



Response to Request for Proposals for:
Environmental Peer Review Consulting Services
Chapter 40B Comprehensive Permit Application - 0 School Street
Manchester-by-the-Sea, Massachusetts



prepared by:

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

presented to:

Sue Brown, Town Planner
Town Hall
10 Central Street
Manchester-by-the-Sea, MA 01944
December 22, 2021



December 22, 2021

Town Hall
Attn: Sue Brown, Town Planner
10 Central Street
Manchester-by-the-Sea, MA 01944

Via: Email to browns@manchester.ma.us; smellish11@comcast.net;
eglenn@mit.edu; jsilverstein@k-plaw.com; federspielg@manchester.ma.us;
and FedEx

Reference: Proposal for Environmental Peer-Review Consulting Services
Chapter 40B Comprehensive Permit Application
Sanctuary at Manchester-by-the-Sea
0 School Street, Massachusetts
B+T Project No. M8901.00

Dear Ms. Brown:

Beals and Thomas, Inc. (B+T) is pleased to provide our response to the Zoning Board of Appeals (the Board) request seeking peer-review consulting services related to the "Sanctuary at Manchester-by-the-Sea" Chapter 40B Comprehensive Permit Applicant at 0 School Street (the Project). We understand that SLV School Street, LLC (the Applicant) proposes to develop a 40B housing project consisting of 136 apartment units with associated improvements.

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 37 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. 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 balanced perspective with the planning, development, and conservation of land and water resources.

Civil Engineering ▪ Land Surveying ▪ Landscape Architecture ▪ Land Use Permitting ▪ Environmental Planning ▪ Wetland Science

Corporate Office
144 Turnpike Road
Southborough, MA 01772

T 508.366.0560 | www.bealsandthomas.com | F 508.366.4391

Regional Office
32 Court Street
Plymouth, MA 02360

Our mission is to advocate and assist in the attainment of project goals by providing creative and solution-oriented land planning and design services that are balanced with an environmental ethic.

We offer the combined perspectives of our wetland scientists, environmental planning and permitting specialists, civil engineers, landscape architects, and land surveyors to provide the leadership and management necessary to address the Town's needs in a comprehensive and responsive manner. We dedicate the necessary time and staff resources to meet deadlines and ensure that the Town is uniquely prepared to respond to a range of issues.

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

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

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.

- Design and permitting services for the Cutler Heights in Holliston, Massachusetts including septic system design, grading and plan preparation
- Review of Cocasset Place Condominiums Application on behalf of the Town of Foxborough Zoning Board of Appeals
- Review of the Lodge at Foxborough Apartments on behalf of the Town of Foxborough Planning Board
- Review of West Wrentham Village Comprehensive Permit Application on behalf of the Wrentham Zoning Board of Appeals
- Review of The Lodge at Foxborough Apartments Comprehensive Permit Application on behalf of the Foxborough Zoning Board of Appeals
- Review of Eaglebrook Village Comprehensive Permit Application on behalf of the Wrentham Zoning Board of Appeals
- Review of the Foxborough Housing Authority Comprehensive Permit Application on behalf of the Foxborough Zoning Board of Appeals
- Review of a 200-unit Comprehensive Permit application on behalf of the Amesbury Planning Board
- Review of a 56-unit condominium complex at Coventry Woods on behalf of Carlisle Zoning Board of Appeals
- Permitting and site engineering for Shovel Shop Square in Easton, Massachusetts a 113-unit 40B housing project
- Review of Maplewood Village Comprehensive Permit Application on behalf of the Wrentham Zoning Board of Appeals
- Review of a definitive 40B plan for Bartlett Pond Pasture on behalf of the Plymouth Zoning Board of Appeals
- Review of a 60-unit residential 40B building at Waterview Commons on behalf of the Town of Sutton

- Review of a 180-unit residential 40B permit application at Quarry Pond Village on behalf of the Town of Milford
- Site plan preparation and permitting for Eaton Place in Franklin, Massachusetts for 50 supportive living units
- Site planning and permitting to support a comprehensive permit for rental units at Winterbury Hollow in Holden, Massachusetts along with a Definitive Plan to the Zoning Board of Appeals
- Review of the final plans for a residential 40B development at the Village at Sawmill Woods on behalf of the Plymouth Zoning Board of Appeals
- Review of the conceptual site development plan for the Comprehensive Permit Application for “Highland Ridge” on behalf of the Town of Foxborough Zoning Board of Appeals
- Review of site design and Comprehensive Permit Application for The Woods at Wrentham, a twelve (12) unit residential condominium community located in both Wrentham and Plainville
- Review of the Five Leaves at Sturbridge Comprehensive Permit Application for a three-phased 103-unit residential development
- Review of Broadstone 305 Comprehensive Permit Application for a 317-unit development on behalf of the City of Waltham

