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AMESBURY CITY CLERK

PLANNING BOARD

Town Hall

EXTENSION OF LAPSE PERIOD
~~APPLICATION FOR SITE PLAN REVIEW~~ APPROVAL

Date 2/21/14

Name Board of Directors, Hatter's Point Condominium Association, Inc.

Address 60 Merrimac Street

extension of lapse period on the Site Plan Approval
Application is hereby made for ~~a site plan review~~. Premises affected are situated at 60 Merrimac
Street, Amesbury Massachusetts and on Map # 99, Lot # 23

of the Assessor's Map.

1. Owner of Property: Hatter's Point Condominium Association, Inc.
2. Zoning District: PUD
3. Lot size: 4.49 acres
4. Size of Building, Addition or Area of Proposed Work: No new work is proposed. SEE ATTACHED.

5. Occupancy or Use - Existing: Residential - Over 55
Proposed: Residential - Over 55

6. Other Permits Required: Height Variance/Finding; Finding for Alteration of Non-Conforming Structure under Section VI. F. 10.

7. Submittal:
 - * Site Plan - Scale 1" = 40' (Section XI, C-4a of Zoning Bylaw) Ten Copies _____
 - * Water and Sewer Plan _____
 - * Storm Drainage Plan _____
 - * Erosion Control _____
 - * Parking Spaces and Plan _____
 - * Traffic Plan _____ (If required under C-5d of Zoning Bylaw)

8. Description of Work: _____

HATTER'S POINT CONDOMINIUM ASSOCIATION, INC.*

By 
CAROLE COWIE, PRESIDENT Signature of Applicant

Owner (if not Applicant)

Filing Fee: \$500.00 plus \$0.15 per square foot of gross floor area.
Received: _____
Distributed: _____
Hearing: _____

This application must be accompanied by 10 copies of the site plan. Complete details concerning site plan review are in Section XI, Section C - Site Plan Review of the Amesbury Zoning Bylaw.

***MAILING ADDRESS:**
c/o Tiger Property Services
14 Cedar Street, Unit 309A
Amesbury, MA 01913

COUNSEL TO THE OWNER/APPLICANT:
Theodore C. Regnante, Esq.
Regnante, Sterio & Osborne LLP
401 Edgewater Place, Suite 630
Wakefield, MA 01880
(781) 246-2525

Attachment to Hatter's Point Condominium Association, Inc.
Site Plan Review Application
60 Merrimac Street

The Applicant is seeking to extend the date for exercise of its rights under the Site Plan Approval for this project filed with the Town Clerk on April 2, 2008. There is no specific provision in the Ordinance governing time periods for exercise of rights granted pursuant to a Site Plan Approval. Pursuant to the state legislated Permit Extension Act of 2012, the existing Site Plan Approval is valid through at least April 2, 2014. The Applicant is seeking to extend its rights for one year through April 2, 2015 in order to allow time to complete negotiations with a private development partner and apply for modification of all of its local land use permits.

We understand that this application does not affect any rights under other prior approvals for the project, including the height variance, which have now expired by their terms and will have to be the subject of a reapplication.

Also see attached explanatory letter from Jack McElhinney, Attorney for the proposed developer.

JACK McELHINNEY
Attorney at Law

63 Shore Road, Suite 23
Winchester, MA 01890
jmcclhin@aol.com

Phone: 781.729.7299
Fax: 781.721.3419
Cell: 617.816.4092

February 7, 2014

Mr. Joseph W. Fahey
Director, Department of Community and
Economic Development
Town of Amesbury
Town Hall
62 Friend Street
Amesbury, MA 01903

Re: Hatter's Point Condominium – Modification of Site Plan Review Decision

Dear Mr. Fahey:

As you know, my client Larry Smith and his firm West Gloucester Capital, LLC (or future designee) are currently completing their due diligence with respect to the possible purchase of the residual phasing rights relating to the Hatter's Point Condominium. As part of that due diligence, we have reviewed the extensive local town permitting history of the project from its original inception in the late 1990's.

Based on that diligence, our current plan is to re-permit the project based on a reduced unit count but keeping the same architectural themes. In particular, we would be seeking to modify the existing 2008 Site Plan Review approval by the Amesbury Planning Board filed with the City Clerk on April 2, 2008 (the "2008 SPR Decision"). The 2008 SPR Decision authorized construction of 65 Units as part of Phase II and was itself a modification of the original 2000 Site Plan Review approval for the project which had authorized 40 units as part of Phase II. In addition we would be seeking a new variance or "Finding" to authorize the proposed height of the buildings, which we propose at 75 feet, two feet below the height permitted by the prior variances and findings. We would also be seeking additional "findings" similar to those obtained in 2008 to authorize the change in the existing non-conforming structures which currently do not meet the minimum lot size and or side yard requirements.

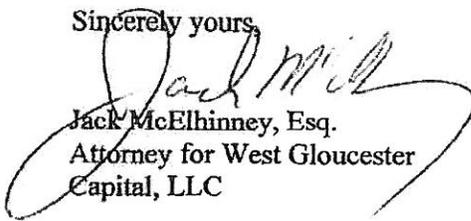
With respect to the 2008 SPR Decision, neither the decision itself nor the Site Plan provisions at Section XI. C of the Zoning By-law under which it was granted contain any specific provision relative to the lapse of a site plan review approval. The 2008 SPR Decision itself does refer to the approval in various places as a special permit, and thus at a minimum the SPR Decision should be entitled to the two year duration afforded to special permits under M.G.L. c. 40A Section 9 and under Section X. J. 11 of the By-law.

