complete reviews of supplemental information/responses to our initial comments based on hearing schedules or as otherwise coordinated with our municipal clients.

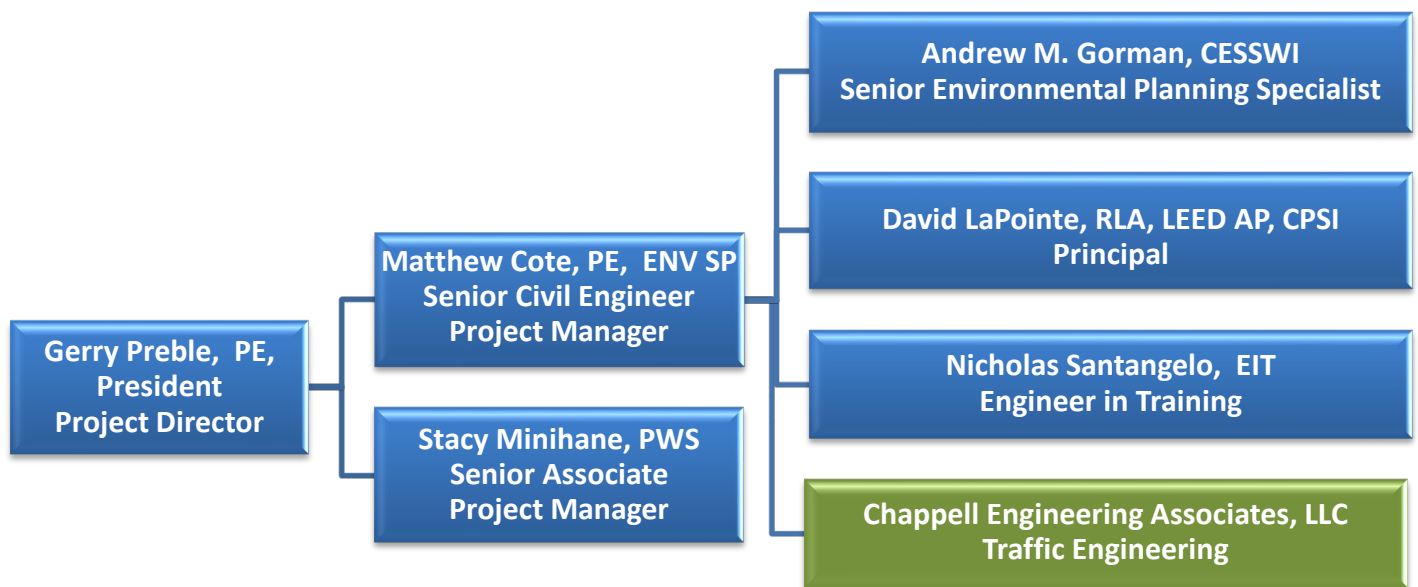
Capacity and Commitment to Complete Services

We are committed to providing the personnel and resources detailed herein and have a scheduling and workload-balancing structure inherent in the firm's operations to ensure this commitment to the Project. The management of the overall workload for the company is focused on balancing projects within respective Design Groups. Each significant project within the company is required to prepare a detailed project schedule to identify assignments, deadlines, and personnel assigned to complete the tasks. Overall, the development and management of an extended company schedule is maintained on a weekly basis to efficiently implement projects, identify support that may be required, and to promote the efficient scheduling of internal resources within the firm. In the event that issues arise that would require the services of others within the firm, our full staff is accessible.

Succinctly, all of the Town's Team members detailed herein have capacity within their existing and anticipated workload to accommodate peer review services for Topsfield. We have a proven track record of providing peer review services in a timely manner and we trust that our references will confirm our ability to meet deadlines, including expedited reviews.

Project Team

We have assigned a core team of professionals to address the services required by the Town of Topsfield. Moreover, we have a depth of staff that allows us to supplement the Town's Team as may be necessary to expeditiously address the requirements of the Town. Specifically, we have approximately 40 employees representing Professional Engineers, Registered Landscape Architects, Professional Land Surveyors, LEED® Accredited Professionals, SITES® Accredited Professionals, a Licensed Site Professional, Envision Certified Professionals, a Certified Playground Safety Inspector, and Professional Wetland Scientists.



The staff involved in review of this particular Project will be case-specific, with each discipline focusing on their aspect of the Chapter 40B Comprehensive Permit Application documents.

B+T Staff Qualifications

The following staff will comprise the “Town’s Team”. Detailed resumes/qualifications for the Town’s Team are provided in Appendix A.



George Preble, PE, Project Director. Gerry will direct our services and serve as a point of contact for the duration of the Project. Gerry is responsible for project direction and management, civil and environmental engineering, and permitting for a range of industrial, commercial, residential, conservation and restoration projects. He has served as the Professional Engineer for review services for several municipalities, including Plymouth, Quincy and Wrentham, Massachusetts. Gerry has also served as a Project Director and Professional Engineer on a variety of design and permitting contracts with various municipalities.



Matthew Cote, PE, ENV SP. Matt will serve as Project Manager for the Zoning Board of Appeals and will be the primary contact and responsible for managing the contractual relationship with the Town of Topsfield and the day-to-day relationships with the broader Project Team. He is a civil/environmental engineer with significant knowledge of best practices and industry standards as they relate to infrastructure design and rehabilitation, project management, and construction oversight. He is adept at solving complex problems with innovative solutions while maintaining high levels of client service and satisfaction. As a senior civil engineer, Matt is responsible for executing various phases of a project including conceptual planning and design, through construction administration.

His responsibilities also include providing peer review services of the proposed Project, including the associated stormwater management systems. Matt’s depth of experience is highlighted by his municipal infrastructure design expertise as well as utility research and design including water distribution, sewage collection, pump station and disposal system design. Additional skill sets include site work specification preparation, earthwork analysis, value engineering, and preparation of construction cost estimates.



Stacy Minihane, PWS. Stacy is a Professional Wetland Scientist with extensive experience in local, state, and federal land use and environmental permitting processes, wetland science and environmental research, and she is adept at the preparation and oversight of complex reports and permitting documentation. She actively reviews and comments on proposed regulatory changes, and has coordinated extensively with various local, state, and federal regulatory agencies about such changes, including involvement in technical advisory committees. She is an experienced facilitator, managing and participating in the collaborative processes for a variety of projects.

Her thorough understanding of the subject matter and dynamics of working with government agencies allows her to help participants and project applicants manage complex technical information while maintaining productive communication throughout the process.

As the leader of B+T's Planning and Environmental Services Discipline, Stacy is responsible for educating colleagues on changes in environmental regulations and for maintaining the discipline's technical knowledge base. Stacy also provides project peer review services for various Conservation Commissions in Massachusetts and is a former member of her community's Conservation Commission. She is engaged in various regulatory and resiliency initiatives, including previously serving on MassDEP's Stormwater Management Updates Technical Advisory Committee on behalf of the Association of Massachusetts Wetland Scientists. Stacy is currently serving as the President of the Association of Massachusetts Wetland Scientists as well as on the board of the Environmental Business Council of New England.



Andrew Gorman, CESSWI. Andrew provides technical and field support for a variety of local, state, and federal permit applications. He delivers high quality environmental consulting services to many private and public sector clients and is a skilled public presenter. In the field, Andrew is responsible for wetland resource area delineations, vernal pool investigations, wildlife habitat studies, vegetative inventories, and construction monitoring. He excels at generating detailed reports and documentation at all levels of project design. In addition to his report writing and field experience, Andrew provides comprehensive GIS graphics to assist in project planning and public presentations, and also undertakes wetland replication siting, design, and monitoring.