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

Peer Review Team

We have assigned the following team of professionals to address the services required by the Manchester-by-the-Sea Zoning Board of Appeals. Our services will be provided by a Professional Wetland Scientist and a Professional Engineer, and supplemented as needed by Registered Landscape Architects and Professional Land Surveyors, as appropriate. As previously noted, we have a depth of staff that allows us to supplement the Project Team as may be necessary, to expeditiously address the requirements of the Town. The Project Team identified below will be dedicated to the Town on a flexible basis in order to provide services in a timely manner.

Stacy Minihane, PWS, Senior Associate



Stacy will serve as Project Director and Professional Wetland Scientist for this review. She has been with B+T for nearly 20 years, providing wetland consulting and permitting support on a variety of development and conservation projects, as well as acting as a peer review consultant on behalf of numerous municipalities. She is also a former member of her community's Conservation Commission.

Stacy leads B+T's Planning and Environmental Services Discipline and is responsible for educating colleagues on changes in environmental regulations and for maintaining the discipline's technical knowledge base. She actively engages in local, state and federal wetland regulatory updates, providing input on behalf of B+T as well as various wetland and industry organizations.

Recently, Stacy was elected President of the Association of Massachusetts Wetland Scientists. She previously served as Vice President and Secretary, and also as the AMWS designee on MassDEP's 2020 Stormwater Management Update Committee. She is also currently participating in a stakeholder group relating to Boston's forthcoming regulations to implement its recently adopted wetland ordinance.

Stacy will review the Project with regard to wetlands and related natural resource considerations, in the context of the MA Wetlands Protection Act and the local wetland bylaw as well as best practices. Stacy routinely provides peer review services for various Conservation Commissions and has provided reviews on behalf of Zoning Boards of Appeals for 40B projects in multiple communities. She has significant wetland delineation, restoration, and replication design experience, and is an expert in local, state and federal regulations, including compliance with applicable performance standards and criteria.

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



Matt Cote will serve as the Project Manager and Project Engineer. Matt oversees the firm's municipal review services and has conducted peer reviews and construction observations of proposed development projects, including 40B projects, for various municipalities for over seven years.

Matt will review the technical documents and will attend site visits and public hearings as appropriate. Matt is a Senior Civil engineer with knowledge of wetland by-law review and implementation as they relate to development projects and construction oversight. He is adept at solving complex problems with innovative solutions while maintaining high levels of client service and satisfaction.

Support Staff

Stacy and Matt will act as the responsible professionals with regard to the services provided to the Town and will enlist the assistance of and oversee our team as necessary to ensure that the review is completed in a comprehensive, efficient and timely manner. In addition to other general support staff, we anticipate that Daniel Feeney and Andrew Gorman will comprise part of the core team for Manchester-by-the-Sea.

Dan Feeney, PE is a Vice President and Principal at B+T and provides guidance and knowledge throughout the process of civil and site design and wetland permitting for the firm's industrial, commercial and residential development projects. Dan also provides peer review services for various Boards and Commissions in multiple municipalities, including more recently multiple 40B projects in Falmouth and Waltham.

Andrew Gorman, CESSWI is an Environmental Planning Specialist focusing on wetlands. He is adept at completing wetland resource area delineations as well as ecological investigations. He routinely assists various municipalities with the review of resource area delineations and proposed projects as well as construction monitoring tasks, with an emphasis on conformance with required criteria. Andrew is also a Certified Erosion Sediment and Storm Water Inspector (CESSWI).

Please refer to the Resumes section herein for additional detail regarding our team's experience. We have included resumes for Stacy, Matt, Dan and Andrew named herein.