Accordingly, it is my view that the 2008 SPR Decision, which was filed with the Town Clerk on April 2, 2008, was in effect by its own terms through at least April 2, 2010. Furthermore, under the provisions of the Permit Extension Act of 2012 (adopted as Sections 74 and 75 of Chapter 238 of the Acts of 2012), the expiration date of the 2008 SPR Decision was extended for four years from the date of its original expiration.¹ Thus, the SPR remains effective through at least April 2, 2014. An application to amend the site plan filed prior to that date should therefore procedurally be treated as a modification of the existing 2000 and 2008 SPR Decision.

As a modification of the existing 2000 and 2008 Site Plan Decisions, our new proposal would be reviewed under the provisions of Section V E. 3 (b) of the By-law which provides that "modifications to site plans for residential development approved by the Planning Board resulting in more than four (4) new dwelling units shall provide fifteen percent (15%) of the additional new dwelling units in the development as affordable housing." The current plan is to seek approval for an additional forty five units. We would therefore have five units in excess of the forty originally approved in 2000. As I read the By-law, of those five, the first four are not subject to the affordability requirement. The resulting requirement would therefore be to provide 15% of that single unit as an affordable unit, and that fraction is disregarded per Section E.3.2 of the By-law.

We would be happy to discuss this matter with you further.

Sincerely yours,


Jack McElhinney, Esq.
Attorney for West Gloucester
Capital, LLC

cc: Nipun Jain
Scott David

¹ In general, the Act automatically extends, for four years beyond its otherwise applicable expiration date, any permit or approval that was "in effect or existence" during the qualifying period beginning on August 15, 2008 and extending through August 15, 2012.

PLANNING BOARD DECISION

Application Type: a) MODIFICATION TO ORIGINALLY APPROVED SITE PLAN APPROVAL dated 10/03/2000
Project: HATTERS POINT,
60 MERRIMAC STREET, AMESBURY, MA
Date: January 28, 2008

The Planning Board of Amesbury ("Board") received an application to modify the originally approved Site Plan for Hatters' Point Phase II under Section V and Section XI.C of the Amesbury Zoning Bylaw at 60 Merrimac Street, Amesbury MA along with all the necessary documents for a completed application on or about June 29, 2007 from William Sullivan (the "Applicant"). The application was submitted with plans dated March 21, 2006 by William Sullivan on behalf of Millwright Corporation. Architectural drawings were prepared and submitted on behalf of the applicant by Denis Reiske, Developmental Resources located at 40 Harrison Street, Newton Highlands, MA 02461 and last revised on 11/19/2007. The latest set of plans includes fourteen (14) sheets.

The first public hearing for the application was held on August 20, 2007 at 7:00 p.m. The hearing was continued and the project was subsequently heard at the following planning board meetings:

11/23/2007 and 01/28//2008

The public hearing was closed on January 28, 2008. This is the Decision of the Board ("Decision").

A TRUE COPY ATTEST

Bonijo Kitchin
TOWN CLERK

8/7/09

FINDINGS

The board has made the following findings under under Section XI.C.7 for site plan review:



- 1. General:** The applicant is proposing to increase the height of the originally approved structure. The number of stories will also increase from 3 to 7 as well. A four (4) story parking garage will be built inside the existing structure and the number of units in Phase II will increase from 40 to 65. Phase II will be required to comply with the provisions of section V.F since more than four (4) units are being added. The proposed modification also expands the existing footprint. All of the existing buildings are proposed to be demolished. The front elevation along Merrimac Street is the only portion of the buildings proposed to be preserved and restored. The Board finds that this is a major modification from the original approval and requires a public hearing.
- 2. Stormwater Management:** No new detention facility is proposed as part of the redevelopment. Closed drainage system is proposed with deep sump hooded catch basins and stormwater is discharged through in-line particle separators. The development proposes to tie into public sewer and water services that already exist in the area and evidence presented show that it would not overburden the public utility system as long as the utility infrastructure is constructed as per approved plans;
- 3. Vehicular Circulation and Parking:** No modifications to the entrances and exits from the property are being proposed. The rotary and the parking layout had been earlier modified and approved by the Board in 2004 and will stay the same. The additional parking requirements are being met within the parking garage at two car spaces per unit.
- 4. Pedestrian Access:** The originally proposed riverwalk and sidewalks will be constructed as per original approval. No changes are proposed.
- 5. Architectural design and signage:** The exterior façade on Merrimack Street will be preserved and restored. The façade facing the Merrimac River is made up of brick with stone bands. The proposed building design was modified to incorporate changes recommended by the Board.
- 6. Landscaping:** No changes are proposed to the original landscaping scheme. Some the car spaces originally proposed at grade are being eliminated and shall have grass islands.
- 7. Restoration/Demolition of Historic Buildings:** All of the buildings being proposed for demolition are on the National Register of Historic Buildings. The applicant has submitted application to the Amesbury Historical Commission for review;

With the findings as noted in this decision from 1 through 7 under "Findings", and with the conditions of approval as noted below, the board finds that the project satisfies the criteria of the Site Plan Review under Section XI.C.7 of the Amesbury Zoning Bylaws.