Andrew's experience with municipal government spans many disciplines, from administering the MA Wetlands Protection Act as former Chair of the Uxbridge Conservation Commission to previously serving on a local Stormwater Committee and Cable Advisory Committee. Andrew also provides peer review and construction monitoring services for various Conservation Commissions.



David J. LaPointe, RLA, LEED AP, CPSI. Dave has significant experience spanning an array of project types including office buildings, institutional campuses, industrial facilities, recreational facilities, and residential developments, for which he provides expertise regarding a variety of site design elements such as vehicle and pedestrian circulation, accessibility, materials selection, grading and planting design for conformance with regulations, as well as standard design principles.

Dave's experience also includes numerous park projects, as well as downtown visioning and wayfinding projects. He is the firm's expert with regard to Massachusetts Architectural Access Board and ADA requirements. He has also assisted multiple municipalities with the review of revisions to their Zoning Bylaws and Subdivision Rules and Regulations. Dave is a former member of the Norfolk Planning Board and Norfolk Design Review Board. He has participated in peer reviews of projects in numerous Massachusetts municipalities including the City of Quincy and Towns of Amesbury, Foxborough, Medway, Plymouth, and Wrentham.



Nicholas (Nick) Santangelo, EIT. Nick is involved with numerous aspects of the civil engineering design discipline at B+T. His responsibilities include stormwater management analysis and design, construction cost estimating, site plan development, construction administration, field testing, and peer reviews.

Our team of civil engineers, landscape architects, environmental planning and permitting specialists, wetland scientists, and land surveyors is our greatest strength in the design review process – providing our clients with one source of information and direction throughout the life of a project.

Subconsultants

Traffic Ron Müller, PE, (Chappell Engineering Associates, LLC.). Ron has over 35 years of experience in the fields of Traffic Engineering, Transportation Planning, and Expert Witness Testimony and works as a consultant for Chappell Engineering Associates. He is member of the Institute of Transportation Engineers (ITE) and is a Registered Professional Engineer (PE) in Massachusetts. His responsibilities include the design and analysis of roadway, intersection, and interchange systems, pedestrian and bicycle facilities, and the preparation and review of traffic impact studies and roadway and intersection design plans and safety assessments for private and municipal clients.

Ron has a wide range of experience in the fields of Traffic Engineering and Transportation Planning. Traffic impact studies have included performing trip-generation calculations for large- and small-scale developments including mixed-use and transit-oriented projects in urban and suburban settings; traffic modeling and analyses; parking demand calculations; trip distribution and origin-destination studies; traffic calming measures; and project access and off-site improvement strategies. He has extensive experience in the design, analysis and modeling of roadways and signalized and unsignalized intersections, including the design and timing of coordinated traffic signal systems.

Ron will review transportation and traffic engineering, including traffic analysis and management, components of the proposed Project. Specifically, he will be responsible for the review and assessment of traffic circulation, traffic impact studies, parking and transportation infrastructure improvements.

B+T Support Staff

B+T maintains a depth of staff between our offices in Southborough and Plymouth, MA that allows us to supplement the required services for projects as may be necessary. We have approximately 40 employees including Professional Engineers, Registered Landscape Architects, Professional Land Surveyors, LEED® Accredited Professionals, Licensed Site Professional, Envision Certified Professional, Certified Playground Safety Inspectors and Professional Wetland Scientists.

B+T also maintains successful relationships with many specialized sub-consultants and is committed to retaining a well-qualified firm that best suits a specific assignment if dictated by the complexity of a particular project.

Detailed resumes/qualifications for our core team are provided in Appendix A.

Firm Experience

Firm Overview

B+T is a multidisciplinary firm with significant 40B and wetlands science expertise. Our staff routinely addresses similar development projects, both as project design and permitting consultants as well as peer review consultants.

For nearly 40 years, Beals and Thomas, Inc. (B+T) has been providing professional services that support the development and conservation of land and water resources throughout New England, with a focus in Massachusetts. We are committed to preserving the integrity of the New England landscape through sound environmental design and have established a corporate identity based on a balance of planning, development, and conservation.

We specialize in civil engineering, land surveying, landscape architecture, land use permitting, environmental planning, and wetland science. The combined perspective of our multidisciplinary team provides the leadership and management necessary to address client and project needs in a comprehensive and responsive manner. We dedicate the necessary time and staff resources to meet project deadlines and ensure that our clients are uniquely prepared to respond to a range of issues with timely and cost-effective solutions. Our ability to manage and experience with large, complex projects includes a sensitivity to which land development goals and objectives are balanced with environmental and regulatory considerations.

B+T maintains a depth of staff that allows us to supplement the required services for this project as may be necessary. We currently staff Professional Engineers, Registered Landscape Architects, Professional Land Surveyors, LEED® Accredited Professionals, Licensed Site Professionals, Envision Certified Professionals, Certified Playground Safety Inspectors and Professional Wetland Scientists.

Relevant Experience

B+T has extensive experience working with and assisting various municipal boards and committees on a range of development types and sizes, and our team is experienced and adept at reviewing development proposals relating to Chapter 40B Comprehensive Permits.

We currently have long-term on-call peer review and construction monitoring contracts with five municipalities, and routinely provide these services to other municipalities on an as-requested basis, as well. In total, we have provided review services for nearly forty municipalities, and hundreds of projects, including road construction, subdivision, and commercial developments, as well as review of wetland resource area delineations and natural resource considerations.

We have considerable experience from both perspectives, reviewing Chapter 40B proposals on behalf of municipal Zoning Boards of Appeal (ZBAs) as well as preparing and presenting Chapter 40B projects on behalf of applicants. This experience gives us a unique perspective of seeing the process from both sides and allows us to effectively evaluate the needs of the developer and communicate the concerns of the municipality.

Comprehensive permitting and the associated development is a complex practice requiring knowledge of the regulations, perspective of the process, and experience working with developers and municipalities. We have provided our Chapter 40B-related natural resource planning and engineering expertise to municipalities and developers since 1992 and continue to add successful Chapter 40B projects from across Massachusetts to our resume. We have included below a list of some of the Chapter 40B projects for which we have provided natural resource, land use permitting, civil engineering, and/or municipal review services over the last several years. Three (3) relevant project examples that demonstrate review of multifamily housing and 40B projects include:

We recognize that the time of Town staff and volunteers serving on municipal Boards and Commissions is valuable, that meeting agendas are often overloaded, and the clear and comprehensive expert technical input and advice facilitates successful outcomes.

- B+T performed a peer review of *The Sanctuary* Comprehensive Permit Application on behalf of the Manchester-by-the-Sea Zoning Board of Appeals. The application was for 136 apartment units (34 of which would be affordable), in a single 3-story building with associated driveway and site improvements at 0 School Street. B+T reviewed the application and the submitted Wildlife Habitat and Vernal Pool Survey with respect to the proposed development's impact to adjacent habitat as well as vernal pool hydrology. We also evaluated and provided comments on the need of requested relief sought through various waiver requests and potential impacts said relief would have on the adjacent resource areas. B+T also provided suggested conditions for inclusion in the Board's decision.
- B+T provided civil engineering, permitting, wetland consulting and surveying services to support the redevelopment of the historic Ames Shovel Shop under a Chapter 40B Comprehensive Permit. The 8-acre site was once the location of the Ames Shovel Company and is located within the North Easton Historic District in Easton, Massachusetts. The redevelopment included the renovation of nine existing stone masonry buildings, dating from the 1850's, creating 113 residential units.