Manchester-by-the-Sea Zoning Board of Appeals
c/o Ms. Sue Brown, Town Planner
December 22, 2021
Page 7

References

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

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

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

Ms. Rachel Benson, Director of Planning & Economic Development
Town of Wrentham
76 South Street
Wrentham, MA 02093
Telephone: (508) 384-5441
Email: rbenson@wrentham.ma.us

Scope of Services

Pursuant to the RFP, we will provide the Board with an independent professional review of the application materials, as follows (bold italics excerpted from the RFP):

- 1. Review submitted plans, studies, and supplementary materials associated with environmental resources including general habitat, vernal pools, and the assessment of the function and value of wetland resource areas and buffer zones, within materials submitted to date and the Project Eligibility Letter and associated staff, board and committee and public comments, as well as those materials anticipated by the ZBA or requested as part of the peer review process***

We are in receipt of the Applicant's Comprehensive Permit Application materials dated September 2021. Relative to the scope of the Environmental consulting peer-review services, we intend to specifically review the following:

- Section 2 – Project Data Summary (2 pages)
- Section 4 – Project Eligibility Letter (9 pages)
- Section 9 – Schematic Plan Set (32 sheets)
- Section 10.2 – Wetlands Bylaw Waivers (2 pages)
- Section 11 – Existing Conditions Narrative (2 pages)

In addition to reviewing the provided materials, we will review available information pertaining to environmental constraints (including MassGIS wetlands, perennial streams, flood zones, vernal pools, state and federal rare species, soils, and other pertinent environmental data).

- 2. Conduct independent site visit to assess site and neighborhood conditions***

We will conduct a site visit to evaluate surrounding land use patterns, proposed site access and existing conditions with regard to the proposed development. Our site visit will focus on wetland and natural resource features of the site in the context of the proposed conditions. This visit will include a field review of the delineated resource areas on-site and constraining the Project limits, as directed by the Town. Preferably, the Applicant's representative(s) will be present during the site visit to be available to respond to initial questions and to provide context for the Project.

3. *Review requested local wetland bylaw waivers and advise ZBA of (a) necessity of relief, (b) alternate methods of compliance, and (c) adverse impact of approval*

We will review Article XVIII – General Wetlands By-Law and will comment on the need for the requested relief and the potential impact granting said relief will have on the resource areas. Additionally, we will review the accompanying Town-of-Manchester-by-the-Sea Wetlands Regulations to evaluate Project compliance with the referenced regulations as applicable.

4. *Provide initial memorandum with evaluation of Applicant's request for Local Wetland Bylaw waivers, and recommendations for additional information requests, including information on ecological impacts to vernal pools in the area, on Sawmill Brook with special attention to the trout, and the watershed including impacts in general to Cedar Swamp, if any*

We will submit a letter report summarizing the results of our review, including addressing the items listed above. The report will be stamped by a Professional Engineer and Professional Wetland Scientist. The review letter is intended to provide a summary of the comments for consideration by the Zoning Board of Appeals, and an opportunity for the Applicant to respond to comments prior to the public hearing during which the Project will be addressed. In our experience, this process improves the efficiency of the review.

5. *Attend and present at up to three meetings of the ZBA*

We will attend up to three virtual public hearings to present the results of our review and recommendations to the Board and be available to respond to questions from the Board, representatives of the Applicant, and the public.

6. *Coordinate with other consultants, town officials, and peer-reviewers as necessary, including attendance at one or more working sessions with development team*

We will attend a virtual coordination meeting with the Project Team and municipal representatives to discuss the Project. Additionally, we will be available by telephone and e-mail as needed.

7. *Assist the ZBA and its consultants in responding to questions and concerns raised at the hearings*

We will assist with the preparation of responses to questions as necessary. We will be available by telephone and e-mail as needed outside of the hearing setting as questions arise. We have included an allowance of four hours to accommodate this scope item.

8. *Prepare draft and final recommendations for modifications, approval conditions, and/or best management practices.*

We will work closely with the Board regarding approval condition language as needed to inform the Decision.

Additional Services

The services listed below are not included as part of the Scope of Services listed above; however, we would be pleased to provide these services under an additional services contract if necessary.

- Review of additional revised application documents/responses to comments and preparation of associated reports
- Attendance at additional public hearings or coordination meetings

Schedule of Services

We will commence services upon receipt of an executed copy of this proposal and confirmation from the Board to proceed. Given the holidays, we anticipate providing our peer review letter within three to five weeks of notice to proceed. This proposal is valid for 30 days from issuance.