VOTE AND ACTION BY THE BOARD

After public hearing, upon notice in accordance with the statute (General Laws, Chapter 40A, section 11) and the Amesbury Zoning Bylaw, and after full consideration of the evidence presented, and upon the findings made by the Board and hereinafter set forth, a modification to the original Site Plan Approval is granted to the Applicant for the premises described in the application, as per the conditions of the original approval dated 10/03/2000 and further upon the special conditions that follow:

CONDITIONS OF APPROVAL

I. PRIOR TO ENDORSEMENT OF PLANS

1. The following shall be noted on the approved set of plans and construction drawings to ensure that these practices and standards are followed to minimize the erosion of soil and sedimentation of streams and water bodies shall be minimized using the following erosion practices:
 - i. Exposed or disturbed areas due to stripping of vegetation, soil removal, and regarding shall be permanently stabilized within six months of occupancy of a structure.
 - ii. During construction, temporary vegetation and/or mulching shall be used to protect exposed area from erosion. Until a disturbed area is permanently stabilized, sediment in run-off water shall be trapped by using staked hay bales or sedimentation straps.
 - iii. Permanent erosion control and vegetative measures shall be in accordance with the erosion/ sedimentation/vegetative practices recommended by best engineering and stormwater management practices and in conformance with other authorities, licenses and permits of agencies, local, state and federal, of appropriate jurisdiction;.
 - iv. All slopes exceeding 15% resulting from site grading shall be, either, covered with 4 inches of topsoil and planted with a vegetative cover sufficient to prevent erosion, or be stabilized by a retaining wall or as approved by the Board.

2. A covenant shall be placed upon the units in Phase II from issue of any occupancy permits until i) disallowing ability to start construction and shall be released from such covenant only when all site improvements including but not limited to driveway and utilities, are installed without any detriment to public health, nuisance or safety hazard and are installed and completed as per approved plans, ii) waterline improvements on Merrimac Street have been executed as outlined in the agreement and iii) all conditions of approval of the Board's approval dated 10/03/2000 and 01/28/2008 have been completed to the satisfaction of the Board;

3. The final stormwater operation and ongoing maintenance plan shall be submitted signed and stamped by a registered professional engineer. The Applicant shall submit a signed acknowledgment of their responsibilities outlined in the Stormwater operation and maintenance plan;
4. The applicant shall submit architectural drawings and photographic documentations of the existing historic façade along Merrimac Street. A full scale approved set of final architectural drawings shall be submitted for the Board's record;
5. Copies of all other permits required from any local, state or federal agencies shall be submitted to the Planning Board for record;
6. Three copies of all drawings and site plans as approved by Planning Board shall be provided as Computer Assisted Drawings (CAD) on Compact Disks to the Planning Board; and
7. All conditions of approval shall be noted on the final set of full scale site plans to be endorsed by the Board.

II. PRIOR TO START OF CONSTRUCTION

1. Copy of the set of approved site plan and drawings submitted with the site plan modification application, and the Board's decision signed by the Town Clerk and recorded at the Essex Registry of Deeds shall be submitted to the Board. Copy of all recorded legal documents including but not limited to, public access easements, covenants shall be submitted to the Planning Office;
2. A preconstruction meeting shall be held with the Board's engineering consultant for the project, the Town Engineer, DPW Director, the applicant's engineer and site contractor to coordinate site improvements and proposed infrastructure upgrades;
3. Any changes in the materials and finishes for the typical retaining walls shall be reviewed and approved by the Board prior to submitting to the Building Inspector for construction. If the height of retaining walls exceeds six (6) feet, then design for all retaining walls at proposed locations on the approved plans shall require to be stamped by a structural engineer. Prior to construction, stamped drawings shall be provided to the Board and require the Board's approval;
4. Service stub locations and/or connection locations should be coordinated with and approved by the City Engineer; and
5. The Applicant shall confirm with the City Engineer that adequate municipal service (i.e. sewer, capacity, water pressure/flow) is available for the project. The applicant

shall be responsible for applying for permits and receiving approvals as may be required from other agencies or departments to comply with current local, state and federal regulations. Final action of said permits shall be filed with the Board as a matter of record;

III. PRIOR TO SUBMITTING BUILDING PERMIT APPLICATION

1. The applicant shall provide the Planning Office with the complete set of architectural drawings to be submitted to the Amesbury Building Department for construction to establish compliance with the designs approved by the Planning Board. The final finishes shall be as per memo dated 12/18/07 submitted by the applicant's architect Denis Rieske. The Applicant shall attach a letter from the Board to the Building Inspector with the Building Permit application indicating that the construction drawings comply with the architectural building design approved by the Board;
2. Copies of permits and approvals from agencies other than local agencies, boards or commissions shall be submitted to the Planning Board for record; and
3. The applicant or its successors shall provide the Building Inspector with the form attached with this decision completed and signed off by each of the Town officials listed on that form (PB200601-BUILDING);

IV. PRIOR TO MAKING REQUEST FOR ISSUE OF OCCUPANCY PERMIT

1. All site improvements, including short term and long term parking areas, residents common facilities, landscaping and lighting shall be completed and installed as per approved plans and conditions of approval of the Planning Board's decision (both original and as modified) prior to making application for issuance of last 25% of the units in Phase II;
2. The activity of the marina building (approximately 1,740 sq.ft.) shall be permanently located into the ground floor of the L-shaped building #23 and said unit of unimproved space shall be conveyed to the marina ownership entity without cost in accordance with the earlier approved rotary and marina building relocation approved by the Board.
3. Site work completion shall include restoration and / or replication of the iron/steel picket fence to run the entire length of the site frontage on Merrimac Street and Pleasant Valley Road providing pedestrian and vehicle control in accordance with the Chapter 91 Waterways Licensing for the whole site and the Public Access Easement recorded 7/19/2002 including a secondary access control point for residents and guests by card/code 24 hours per day from the edge of the site rotary. The access control points are as follows:

- i) Pedestrian access to the southerly end of the riverwalk controlled by a timed gate allowing public access to the riverwalk only between the hours of 5a.m. and 11p.m.
 - ii) Present drive through access point between Buildings #8 and #9 is to be gated off upon completion of the final access road to allow access by emergency vehicles and marina patron pedestrians accessing the site from the marina parking lot across Merrimac Street by card/code 24 hours per day.
 - iii) Main entry drive to be gate controlled between the hours of 11p.m. and 5a.m. allowing residents and their guests and marina patrons access during said hours by card/code.
4. Restoration and development of the 2 story building (Merrimac Hat Company office wing) shall be completed for the common benefit of all Hatters Point residents and shall include the following amenities and furnishings:
 - i. Ground floor - Two small changing / locker rooms with showers and toilets, a weight training and a cardio workout area with appropriate machines and (in the one story portion) a pool area to include Jacuzzi type pools and a lap lane or continuous flow exercise swimming pool.
 - ii. Second Floor - a residential style dining room and furnishings with service kitchen, a library and meeting rooms and access to a roof top patio deck atop the one story section.
5. The finish paving course of the area existing binder course paving between Building #6 and the riverwalk shall be completed with resident access control gates at rotary;
6. The Planning Board shall issue a letter to the applicant and the Building Inspector stating whether conditions of approval have been met or not and whether construction to date is per the approved plans;
7. Upon completion of construction or prior to release from the covenant, the Applicant shall submit an 'as-built' or 'record conditions' plan to the Planning Board along with a written confirmation from a Registered Professional Engineer, indicating that construction complies with the approved site plans and conditions of approval, including drainage and utility plans. The applicant shall also demonstrate that all conditions of approval, including the original dated 10/03/2000 and as modified dated 01/28/08 have been completed as per respective decisions to the satisfaction of the Board;
8. All proposed work associated with the pedestrian walkway/riverwalk shall be completed as per approved plans and to the satisfaction of the Board. Any associated public access easement documents as approved by the Board shall be recorded by the Applicant and a copy of the recorded documents shall be submitted to the Board for record;

9. All off-site improvements associated with water line extension agreement dated 10/22/01 shall be completed prior to issuance of any occupancy permits for Phase II; and
10. The applicant or their successors shall be required to have form attached with this decision (PB200602-OCCUPANCY) completed and signed off by each of the Town officials listed on the form before submitting a request for Certificate of Occupancy to the Building Inspector;

V. IN PERPETUITY

1. This approval has been granted to the applicant and the permit shall not be transferred without the written approval of the Board;
2. The decision of the Board only allows the addition of the 25 units in Phase II by increasing the height of the existing buildings and expanding the footprint as allowed by the decision of the ZBA. Any use not permitted by this decision shall require approval from the Planning Board after submitting a formal request for modification to the Special Permit and a public hearing if the Board so deems necessary;
3. The proposed work shall comply with the "Order of Conditions" issued by the Amesbury Conservation Commission upon said premises. The Order of Conditions from the Amesbury Conservation Commission shall be carried out to the satisfaction of the Commission. Any violation of the Order of Conditions issued by the Conservation Commission shall be deemed to be a violation of this Permit, with all remedies to the Town of Amesbury as provided by law;
4. Any request for alteration to the Order of Conditions made by the applicant to the Amesbury Conservation Commission (or to DEP, upon appeal) shall be simultaneously corresponded to the Board;
5. Architectural Design, Lighting and finishes: All exterior lighting fixtures, landscaping elements and scheme shall be executed as per original approval dated 10/03/2000. The material finishes for Phase II shall be as per approved plans approved by this decision including the following: a) Face the small concrete retaining walls along the entry drive in brick.; b) Centria is the manufacturer of the metal panels to be used on the upper floors of Phase II. The color is "Aged Copper" #5444; c) The windows will be "Essex Green" to match the color of the windows in Phase I. d) The glass railings will be similar to Phase I but a different manufacturer may be used.
6. The Planning Board shall require inspection by the Board's consultant of all on site improvements and off-site improvements to ensure that the work is carried out in accordance with the approved site plan and to ensure that all improvements are in compliance with the conditions of the Special Permits granted for this project;

7. All sewer and drainage infrastructure on the subject parcel shall be owned and maintained by the Hatters Point Condominium Association and shall not become the liability of the Town at any time. The Condominium Association and/or the developer of the property shall be responsible for the maintenance, operation and repair of the Stormwater management system as per stormwater operation and maintenance plan as originally approved by the Board. This shall include any and all systems such as Deep Hooded Catchbasins, drainage channels, sediment forebay, in-line particle separators and infiltration systems;
8. The proposed driveway in the development is a private way. The Town of Amesbury shall not be required to provide construction, reconstruction, maintenance, snowplowing, trash collection and pickup, or police patrols along the proposed roadway. At no time shall the roadway or parking areas become a liability of the Town of Amesbury. This condition shall be incorporated into all the legal and facilities management and maintenance documents;
9. The applicant, his assignees or successors shall pay for review of legal documents associated with the proposed project and as required by this decision;
10. Further subdivision of the property or creation of additional units shall not be allowed. No construction or reconstruction except as shown on the recorded plan shall occur without a further submission of plans to the Planning Board and a notation to this effect shall appear upon the recorded plan and upon any deeds to any property;
11. Unless otherwise specifically waived herein, and unless otherwise specifically waived after further hearing, all streets, ways, and utilities within or serving the proposed development shall conform to all Subdivision Rules and the Design and Performance standards of Section XI.C. and
12. Any change to the site plan approval conditions, or to the approved site plan including, but not limited to, landscaping plan, lighting plan, architectural details, lighting fixtures, site improvements and finishes or to any recorded legal documents shall only be allowed after review and approval by the Planning Board. Any substantial modifications to the approved Site Plan shall be subject to review and approval of the Planning Board. The board shall, if it so determines, require the applicant to submit an application for modification to the Special Permit and hold a public hearing for review of the requested modifications;