Some of the approximately 233 parking spaces are located in a garage within the historic Store House building. The development was undertaken as a joint effort with the Town of Easton as the site is also utilized for the location of a wastewater treatment plant and soil absorption system that serves not only the development, but the surrounding North Easton Village neighborhood. We prepared a Groundwater Discharge Permit application for on-site sewage disposal, along with site plans for review by the Zoning Board of Appeals and the Conservation Commission. B+T also provided construction administration and surveying services during construction.

- Review of *The Domain Foxborough* Apartments Comprehensive Permit Application on behalf of the Foxborough Zoning Board of Appeals. The application was for 248 apartment units (62 of which would be affordable), within five (5) 4-story buildings with associated driveway and site improvements on Fisher Street.

We would be pleased to provide additional information relating to our relevant experience upon request.

References

Mr. Lee Hartmann, AICP
Director of Planning & Development
Town of Plymouth
Department of Planning & Development
26 Court Street
Plymouth, MA 02360
(508) 747-1620 ext. 10143
lhartmann@townhall.plymouth.ma.us

Ms. Shannon Palmer, Conservation Agent
Town of North Attleborough
43 South Washington Street
North Attleborough, MA 02760
(508) 699-0125
spalmer@nattleboro.com

Mr. Tom Devine, AICP, Senior Planner
City of Salem
Department of Planning & Community
Development
98 Washington Street, 2nd Floor
Salem, MA 01970
(978) 619-5685
tdevine@Salem.com

Mr. Gil Hilario, CFM, Town Planner
Town of North Attleborough
43 South Washington Street
North Attleborough, MA 02760
(508) 699-0116
ghilario@nattleboro.com

Ms. Rachel Benson, Director of Planning and
Economic Development
Town of Wrentham
79 South Street
Wrentham, MA 02093
(508) 384-5441
planning@wrentham.ma.us

Appendix A

Resumes



George G. Preble, PE, LSP

President

Gerry has over 40 years of civil and environmental engineering experience and serves as a consultant for major corporations as the client's representative for strategic development, master planning, environmental investigations, and water resources planning. He also has extensive experience providing consulting services to assist Planning Boards, Conservation Commissions and Zoning Boards of Appeals who rely on his evaluation of proposed development projects.

Gerry is the former Private Sector Chair of the 495/Metrowest Corridor Partnership and currently Co-Chair of its Water Resources Committee. He has also served on the Massachusetts Department of Environmental Protection's Reclaimed Water Regulations Task Force, making him one of the firm's experts in water resources planning. He has given presentations at professional society conferences ranging from due diligence, low impact development, stormwater management design, peer review services, water resources, reclaimed water applications and the influence of climate change to coastal communities.

Professional Licensure

Professional Civil Engineer –
MA, NH, ME, CT, RI

Licensed Site Professional – MA

Professional Certifications

OSHA 40-hour Hazardous Waste Operations

Municipal Vulnerability Preparedness (MVP)
Certified Provider

Professional Affiliations

495/Metrowest Corridor Partnership
Former Private Sector Chair +
Water Resources Committee Co-Chair

American Council of Engineering Companies

American Society of Civil Engineers

American Planning Association

Boston Society of Civil Engineers

Environmental Business Council

Massachusetts Association of Planning Directors

Licensed Site Professional Association

Urban Land Institute

National Trust for Historic Preservation

Lambda Alpha International

South Shore Chamber of Commerce

NAIOP

Education

B.S., Civil Engineering, Merrimack College 1980

Years of Experience

Beals and Thomas, Inc.: 35

Total: 42

Representative Project Experience

Planning Board Review Services in Amesbury, Gloucester, North Attleborough, Plymouth, and Wrentham

Zoning Board of Appeals Review Services in Carlisle, Foxborough, Randolph and Wrentham

Conservation Commission Review Services in Plymouth and North Attleborough

Quincy Planning and Community Development Review Services

Wellesley Natural Resources Commission Review Services

Environmental Site Assessment Services, Multiple Projects

Mesoscale and Microscale Air Quality Analysis Services, Multiple Projects

Residences at Tihonet Pond, Wareham

Maple Springs Residential Cluster Subdivision, Wareham

Mayflower Place Regulatory Assistance, Yarmouth

Greylock Glen Master Planning, Adams

Camp Pembroke Master Planning, Pembroke

Golf and Practice Center, Marlborough

Camp Harborview, Boston

Lovell's Grove & King's Cove Recreational Facilities, Weymouth

Village Hill Northampton, Northampton

ADM Tihonet Mixed Use Development, Wareham / Carver / Plymouth

Cisco Systems New England Development Center, Boxborough

Allston Property Restoration, Allston

Stanford Research Park, Palo Alto, CA

Natick Mall MCP Compliance, Natick

Arcade at Downtown Framingham, Framingham

Perini Corporation Facility MCP Compliance, Ashland

George G. Preble, PE - President

Perini Corporation Headquarters MCP Compliance, Framingham
Former Boston Latin Academy MCP Compliance, Boston
Vehicle Maintenance Facility, Yarmouth
Power Station Expansion Exhibit Preparation, Various, MA
Boat Slip Remediation and Mitigation, New Bedford
Bog Road Reconstruction, Barnstable
Rosebrook Solar Energy Project, Wareham
Tihonet West Solar, Wareham

Presentations and Publications

Preble, G., Cullen, K., Morrison-Logan, G. "Design for Density with Limited Infrastructure" Presentation at the Citizen Planner Training Collaborative 2014 Annual Conference. Holy Cross College, Worcester, MA (March 15, 2014).

"What Will Your Neighborhood Look Like When the Sea Level Rises?" Workshop presentation presented by the City of Quincy Department of Planning Community Department, Thomas Crane Public Library Quincy, MA. Also recorded for public broadcast. (May 9, 2012)

Preble, G., Wilson, K., Duncan, P. "Peer Review" Presentation at the Massachusetts Association of Planning Directors 2010 Annual Conference. Plymouth, MA (June 3, 2010).

Preble, G., Maguire, K., Massard, V. "Creating the Box – Structure for Regulatory Change" Presentation at the Massachusetts Association of Planning Directors 2010 Annual Conference. Plymouth, MA (June 3, 2010).

Preble, G. "Low Impact Development and Urban Applications" Presentation to the City of Quincy and for broadcast on cable television. Quincy, MA (May 6, 2009).

Preble, G., Horsley, S., Feuerbach, P. "Positive Impact Development and Green Design" Presentation at the Massachusetts Association of Conservation Commissions (MACC) Annual Conference at the College of the Holy Cross. Worcester, MA (February 8, 2009).

Preble, G. "Low Impact Development Principles & Techniques" Presentation at the Massachusetts Association of Conservation Commissions (MACC) Annual Conference at the College of the Holy Cross. Worcester, MA (March 1, 2008).

Preble, G., Pillsbury, M., Ploetz, A. "Sustainable Water Resources Management in Massachusetts" Presentation at the 5th Annual Water Resources Conference and Workshop Attendance at the University of Massachusetts. Amherst, MA (April 8, 2008).

Preble, G., Pillsbury, M., Ploetz, A. "Sustainable Water Resource Management" Presentation at the 2008 American Planning Association National Conference. Las Vegas, Nevada (April 29-May 1, 2008).