Fees for Services

We anticipate that the services detailed herein will require an estimated labor and expense budget of \$11,500.

Additional Services will be provided for additional mutually satisfactory compensation.

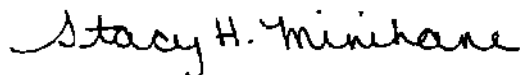
Manchester-by-the-Sea Zoning Board of Appeals
c/o Ms. Sue Brown, Town Planner
December 22, 2021
Page 11

As authorization to proceed and as approval of the budget, please execute and return one copy of this proposal for our records.

We thank you for the opportunity to submit this proposal and look forward to providing services to the Town of Manchester-by-the-Sea for this Project.

Very truly yours,

BEALS AND THOMAS, INC.



Stacy H. Minihihane, PWS
Senior Associate



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

Enclosure: Fee Schedule
Resumes

AGREED AND ACCEPTED FOR
TOWN OF MANCHESTER-BY-THE-SEA

SIGNATURE _____

NAME/TITLE _____
(print)

DATE _____

MC/djl/shm/dmf/aak/M890100PR001



FEE SCHEDULE

Effective January 1, 2022

Fees for Beals and Thomas, Inc. are based on the following time charges plus expense schedule. Invoices are due upon receipt. Beals and Thomas, Inc. retains all right, title and ownership interest in any and all plans, maps, charts, diagrams, models, specifications, studies, consultations, technical drawings, electronic files, and any other work products prepared on behalf of its clients ("Instruments of Service"). Beals and Thomas, Inc. grants to its clients a nontransferable and non-exclusive royalty-free license to use the Instruments of Service provided that payment for services rendered and expenses incurred is received in a timely manner. For all accounts remaining unpaid by the first of the month following the invoice date, Beals and Thomas, Inc. reserves the right to add a late charge of 1.50 percent per month or 18 percent per annum to each overdue invoice. This fee schedule may be revised periodically.

Time Charges

<u>Rate Category</u>	<u>Hourly Rate</u>
Senior Professional Staff I	\$245.00
Senior Professional Staff II	\$220.00
Senior Professional Staff III	\$190.00
Senior Professional Staff IV	\$180.00
Senior Professional Staff V	\$165.00
Senior Professional Staff VI	\$150.00
Professional Staff I	\$135.00
Professional Staff II	\$120.00
Professional Staff III	\$105.00
Administrative Staff I	\$75.00
Administrative Staff II	\$50.00

Expert testimony in support of litigation and court appearances will be billed at a rate of \$250.00 per hour.

Projects requiring OSHA trained personnel will be billed with a supplemental rate of \$25.00 per hour in addition to the standard rate category.

Reimbursable expenses include transportation, delivery, printing costs, presentation materials, computer and field equipment, permit application fees, soil and water testing, police detail, special consultants, or subcontractors and similar costs directly applicable to the individual project. Reimbursable expenses shall be billed at the cost plus an accounting service fee of 10 percent, unless arranged otherwise. Permit application fees that are paid in advance by Beals and Thomas, Inc. will be billed at cost plus an accounting fee of 20%.

FeeSched-January 2022

Civil Engineering ▪ Land Surveying ▪ Landscape Architecture ▪ Land Use Permitting ▪ Environmental Planning ▪ Wetland Science

Corporate Office
144 Turnpike Road
Southborough, MA 01772

T 508.366.0560 | www.bealsandthomas.com | F 508.366.4391

Regional Office
32 Court Street
Plymouth, MA 02360

Stacy H. Minihane, PWS

Senior Associate



Stacy has extensive experience with local, state and federal 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 with regard to such changes, including involvement in technical advisory committees. She is an experienced facilitator, managing the collaborative processes for a variety of projects, including long-term on-going public outreach and meetings relating to significant projects subject to the Massachusetts Environmental Policy Act (MEPA) as well as public outreach for municipal regulatory updates and open space planning. 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.

Professional Licensure

Professional Wetland Scientist

Professional Training

Municipal Vulnerability Preparedness
(MVP) Certified Provider

Professional Affiliations

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

Education

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

Years of Experience

Beals and Thomas, Inc.: 18
Total: 18

As the leader of the 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 served on MassDEP's Stormwater Management Updates Technical Advisory Committee in 2020 on behalf of the Association of Massachusetts Wetland Scientists.