Chair, Amesbury Planning Board

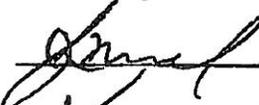
TO:
William Sullivan

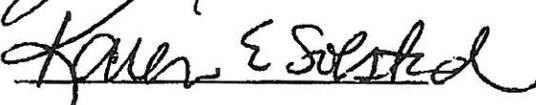
Amesbury, MA 01913

PLANNING BOARD VOTE:

On 01/28/2008, the Amesbury Planning Board voted in favor of the proposed modification to the Site Plan Approved via Board's decision dated 10/03/2000 as per findings and conditions noted above.

The following members of the Amesbury Planning Board voted for the grant of the Special Permit subject to the above stated findings and conditions of approval:

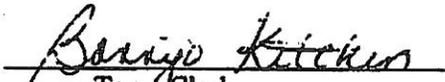








Filed with the Town Clerk on 4-2-2008


Town Clerk

A building permit is required for any construction remodeling. It is your responsibility to file this Special Permit with the Registry of Deeds and to record the plans after endorsement; forms may be obtained from the Town Clerk's Office.

Any appeal shall be made pursuant to Section 17, Chapter 40A, M.G.L. and shall be filed within twenty (20) days after the date of filing of such notice in the office of the Town Clerk's Office.



TOWN OF AMESBURY

Bonnijo Kitchin
Town Clerk

Town Hall, 62 Friend Street
Amesbury, MA 01913-2886
Tel: (978) 388-8100
Fax: (978) 388-8150

APPEAL CERTIFICATION

Applicant: William Sullivan
On behalf of Millwright Corporation

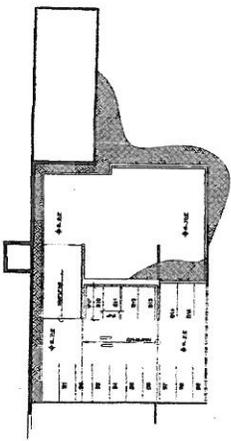
Property: Hatters Point
60 Merrimac Street
Amesbury, MA 01913

I hereby certify that 20 days have elapsed from the date this certification was issued and no appeal has been filed in this office.

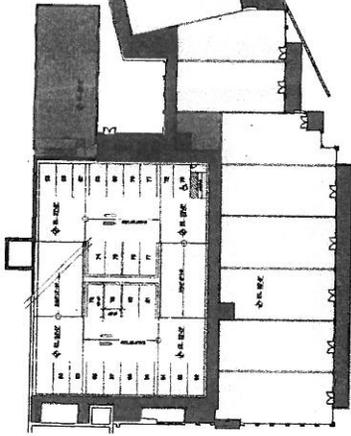
A true copy. Attest:

Bonnijo Kitchin
Town Clerk
Amesbury, MA.