Preble, G., Pillsbury, M., Matthews, P. "Trends and Tasks for a Water Smart Region" Presentation at the New England Water Works Association Annual Conference. Providence, RI (September 19, 2007).

Feuerbach, P., Horsley, S., Preble, G. "Low Impact Development (LID): Principles and Techniques." Presentation at 2006 and 2007 Massachusetts Association of Conservation Commissions (MACC) Annual Environmental Conference. Worcester, MA. (March 4, 2006, and March 3, 2007).

George G. Preble, PE - President

Draisen, M., Matthews, P., Dann, R., Reardon, T., Sellars, J., Cleaves, S., Pillsbury, M., Preble, G., Allen, K., Begelfer, D., Bryant, N., Ploetz, A. "SummerSmart Water Use: A Guide to Peak Season Water Demand Management" Metropolitan Area Planning Council and 495/MetroWest Corridor Partnership (May 2006).

Draisen, M., Matthews, P., Pillsbury, M., Reardon, T., Preble, G., Hubbard, T., Allen, K., Begelfer, D., Bryant, N. "Once Is Not Enough: A Guide to Water Reuse in Massachusetts" Metropolitan Area Planning Council and 495/MetroWest Corridor Partnership (November 2005).



Matthew Cote, PE, SITES AP, ENV SP

Senior Civil Engineer

Matthew has significant knowledge of best practices and industry standards as they relate to infrastructure design and rehabilitation, project management, and construction oversight. He is adept at solving complex problems with innovative solutions while maintaining high levels of client service and satisfaction.

As a senior civil engineer, Matthew is responsible for executing all phases of a project including conceptual planning, and design through construction administration. His responsibilities also include providing peer review services of proposed developments, including the associated stormwater management systems, for various municipalities.

Matthew's depth of experience is highlighted by his stormwater design expertise as well as utility research and design including water distribution, sewage collection, pump station and disposal system design. Additional skill sets include site work specification preparation, earthwork analysis, value engineering, preparation of construction cost estimates, and environmental permitting at both local and state levels.

Professional Licensure

Professional Engineer – MA

Envision Sustainability Professional

SITES Accredited Professional

Professional Certifications

OSHA 40-hour Hazardous Waste Operations

Professional Affiliations

Boston Society of Civil Engineers (BSCE)

American Society of Civil Engineers (ASCE)

Education

M.S., Environmental Engineering,
Worcester Polytechnic Institute, 2012

B.S., Civil Engineering,
Pennsylvania State University, 2000

Years of Experience

Beals and Thomas, Inc.: 8

Total: 21

REPRESENTATIVE PROJECT EXPERIENCE

Cambridge Crossing (formerly NorthPoint), Cambridge, Boston, Somerville

Gore Street Sewer Project, Cambridge, Somerville

Cambridge DPW Project 9ab, Cambridge

Jefferson at Malden Center, Malden

Benchmark Assisted Living, Robert Toner Boulevard Review, North Attleborough

21 East Living, 21 East Street, North Attleborough Review

Planned Business Development, Santoro Drive Review, North Attleborough

Lot 1 Santoro Drive NOI and Planning Board Review, North Attleborough

165 John L. Dietsch Square Review, North Attleborough

Corliss Landing Municipal Review, North Attleborough

567 South Street Stormwater Management Municipal Review, Wrentham

Rosegate at Ledgeview 40B Comprehensive Permit Review, Wrentham

Eaglebrook Village 40B Comprehensive Permit Municipal Review, Wrentham

Domain Foxborough 40B Comprehensive Permit Municipal Review, Foxborough

417 Sandwich Street Village Open Space Development Municipal Review, Plymouth

124 Hill Street Municipal Review, Topsfield

Wren Terrace Municipal Review, Quincy

Matthew Cote, PE - Senior Civil Engineer

Bartlett Pond Pasture, Municipal Construction Observations, Plymouth
Aberjona River Daylighting Feasibility Study, Winchester
Ledgerview of Wrentham, Wrentham
Rolling Green, 470 Boston Street, Topsfield
999-1003 Hancock Street, Quincy
1073 Hancock Street – Kendon Hotel, Quincy
143 & 147 Newbury Avenue, Quincy
1545-1563 Hancock Street – Cliveden Place, Quincy
South Transmission Main River Crossing Project, Springfield
Suffolk Downs Redevelopment, Boston / Revere



Stacy H. Minihane, PWS

Senior Associate

Stacy has extensive experience with local, state, and federal land use and environmental permitting processes, wetland science and environmental research, and she is adept at the preparation and oversight of complex reports and permitting documentation. She actively reviews and comments on proposed regulatory changes, and has coordinated extensively with various local, state, and federal regulatory agencies about such changes, including involvement in technical advisory committees. She is an experienced facilitator, managing and participating in the collaborative processes for a variety of projects. Her thorough understanding of the subject matter and dynamics of working with government agencies allows her to help participants and project applicants manage complex technical information while maintaining productive communication throughout the process.

As the leader of B+T's Planning and Environmental Services Discipline, Stacy is responsible for educating colleagues on changes in environmental regulations and for maintaining the discipline's technical knowledge base.

Stacy also provides project peer review services for various Conservation Commissions in Massachusetts and is a former member of her community's Conservation Commission and is engaged with her community's Open Space and Recreation Plan. She is engaged in various regulatory and resiliency initiatives, including acting as a stakeholder for Boston's new wetlands ordinance and regulations, previously serving on MassDEP's Stormwater Management Updates Technical Advisory Committee, and reviewing MassDEP's Inland Replication Guidance document 2022 update, on behalf of the Association of Massachusetts Wetland Scientists.

REPRESENTATIVE PROJECT EXPERIENCE

GOVERNMENTAL

Open Space & Recreation Plans in Cohasset, Bourne, Hanover
Wetlands Protection Update, Salem
Flood Overlay District Zoning Update, Salem
Revere Safety Complex, Revere

ENVIRONMENTAL / NATURAL RESOURCES

Rivers End Salt Marsh Creation, New Bedford
World's End Reservation, Hingham
Hale Reservation Natural Resources Inventory, Westwood, Dover
Tidal Shoreline Stabilization, Quincy
Contaminated Boat Slip and Landside Remediation and Mitigation, New Bedford

Professional Licensure

Professional Wetland Scientist

Professional Affiliations

Association of Massachusetts
Wetland Scientists (AMWS), President
Society of Wetland Scientists (SWS)
Society of Wetland Scientists New England
Chapter
Environmental Business Council (EBC) Board of
Directors and Ocean and Coastal Resources
Committee
EBC Diversity, Equity, and Inclusion Committee
Society for Ecological Restoration New England
Chapter
Soil and Water Conservation Society
Massachusetts Association of Consulting
Planners (MACP)
Massachusetts Association of Conservation
Commissions, Nominating Committee
NAIOP

Professional Certifications

Municipal Vulnerability Preparedness (MVP)
Certified Provider

Education

B.A., Biology and Environmental Studies,
Bowdoin College, 2003

Years of Experience

Beals and Thomas, Inc.: 19
Total: 19

Stacy H. Minihane, PWS - Senior Associate

Wight Pond Management and Residential Development, Dedham
Riverfront Area and Floodplain Restoration, Attleboro
Coastal Dune Restoration, Bourne