REPRESENTATIVE PROJECT EXPERIENCE

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 and Sturbridge

RESIDENTIAL

Shovel Shop Square Chapter 40B Affordable Housing Project, Easton
Jefferson at Basilica Court, Boston
Jefferson at Melrose, Melrose

The Glen, Scituate
Caswell Lane, Plymouth

GOVERNMENTAL

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

Stacy H. Minihane, Senior Associate

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

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

TRANSPORTATION

Shurtleff Brook Bridge Replacement, Southwick

Hastings Road Bridge Remediation, Spencer

Bog Road Reconstruction, Barnstable

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, Pembroke

Town Park at Tihonet Road, Wareham

ENERGY / UTILITIES

Bird Machine Company Site Remediation, Walpole

Russell Biomass, Russell / Montgomery / Westfield

Pilgrim Nuclear Power Station, Plymouth

Ground-Mounted and Dual-Use Solar Projects throughout the Commonwealth

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

Stacy H. Minihane, Senior Associate

COMMUNICATIONS

AM Radio Tower, New Bedford

PRESENTATIONS AND PUBLICATIONS

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. & **Minihane, 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).

Stacy H. Minihane, Senior Associate

“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.

Matthew Cote, PE, SITES AP, ENV SP

Senior Civil Engineer



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: 20

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.

REPRESENTATIVE PROJECT EXPERIENCE

MUNICIPAL PEER REVIEWS

Broadstone 305 40B Comprehensive Permit Municipal Review, Waltham

Five Leaves 40B Comprehensive Permit Municipal Review, Sturbridge

Domain Foxborough 40B Comprehensive Permit Municipal Review, Foxborough

Rosegate at Ledgeview 40B Comprehensive Permit Review, Wrentham

Eaglebrook Village 40B Comprehensive Permit Municipal Review, Wrentham

21 East Living, 21 East Street, North Attleborough Review

Benchmark Assisted Living, Robert Toner Boulevard Review, North Attleborough

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

417 Sandwich Street Village Open Space Development Municipal Review, Plymouth

124 Hill Street Municipal Review, Topsfield

Wren Terrace Municipal Review, Quincy

Bartlett Pond Pasture, Municipal Construction Observations, Plymouth

Rolling Green, 470 Boston Street, Topsfield

999-1003 Hancock Street, Quincy

Matthew Cote, Senior Civil Engineer

1073 Hancock Street – Kendon Hotel, Quincy

143 & 147 Newbury Avenue, Quincy

1545-1563 Hancock Street – Cliveden Place, Quincy

RESIDENTIAL / MIXED-USE

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

Gore Street Sewer Project, Cambridge / Somerville

Cambridge DPW Project 9ab, Cambridge

Jefferson at Malden Center, Malden

Ledgeview of Wrentham, Wrentham

Suffolk Downs Redevelopment, Boston / Revere

ENVIRONMENTAL / NATURAL RESOURCES

Aberjona River Daylighting Feasibility Study, Winchester

* South Transmission Main River Crossing Project, Springfield

* Denotes Relevant Experience Prior to B+T

Daniel M. Feeney, PE, LEED AP

Principal / Vice President



As a Principal with Beals and Thomas, Inc., Dan manages several of the firm's long-term projects, many of which include stormwater management design consistent with the Massachusetts Department of Environmental Protection Stormwater Management Standards, site layout and grading, construction cost estimating, utility research and design, earthwork analyses, water supply and fire protection studies, site work specification preparation, and construction administration. Dan is also an adept leader, providing his project team with guidance and knowledge throughout the process of civil and site design, and permitting for the firm's industrial, commercial, and residential development projects. Dan also serves as Director of Operations, a role in which he coordinates the overall scheduling of the company.