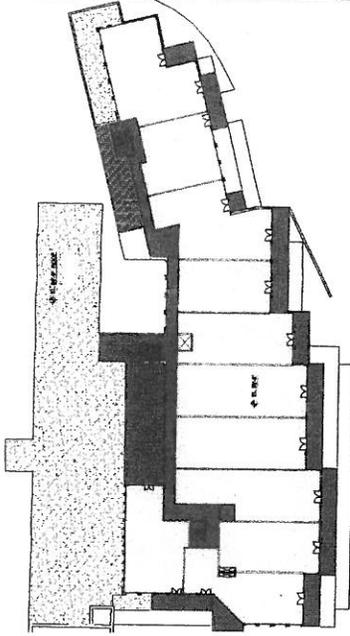
August 7, 2009
Date



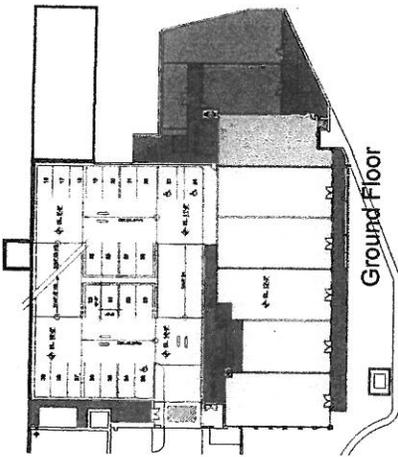
G-1 Lower Level Parking



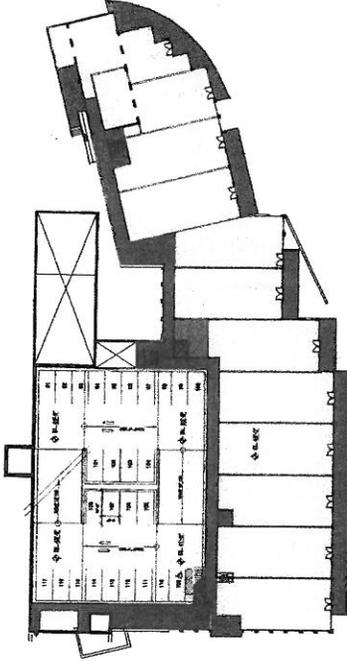
Second Floor



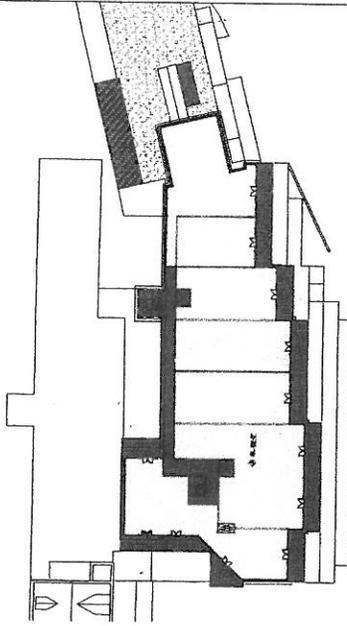
Fifth Floor



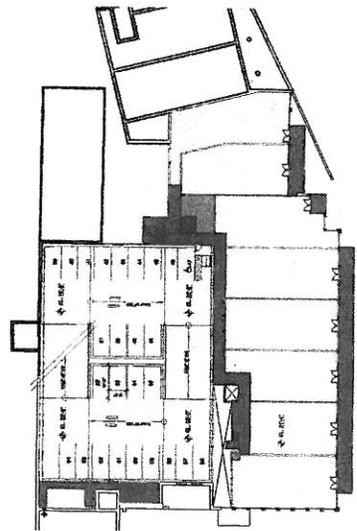
Ground Floor



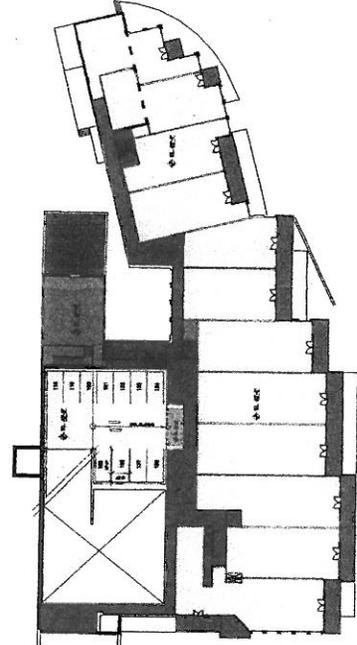
Third Floor



Sixth Floor



First Floor



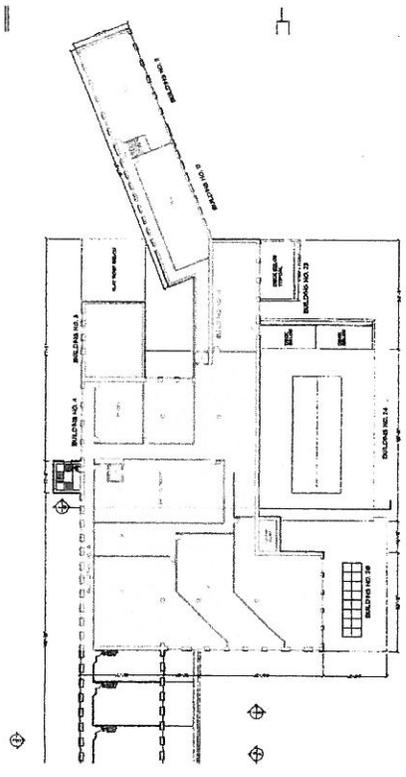
Fourth Floor



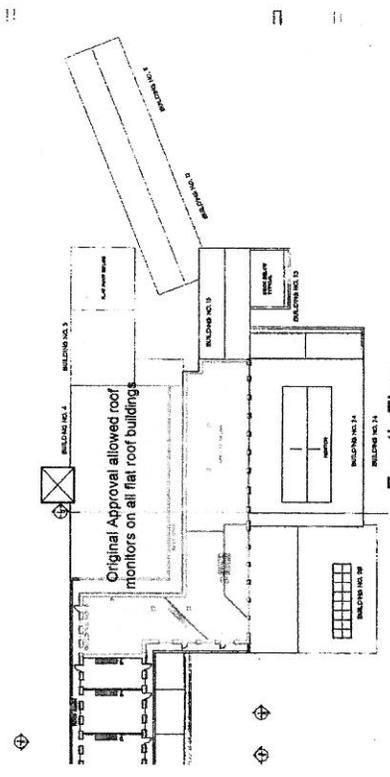
PHASE II - AMENDMENT TO ORIGINAL
 11.12.1987 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007



PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007

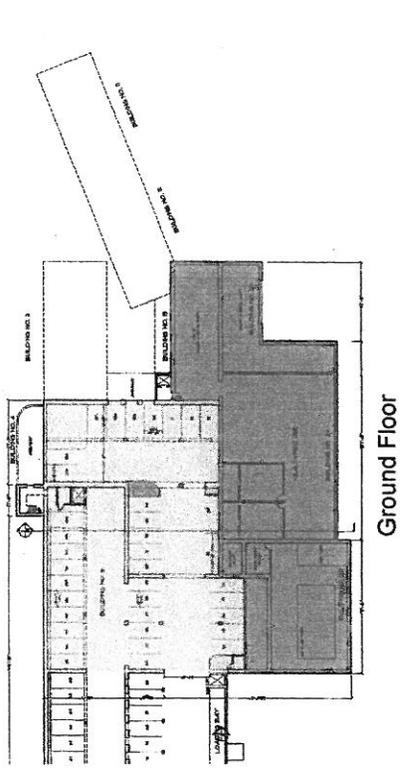


Third Floor

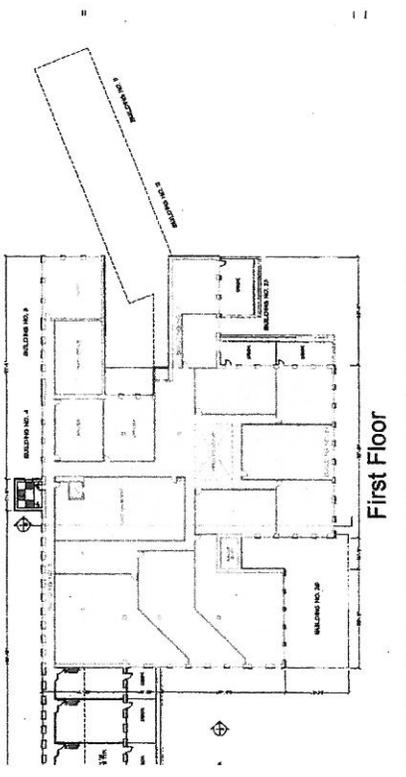


Fourth Floor

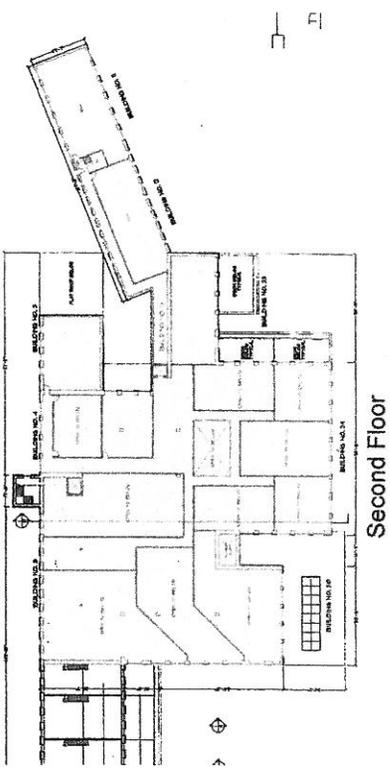
Residential
 Parking
 Common



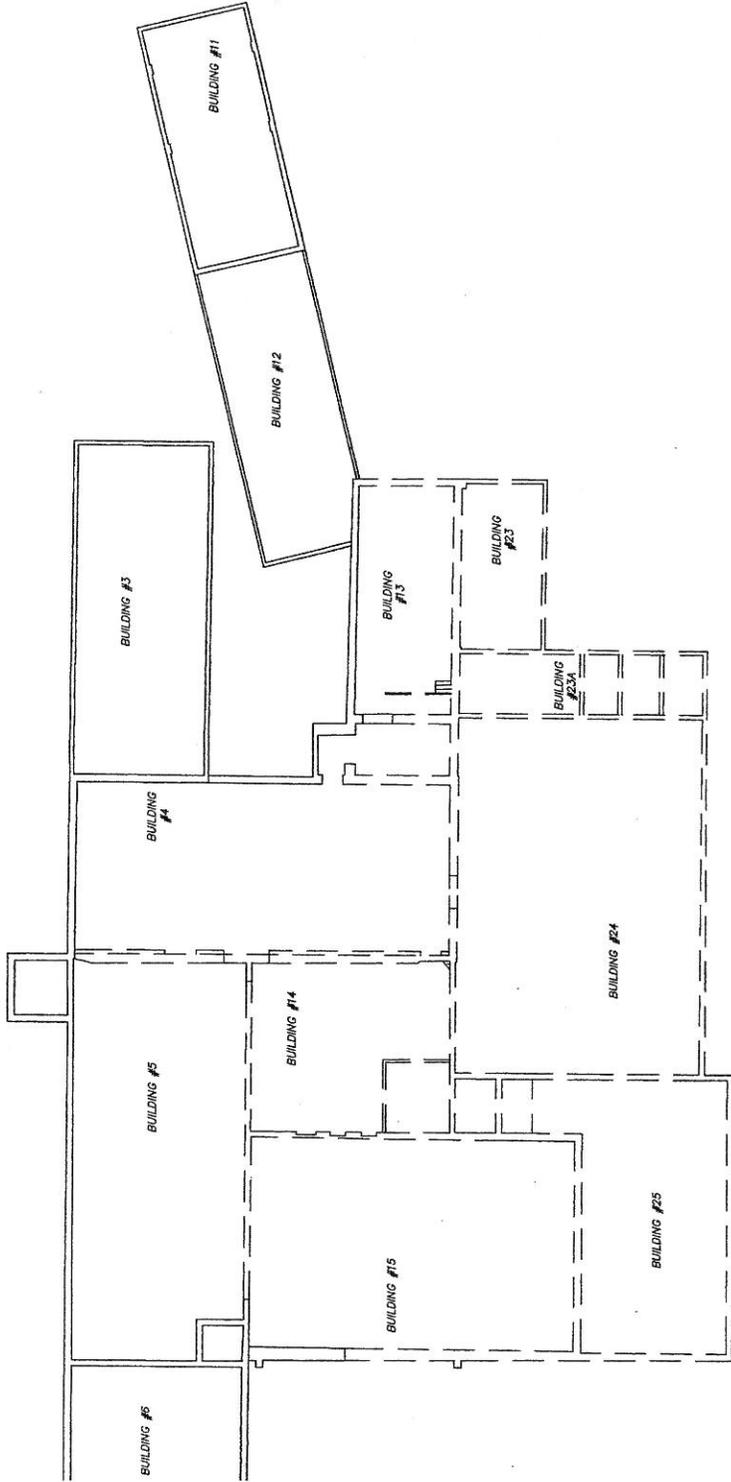
Ground Floor



First Floor



Second Floor



GENERAL NOTES:
 GENERAL CONTRACTOR SHALL INSTALL HEAVY TIMBER TRUSS BRACES ON ALL EXISTING HISTORIC MASONRY WALLS SCHEDULED TO REMAIN. BRACING SHALL BE IN PLACE BEFORE INTERIOR DEMOLITION OF EXISTING FLOORS AND SHALL REMAIN IN PLACE UNTIL THE NEW FLOORS ARE COMPLETE. GENERAL CONTRACTOR SHALL SUBMIT BRACING PLAN FOR REVIEW AND APPROVAL BEFORE WORK BEGINS. REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION MATERIALS IN LANDFILLS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND DISPOSAL PERMITS.