RESILIENCY

Municipal Vulnerability Preparedness Designation, Southbridge

MIXED-USE

Suffolk Downs Redevelopment, Boston and Revere
ADM Tihonet Mixed Use Development, Wareham / Carver / Plymouth
Redbrook, Plymouth
Cambridge Crossing (formerly NorthPoint), Cambridge / Boston /
Somerville
Whitin Mill Redevelopment, Whitinsville

EXPERT TESTIMONY

326 Commercial Street, Malden
Fairland Farm Solar, Norton

RESIDENTIAL

Shovel Shop Square, Easton
Jefferson at Basilica Court, Boston
Jefferson at Oak Grove, Melrose
The Glen, Scituate
Caswell Lane, Plymouth

RECREATIONAL

Tihonet Boat Launch Improvements, Wareham
Elm Park Improvements, Worcester
University Park Improvements, Worcester
Concord Country Club Golf Course Restoration and Pond Dredging,
Concord
Camp Harbor View, Boston
Camp Pembroke Improvements and Yurt Village, Pembroke
Town Park at Tihonet Road, Wareham
Fuller Trail Boardwalk and Charles River Trail Bridge Replacement,
Needham
Hartwell Forest Boardwalk Trail, Bedford
Dover Recreational Path, Dover
Olmsted Asian Garden at Elm Bank, Dover

ENERGY / UTILITIES

Bird Machine Company Site Remediation, Walpole
Russell Biomass, Russell, Montgomery, Westfield
Pilgrim Nuclear Power Station, Plymouth
Rosebrook Solar, Wareham
Tihonet West Solar, Wareham
Tihonet East Solar, Wareham
Charlotte Furnace Solar, Wareham
Federal Road East Solar, Carver
Federal Road West Solar, Carver
Marathon Solar, Hopkinton
Hopkinton MA 1, LLC. Solar, Hopkinton
Tracer Lane Solar Project, Lexington
Elm Street Solar, East Bridgewater
Utility Transmission Structure Maintenance/Replacement, Framingham, Natick, Sherborn
Utility Pole Replacement, Marshfield
Right-of-Way Access Road Regulatory Compliance Review, Mattapoisett
Trapelo Road Substation Expansion, Waltham
In-House Permitting for Utility Company (confidential), Various, MA

TRANSPORTATION

Shurtleff Brook Bridge Replacement, Southwick
Hastings Road Bridge Remediation, Spencer
Bog Road Reconstruction, Barnstable

COMMUNICATIONS

AM Radio Tower, New Bedford

ENTERTAINMENT

Mohegan Sun Massachusetts, Palmer

MUNICIPAL PEER REVIEWS

Conservation/Natural Resources Commission Peer Reviews in Cohasset, Harvard, Kingston, North Attleborough, Plymouth, Topsfield, Walpole, Wellesley, Wrentham
Zoning Board of Appeals Chapter 40B Affordable Housing Peer Reviews in Foxborough, Manchester-by-the-Sea and Sturbridge
Marion Village Estates Peer Review, Marion

GENERAL SERVICES

Permitting Analyses, Various, MA
Environmental Site Assessments, Various, MA

PRESENTATIONS AND PUBLICATIONS

"Soil Carbon Sequestration in the Massachusetts Regulatory Framework" Soil and Water Conservation Society Southern New England Chapter Winter Conference (March 25, 2022).

Co-Chair of the Environmental Business Council "2nd Annual Regional Agency Update – Protecting Coastal Resources and Structures" Program (February 3, 2022).

Moderator of the ACEC/MA Private Sector Committee Meeting on the Boston Wetlands Ordinance (January 20, 2022).

Co-Chair of the Environmental Business Council "Protecting Coastal Structures, Part 2: Putting Law and Science into Practice" Program (February 24, 2021).

Co-Chair and Moderator of the Environmental Business Council "Protecting Coastal Resources and Structures, Part 1: The Intersection of Nature, Science and Policy" Program (January 27, 2021).

Moderator of the Association of Massachusetts Wetland Scientists Annual Meeting "Wetland Science in a Changing World: Addressing Climate Resiliency in a Regulatory Context" (December 4, 2020).

Co-Instructor of the Association of Massachusetts Wetland Scientists "Challenging Wetland Delineations Workshop – Coastal" at MassAudubon's Long Pasture Wildlife Sanctuary and Sandy Neck in Barnstable, MA (September 18, 2020).

Chair of the Environmental Business Council "Municipal Vulnerability Assessments for Coastal Communities" Program (October 29, 2019).

Panelist/Speaker at the Environmental Business Council "Wetlands Protection Act for the Ascending Professional – An Advanced Introduction" (October 17, 2018).

Co-Chair of the Environmental Business Council "Living Shorelines" Program (October 11, 2018).

Co-Chair of the Environmental Business Council "Climate Change Program Series Part Seven: Vulnerability and Adaptation for Habitat and Natural Resources" Program (March 15, 2018).

Chair of the Environmental Business Council "EBC South Coast Program with MassDEP and CZM: The New Coastal Manual" Program (October 18, 2017).

"Northern Long-Eared Bat (NLEB)" ACEC/MA Member Briefing, (January 11, 2017)

Chair of the Environmental Business Council "Living Shorelines" Program (July 22, 2016).

Mullaney, B. & Miniham, S. "Off-Site Wetland Delineation and Trespass Considerations" Association of Massachusetts Wetland Scientists Newsletter. Vol No 98 (July 2016): 6-7.

Panelist for the Environmental Business Council Evening Program "Colonel Barron – New England District Commander U.S. Army Corps of Engineers" (May 18, 2016).

Panelist for the Worcester Business Journal 2015 Massachusetts Energy Summit session "Is Solar right for your business? Developing the right strategy for your organization" (October 21, 2015).

Panel Moderator for the Environmental Business Council "9th Annual Ocean Resource Management Conference: Update on Dredging in New England" (October 9, 2015).

“Addressing Climate Change: Construction of a Marine Commerce Terminal and Associated Mitigation to Foster Offshore Wind Projects” Society of Wetland Scientists Annual Meeting, Providence, Rhode Island, (June 4, 2015).

Minihane, S. “Design of a Pilot Wetlands Mitigation Bank in Massachusetts” Poster Presentation at the International Society of Wetland Scientists 2010 Annual Meeting. Salt Lake City, Utah (June 27-July 2, 2010).

Las, E., Minihane, S., & Miley, D., “A Pilot Wetlands Mitigation Bank in the Taunton River Watershed” Association of Massachusetts Wetlands Scientists Newsletter. Vol No 59 (October 2006): 8-9. Print.

Lichter, J., Barron, S., Bevacqua, C., Finzi, A., Irving, K., Stemmler, E., & Schlesinger, W. “Soil Carbon Sequestration and Turnover in a Pine Forest after Six Years of Atmospheric CO₂ Enrichment” Ecology Vol No 86 (2005): 1835-1847. Print.

Barron, S. “Soil Carbon Sequestration in a Deciduous Forest Under Elevated Atmospheric CO₂ Concentrations” Poster Presentation at the Ecological Society of America Meeting. Savannah, Georgia (August 2003).

Barron, S. “Soil Carbon Sequestration in a Deciduous Forest Under Elevated Atmospheric CO₂ Concentrations” Thesis Publication - Bowdoin College. New Brunswick, Maine (2003)

Teegarden, G., Cembella, A., Capuano, C., Barron, S., & Durbin, E. “Phycotoxin accumulation in zooplankton feeding on *Alexandrium fundyense* – vector or sink?” Journal of Plankton Research. Vol No 25 (2003): 429-443. Print.