REPRESENTATIVE PROJECT EXPERIENCE

MUNICIPAL PEER REVIEWS

On-call Engineering Review Services, Amesbury

On-call Engineering Review Services, Wrentham

Roscommon Open Space Residential Development, Walpole

763 Main St. & 24 Scranton Ave MGL Chapter 40B Comprehensive Permit, Falmouth

Rebecca Ann Lane MGL Chapter 40B Comprehensive Permit, East Falmouth

305 Winter Street MGL Chapter 40B Comprehensive Permit, Waltham

RESIDENTIAL

LCB Assisted Living Facility, Medfield

Brookview Housing Project MGL Chapter 40B Comprehensive Permit, Milford

Hearth Ridge Manor, Hopkinton

Private Residence, Southborough

Ames Shovel Works Apartments, Easton

Archstone North Point, Cambridge

Former Cutler School MGL Chapter 40B Comprehensive Permit, Holliston

Former Andrews School MGL Chapter 40B Comprehensive Permit, Holliston

Sudbury River Townhouses, Hopkinton

Brooksby Village, Peabody

Mahoney's Nursery MGL Chapter 40B Comprehensive Permit, Wayland

Professional Licensure

Professional Engineer – MA

LEED Accredited Professional

Professional Affiliations

Civil Engineering Honor Society

495 Metro West Partnership Executive

Steering Committee Private Sector Vice
Chair

DCAMM/ACEC Partnership Committee

Education

B.S., Civil Engineering, Villanova University,
1994

Years of Experience

Beals and Thomas, Inc.: 26

Total: 26

Daniel M. Feeney, Principal

GOVERNMENTAL

Expert Witness Services on behalf of the MA Office of the Attorney General, Various Towns, MA

City Hall Annex, Cambridge

Plymouth Trial Courthouse, Plymouth

COMMERCIAL / INDUSTRIAL

Life Sciences Office Building, 33 New York Avenue, Framingham

Commercial Redevelopment – Burger King, Westborough

TRANSFLO Terminal Redevelopment, Westborough

Harvard Vanguard Medical Associates Office Building, Concord

i-Park, Waltham

EMC Corporate Campus Development, Hopkinton / Southborough / Westborough / Bellingham

New England Automotive Gateway Center, Spencer / East Brookfield

Crossroads Industrial Park @ 495 Center, Northborough

Residence Inn, Concord

Panera Bread, Dedham

Raynham Woods Medical Office Building, Raynham

Society of Saint John the Evangelist, Cambridge

Schwan's Food Distribution Facility, Raynham

Cisco Systems' New England Development Center, Boxborough

Chestnut Industrial Park, Ashland

Commercial Property, Roslindale

RECREATIONAL

Mohegan Sun Massachusetts, Palmer

Athletic Complex, Marlborough

Athletic Complex, Bellingham

ENERGY

EMC Solar Project, Bellingham

CEC Solar Project, Millis

Andrew Gorman, CESSWI

Environmental Planning Specialist I

Professional Certification

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

Professional Affiliations

Massachusetts Association of Conservation
Commissions (MACC)

Association of Massachusetts
Wetland Scientists (AMWS), Newsletter
Editor

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: 5

Andrew provides technical and field support for a variety of local, state, and federal permit applications. He assists Project Managers in delivering quality environmental consulting services to many private and public sector clients.

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.

REPRESENTATIVE PROJECT EXPERIENCE

Municipal Vulnerability Preparedness Designation, Bedford and Seekonk

Wetland Resource Area Delineation (confidential location), Billerica, MA

Wetland Replication Design, Tournament Players Club Boston, Norton, MA

Liberty Utilities NOI Peer Review, North Attleborough, MA

Pollinator-Friendly Solar Plan, Whately, MA

SWPPP Monitoring, Wales Solar, Wales, MA

Outfall Repair Monitoring, 500 Old Connecticut Path, Framingham, MA

Off Plymouth Street ANRAD, Carver, MA

0 Fuller Street ANRAD, Carver, MA

Lowder Street Planned Residential Development, Dedham, MA

Coy Hill Road Solar Construction Monitoring for Planning Board and Conservation
Commission, Warren, MA

Recess Way Open Space Residential Development, Westwood, MA

Dual-Use Solar Array, 45 Oak Street, Douglas, MA

*North Avenue Solar Farm, Attleboro, MA

*Albion Dam Hydroelectric Facility, Lincoln, RI

*Twin River Casino, Tiverton, RI

*West Beach Landfill Restoration, New Shoreham, RI

*Gooseberry Beach Sewer Line Extension, Newport, RI

*Burrillville DPW Facility, Burrillville, RI

* Denotes Relevant Experience Prior to B+T

Andrew Gorman, Environmental Specialist

PRESENTATIONS AND PUBLICATIONS

“Regulatory and Field Applications for GIS Data” October 19, 2021 ACEC/MA Private Sector Meeting

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)