Barron, S., Weber, C., Marino, R., Davidson E., Tomasky, G., & Howarth, R. “Effects of Varying Salinity on Phytoplankton Growth in a Low-Salinity Coastal Pond Under Two Nutrient Conditions” Biological Bulletin. Vol No 203 (Oct. 2002): 260-261. Print.

Weber, C., Barron, S., Marino, R., Howarth, R., Tomasky, G., & Davidson, E. “Nutrient Limitation of Phytoplankton Growth in Vineyard Sound and Oyster Pond, Falmouth, Massachusetts” Biological Bulletin. Vol No 203 (October 2002): 261-263. Print

Barron, S. “Effects of Varying Salinity on Phytoplankton Growth in a Low-Salinity Coastal Pond Under Two Nutrient Conditions” Presentation at Scientific Symposium. Woods Hole, Massachusetts (2002)

Barron, S. “Phycotoxin accumulation in zooplankton feeding on *Alexandrium fundyense* – vector or sink?” Poster Presentation at Bowdoin College. New Brunswick, Maine (2000-2001)



Andrew Gorman, CESSWI

Senior Environmental Planning Specialist

Andrew provides technical and field support for a variety of local, state, and federal permit applications. He delivers high quality environmental consulting services to many private and public sector clients and is a skilled public presenter.

In the field, Andrew is responsible for wetland resource area delineations, vernal pool investigations, wildlife habitat studies, vegetative inventories, and construction monitoring. He excels at generating detailed reports and documentation at all levels of project design. In addition to his report writing and field experience, Andrew provides comprehensive Geographic Information Systems (GIS) graphics to assist in project planning and public presentations, and also undertakes wetland replication siting, design, and monitoring.

Andrew's experience with municipal government spans many disciplines, from administering the MA Wetlands Protection Act as former Chair of the Uxbridge Conservation Commission to previously serving on a local Stormwater Committee and Cable Advisory Committee.

Professional Certifications

Certified Erosion, Sediment, and Stormwater Inspector (CESSWI 5033)

Professional Affiliations

Association of Massachusetts Wetland Scientists (AMWS), Newsletter Editor

Massachusetts Association of Conservation Commissions (MACC)

Soil and Water Conservation Society
Southern New England Chapter
Board of Directors,
Massachusetts Representative

Education

B.A., Creative Writing & English,
Southern Vermont College, 2012

M.A., English,
Rhode Island College, 2014

Years of Experience

Beals and Thomas, Inc.: 2

Total: 6

REPRESENTATIVE PROJECT EXPERIENCE

GOVERNMENTAL

Wetland Protection Update, Salem

Flood Overlay District Zoning Update, Salem

ENVIRONMENTAL / NATURAL RESOURCES

Invasive Species Management Planning, Elm Bank, Dover

Riverfront Area and Floodplain Restoration, Attleboro

Buffer Zone Enhancement Plan, 33 Staniford Street, Newton

Coastal Dune Restoration Road, Bourne

MUNICIPAL PEER REVIEWS / CONSTRUCTION ADMINISTRATION

Liberty Utilities NOI, North Attleborough

Coy Hill Road Solar Construction Monitoring, Warren

Conservation Commission Filing, Harvard, North Attleborough,
Gloucester

ENERGY / UTILITIES

Pollinator-Friendly Solar Plan, Whately

SWPPP Monitoring, Wales Solar, Wales

Dual-Use Solar Array, 45 Oak Street, Douglas

Redbrook Waterline Utility Corridor, Plymouth

RECREATIONAL

Burncoat Pond, Bank and Pond Restoration, Burncoat Park, Worcester

RESILIENCY

Municipal Vulnerability Preparedness Designation, Bedford, Seekonk
and Southbridge

Andrew Gorman, Senior Environmental Planning Specialist

COMMERCIAL

Outfall Repair Monitoring, 500 Old Connecticut Path, Framingham
Stream Evaluation, Waltham

RESIDENTIAL

Lowder Street Planned Residential Development, Dedham
Recess Way Open Space Residential Development, Westwood

GOLF COURSES AND COUNTRY CLUBS

Wetland Replication Design, Tournament Players Club Boston, Norton

GENERAL SERVICES

Wetland Resource Area Delineations: Billerica, Boxborough, Carver, Concord, Douglas, Dover, Medway, Newton Norton, Sutton, Waltham, Worcester

PRESENTATIONS AND PUBLICATIONS

Guest Lecturer, Westfield State University, ENVS 0255 - Environmental Soil Science, November 28, 2022

Event Planning and Introductory Remarks: Soil and Water Conservation Society Southern New England Chapter Erosion and Sediment Control Field Day (October 18, 2022)

"Olmsted Asian Garden Restoration" Mass Horticultural Society's Leaflet (April 2022).

"Regulatory and Field Applications for GIS Data" ACEC/MA Private Sector Meeting. (October 19, 2021)

Massachusetts Association of Conservation Commissions Lunch & Learn Webinar "GIS For Conservation Professionals" (April 29, 2021).

Southborough Day Presentation "GIS in the Private Sector" (November 18, 2020).



David J. LaPointe, RLA, LEED AP, CPSI

Principal

Dave is an experienced landscape architect and serves as a project manager for an array of project types, including office buildings, institutional campuses, industrial facilities, recreational areas and residential developments. He provides leadership to the professional staff as they develop site layouts, grading and landscape design for development projects, ensuring that site designs comply with applicable regulatory provisions. Dave also supervises the preparation of permit application documents and provides technical presentations at public hearings.

Dave has developed team-building, leadership, and problem-solving skills through his participation in the MetroWest Leadership Academy, which explores regional issues such as government, economy, education, public safety, diversity, arts, environment, housing and transportation. He is a past member of the Norfolk Planning Board, a current member of the Norfolk Design Review Board, and is thoroughly knowledgeable in municipal permitting processes. Dave is B+T's in-house expert on accessibility requirements, providing guidance to staff and keeping apprised of changes to ADA and MAAB regulations.

REPRESENTATIVE PROJECT EXPERIENCE

RECREATIONAL

Beech Tree Park at Village Hill Northampton, Northampton
Elm Park, Worcester
University Park, Worcester
Grant Square, Worcester
Betty Price Playground, Worcester
Canterbury Street School Playground, Worcester
Shore Park, Worcester
Indian Lake Parks Master Plan, Worcester
Hadwen Park, Worcester
Farber Field, Worcester
Goodwill Park, Holliston
Patoma Park, Holliston
Nathaniel Thayer Memorial Park, Lancaster
James Edgar Playground, Brockton
Mulberry Street Playground, Brockton
Keith Park, Brockton
Gilbert Walker Playground, Brockton
O'Donnell Playground, Brockton
Sailing Camp Park Trails, Oak Bluffs
South West Corridor Park, Jamaica Plain
Pedestrian Entry to Veterans Park, Plymouth
Charles River Reservation/Barnes Pathway, Needham
Leo J. Martin Golf Course Driving Range, Weston
Streetscape Design, North Attleborough

Professional Licensure

Registered Landscape Architect –
MA, RI, CT, NH, ME, VT

LEED Accredited Professional

Certified with the Council of Landscape
Architectural Registration Boards

Certified Playground Safety Inspector

Professional Affiliations

American Society of Landscape Architects
(ASLA)

Boston Society of Landscape Architects (BSLA)

Leadership MetroWest
Leadership Academy

Norfolk Design Review Board

Education

B.S., Landscape Architecture,
University of Massachusetts, 1991

Years of Experience

Beals and Thomas, Inc.: 25

Total: 25

David J. LaPointe, RLA - Principal

Vision Plan, Norfolk
Mountain Park, Holyoke
Graverson Playground, Waltham
Cronin's Landing Riverwalk, Waltham
EMC Park, Hopkinton

INSTITUTIONAL

The Home for Little Wanderers Longview Farm, Walpole
The Home for Little Wanderers Knight Children's Center, Jamaica Plain
Fay School, Southborough
Dexter School, Brookline
Bentley College, Waltham
Rising Tide Charter Public School, Plymouth
Beaumont Rehabilitation and Skilled Nursing Center, Worcester
Emerson Hospital, Concord
West Acres Rehabilitation and Nursing Center, Brockton
Lawrence General Hospital, Lawrence
Carmelite Sisters Monastery, Danvers
Chinese Gospel Church, Southborough

MIXED-USE

Village Hill Northampton, Northampton

COMMERCIAL

Andover Companies Wellness Center, Andover
New England Business Center Amenities Building, Andover
An Unlikely Story Bookstore, Plainville
The MITRE Corporation, Bedford
Dedham Plaza, Dedham
Waverly Oaks Office Park, Waltham
Carousel Office Center, Framingham
ISO New England, Holyoke
ASTRA Pharmaceuticals, Westborough

RESIDENTIAL

Greenwood Street Residences, Newton
Granite Street Apartments, Worcester
Ames Shovel Works Apartments, Easton
Cutler Heights Housing, Holliston
South End Tenants Housing I (SETH I), Boston

GOVERNMENTAL

Non-Motorized Transportation and Signage Plan, Plymouth
Obery Street Streetscape Improvements Evaluation, Plymouth
Main Street Streetscape, Southborough
Springfield Hall of Justice, Springfield
Peer Review for Waverly Oaks Development, Plymouth
East Brookfield District Court, East Brookfield
Municipal Review Services, Various, MA

David J. LaPointe, RLA - Principal

ENERGY / INDUSTRIAL

Tracer Lane Solar Project, Lexington

Country Gardens Solar, Rowley

Newburyport Turnpike Solar, Rowley

UMASS Solar Canopies, Amherst / Hadley

GAF Materials, Millis

PRESENTATIONS AND PUBLICATIONS

LaPointe, D., Antonelli, R. "Feasibility Studies" Presentation at the Massachusetts Recreation and Parks 2021 Annual Conference. Virtual (March 17, 2021).

LaPointe, D., Uhlig, R. "Innovation through Green infrastructure" Presentation to the ACEC/MA Private Sector Committee. Virtual (December 16, 2020).

LaPointe, D. "Bridging the Centuries" Landscape Architect and Specifier News. Tustin, California (March 2020).

LaPointe, D., Weidknecht, R. "It Takes a Team" Boston Society of Landscape Architects Fieldbook. Boston, Massachusetts (June 2016).

LaPointe, D., Cohen, J., Cohen, J., Hall, M. "Industrial Strength: A Miraculous Transformation at Ames Shovel Works" Presentation at the Southern New England American Planning Association 2015 Annual Conference. Hartford, CT (September 24, 2015).

LaPointe, D. "The Home for Little Wanderers: Making Some Progressive Moves," High Profile Monthly. Pembroke, Massachusetts (September 2011).



Nicholas Santangelo, EIT

Engineer-In-Training

Nick is involved with numerous aspects of the civil engineering design discipline at Beals and Thomas, Inc. His responsibilities include stormwater management analysis and design, construction cost estimating, site plan development, peer reviews, construction administration, and field testing.

Representative Project Experience

COMMERCIAL

Care Dimensions Hospice House Development, Lincoln / Waltham

INDUSTRIAL

Exelon West Medway II, Medway

MUNICIPAL PEER REVIEWS

Kelley Boulevard Cumberland Farms, North Attleborough

Seasons Corner Market, North Attleborough

Landers Farm Subdivision, Plymouth

East Washington Street Cumberland Farms, North Attleborough

Industrial Road Redevelopment, Wrentham

Riel Auto Body, North Attleborough

Truax Commercial Building, North Attleborough

Mount Hope Farm Estates, North Attleborough

Greenwich Residences, North Attleborough

Eaglebrook Village, Wrentham

ENERGY

Summit Farm Solar, New Braintree

Hardwick Road Solar, New Braintree

Alternatives Unlimited, Whitinsville

Station 126, Hopkinton

Station 715, Plymouth

Professional Licensure
Engineer-In-Training – MA

Education
B.S. Environmental Engineering,
Worcester Polytechnic Institute, 2017

Years of Experience
Beals and Thomas, Inc.: 5
Total: 5



RESUMÉ

Name: Ronald Müller, P.E.

Title: Principal

Education: BS Civil Engineering – 1986

Registration: MA Professional Engineer #40482

Affiliations: Institute of Transportation Engineers (ITE), Member
Massachusetts Chapter of the ITE

Employment

History: Principal, Ron Müller & Associates, 2009 - Present
Vice President, Greenman-Pedersen, Inc., 1998 - 2009
Senior Project Manager, Highway & Traffic Signal Design, Inc., 1994 - 1998
Project Manager, Vanasse & Associates, Inc., 1991 - 1994
Project Manager, McDonough & Scully, Inc., 1989 - 1991
Project Engineer, Vanasse Hangen Brustlin, Inc., 1986 - 1989

PROFESSIONAL PROFILE

Mr. Müller has over 35 years of experience in the permitting of land development projects through the preparation of Traffic Impact and Access Studies and Environmental Impact Reports involving the design of site access and off-site roadway improvements. He has extensive knowledge in the procedures and politics of governmental permitting in Massachusetts, New Hampshire, Connecticut, and Rhode Island and the approval of development projects and transportation improvements. He is capable of coordinating the permitting of development projects involving multiple consultants and numerous permitting issues.

Traffic Impact and Access Studies are an essential component of almost any development project and Mr. Müller has prepared hundreds of these studies necessary for permitting through the Massachusetts Environmental Policy Act (MEPA) process, the Connecticut State Traffic Commission (STC) process for major traffic generators, and the Departments of Transportation in Massachusetts, New Hampshire, Connecticut, and Rhode Island. In Massachusetts, these projects typically involve the preparation of an Environmental Notification Form (ENF), Draft



and Final Environmental Impact Reports (EIR), and a MassDOT Section 61 Finding and Highway Access Permits. In Connecticut, these projects require an Application for STC Certificate and an Encroachment Permit from the ConnDOT. In New Hampshire and Rhode Island, these projects involve the preparation of Traffic Impact and Access Studies in conformance with applicable standards and close coordination with the respective DOT's in securing access to state highways.

PROJECT EXPERIENCE

Traffic Permitting:

Mr. Müller has managed hundreds of development projects in securing permits and approvals through local and state agencies. A sample of these projects is provided below:

North Shore Crossing - An approximately 65,000 square foot shopping center on Brimbal Avenue in Beverly, Massachusetts. Approvals and permits were obtained from MEPA, MassDOT, and the City of Beverly.

Colony Place - An 865,000 square foot shopping center on Commerce Way in Plymouth, Massachusetts. Approvals and permits were obtained from MEPA, MassDOT, and the Town of Plymouth.

Bose Corporation - An 850,000 square foot office development on Route 117 in Stow, Massachusetts. Approvals and permits were obtained from MEPA and the Town of Stow.

The Shoppes at Blackstone Valley - An 823,000 square foot shopping center on Route 146 in Millbury, Massachusetts. Approvals and permits were obtained from MEPA, MassDOT, and the Town of Millbury.

New London Mall - Redevelopment of a 275,000 square foot shopping center in New London, Connecticut. Approvals and permits were obtained from the STC, ConnDOT, and the City of New London.

East Cedar Street Shoppes - Permitting of a mixed-use development including hotel, retail, restaurant, and gas station uses on Route 175 in Newington, Connecticut. Approvals and permits were obtained from the STC, ConnDOT, and the Town of Newington.

Discount Department Stores - State and local permitting of Walmart and Target stores in Hudson, Oxford, Walpole, Plymouth, Dartmouth, Sturbridge, Ware, Raynham, Northbridge, Halifax, Swansea, Wilmington, and Saugus, Massachusetts and in Naugatuck, Waterford, and Putnam, Connecticut and in Woonsocket, Rhode Island.

Home Improvement Stores - State and local permitting of Home Depot and Lowe's stores in Littleton, Oxford, Ware, Plymouth, Raynham, and



North Attleborough, Massachusetts and in Hooksett and Plaistow, New Hampshire.

Pharmacies – State and local permitting of CVS, Walgreens, Rite Aid, and Osco Drug stores in numerous communities throughout Massachusetts, New Hampshire, Rhode Island, and Connecticut.

Distribution Centers – State and local permitting of various distribution centers including a Home Depot Cross-Dock facility in Shrewsbury, Massachusetts, a Dunkin Donuts distribution center and a Best Buy distribution center in Bellingham, Massachusetts, and an AMB Property Corp. distribution center in Mansfield, Massachusetts.

Residential Developments - State and local permitting of numerous residential subdivisions, apartment complexes, and retirement communities throughout Massachusetts, New Hampshire, and Rhode Island.

Gasoline Stations - State and local permitting of a variety of gas station projects with ancillary uses such as convenience stores, donut shops, and car washes throughout Massachusetts, New Hampshire, Connecticut, and Rhode Island.

Donut Shops - Local permitting of numerous Dunkin Donuts, Starbucks, and Honey Dew projects throughout Massachusetts and New Hampshire.

**Traffic Feasibility
and Site Sizing
Studies:**

Feasibility and due diligence studies are often required by proponents of potential new development projects to identify expected traffic impacts and likely traffic mitigation requirements early-on in the development process. Mr. Müller has prepared many of these studies, which often take the form of site sizing studies at locations where traffic impact and capacity are the constraining factors. In those instances, the studies identify the maximum level of site development feasible within the constraints of the surrounding roadway infrastructure. The studies typically provide preliminary construction cost estimates for potential traffic mitigation measures and identify the approval process likely to be required for the project.

**Traffic
Monitoring
Studies:**

Mr. Müller has prepared numerous Traffic Monitoring Studies that identify post-development traffic conditions and compare the results to the estimates made during the permitting process. Traffic Monitoring Studies are often required as part of local and state conditions for approval of land development projects.

Traffic Reviews:

Due to his extensive knowledge and reputation in the field of traffic engineering, Mr. Müller has also been asked to perform reviews of traffic studies prepared by other consultants. Such reviews are typically at the request of cities and towns who often require "third party" reviews of



development applications for accuracy, completeness, and compliance with local and state regulations. Mr. Müller has performed such reviews for many communities throughout the Commonwealth including the Towns of Hudson, Westborough, Plymouth, Abington, Easton, Foxborough, Wrentham, West Bridgewater, Billerica, Quincy, and Concord.

**Roadway and
Intersection
Design:**

Mr. Müller has prepared conceptual plans for the design of site access and off-site roadway improvements for many of the projects that he permitted. He is knowledgeable in the design of roadway widening and geometric modifications, traffic control signals and systems, signing and pavement markings, and traffic management during construction. Mr. Müller has also managed several highway design projects that involved the submission of construction, sign and pavement marking, traffic signal, and traffic management plans at the 25, 75, and 100 percent design stages as well as specifications and estimates in accordance with MassDOT submission guidelines. When required, Mr. Müller engages the services of subconsultants to prepare detailed construction documents for roadway and traffic signal improvements that may be required as mitigation for development projects.

**Expert
Testimony:**

Mr. Müller has provided expert testimony in several Land Court, Superior Court, and Housing Appeals Committee cases. These cases typically involve the defense of development projects whose local approvals have either been appealed, or were denied by a city or town board.

Appendix B

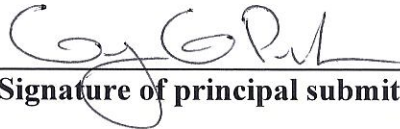
Required Forms




CERTIFICATE OF NON-COLLUSION

This must be signed and included with the bid/proposal.

The undersigned certifies under the penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.



Signature of principal submitting bid or proposal



Date

George G. Preble, President
Name of principal submitting bid or proposal

Beals and Thomas, Inc.
Name of Business



CERTIFICATE OF TAX COMPLIANCE

This must be signed and included with the bid/proposal.

The consultant shall sign the following statement: Pursuant to Massachusetts General Laws, Chapter 626, Section 49A, I certify under penalties of perjury that I have filed all State Tax Returns and paid all State Taxes required under the Law.

Signature of Corporate officer

Daniel M. Blair, CFO

Print Name

04-2828566

SSN or EIN

12/7/2022

Date



CERTIFICATE OF SIGNATURE

This must be signed and included with the bid/proposal.

The undersigned, the

President _____ of
Title

Beals and Thomas, Inc. _____, a
Company Name

Massachusetts corporation (the "Company"), does hereby certify on behalf of the Company that George G. Preble is the duly elected Officer _____ of the Company; can exercise such power and perform such duties as usually accompany such office; and implicit in such power is the authority to submit a bid to the Town of Topsfield, Massachusetts (the "Town") and to execute a contract with the Town should such bid be awarded to the Company.

IN WITNESS WHEREOF, the undersigned affirms under the penalties of perjury and hereunto sets his/her hand and seal this

13th day of December 2022
[Signature]



Appendix C

Certificate of Insurance



BEALAND-01

LGHIGLIAZZA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/7/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ames & Gough 859 Willard Street Suite 320 Quincy, MA 02169	CONTACT NAME:	
	PHONE (A/C, No, Ext): (617) 328-6555	FAX (A/C, No): (617) 328-6888
	E-MAIL ADDRESS: boston@amesgough.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Sentinel Insurance Company, LTD (XV) A+	11000
	INSURER B: Hartford Accident and Indemnity Company A+ (XV)	22357
	INSURER C: Continental Casualty Company (CNA) A, XV	20443
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		08SBWNX4482	6/5/2022	6/5/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			08UEGAX8406	6/5/2022	6/5/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			08SBWNX4482	6/5/2022	6/5/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		08WEGCT4442	6/5/2022	6/5/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liab			AEH288256297	12/18/2021	12/18/2022	Per Claim 2,000,000
C				AEH288256297	12/18/2021	12/18/2022	Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
All Coverages are in accordance with the policy terms and conditions.

Town of Topsfield shall be included as additional insured with respects to General Liability where required by written contract.

CERTIFICATE HOLDER

CANCELLATION

Town of Topsfield 8 West Common Street Topsfield, MA 01983	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Jared Maxwell</i>