1 DEMOLITION PLAN
 SCALE: 1"=30'

PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007

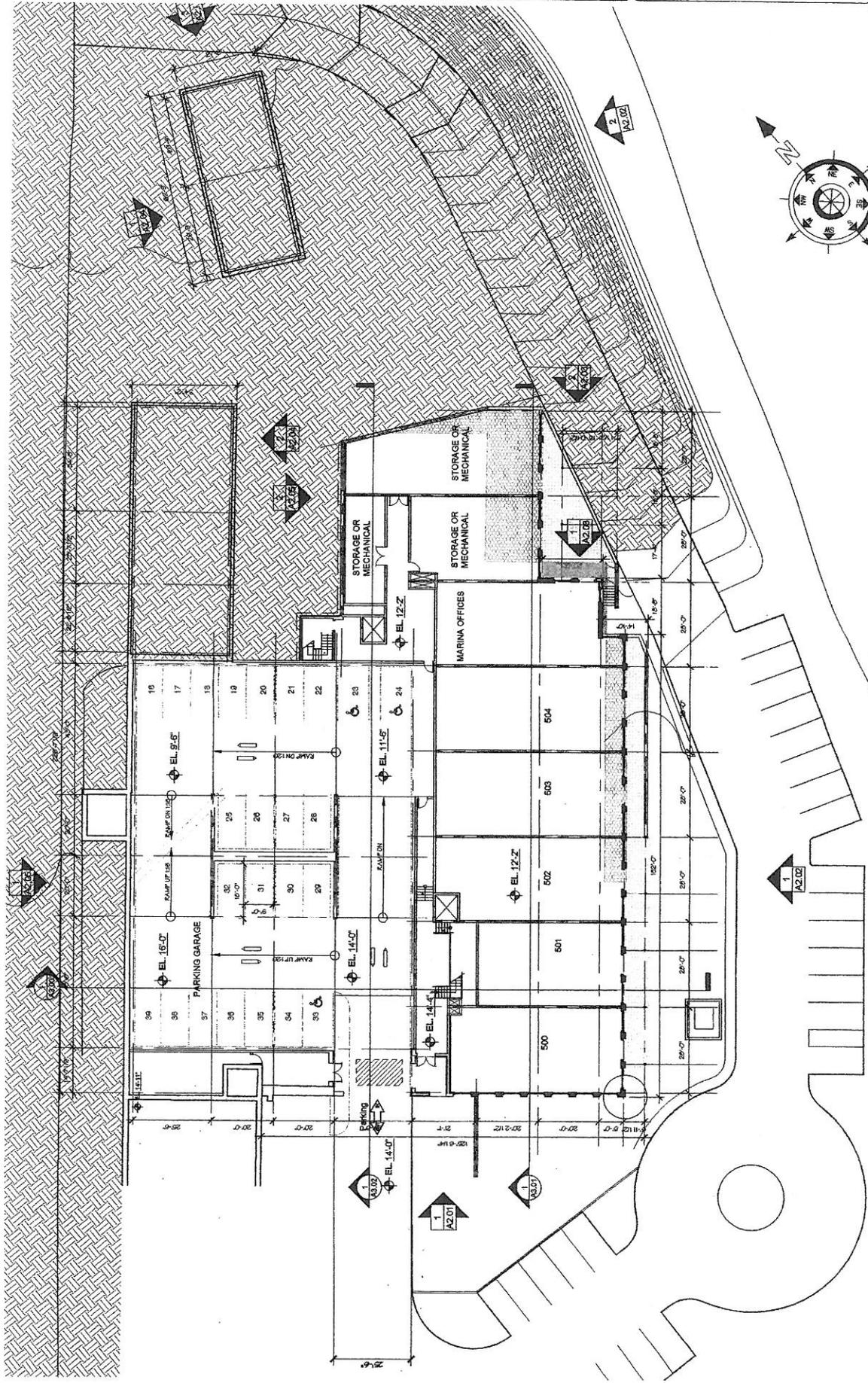
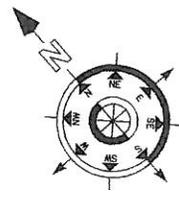


DEVELOPMENTAL RESOURCES
 40 HARRISON STREET, NEWTON, MA, 02461. TELEPHONE (617) 481-9680 E-MAIL dreeske@dr.net

Hatter's Point - Phase II
 60 Merrimac Street - Amesbury, MA 01913

DATE	DESCRIPTION	BY	CHECKED	DATE
11/19/07	PHASE II - AMENDMENT TO ORIGINAL 11.12.1997 PLANNING BOARD APPROVED PLANS - ZBA APPROVED ADDITIONAL HEIGHT AND AREA			
11/19/07	GROUND FLOOR PLAN ZBA APPROVED			

PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS - ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007



1 GROUND FLOOR PLAN
 SCALE: 1/8"=1'-0"

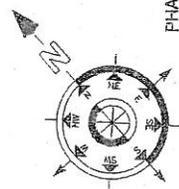
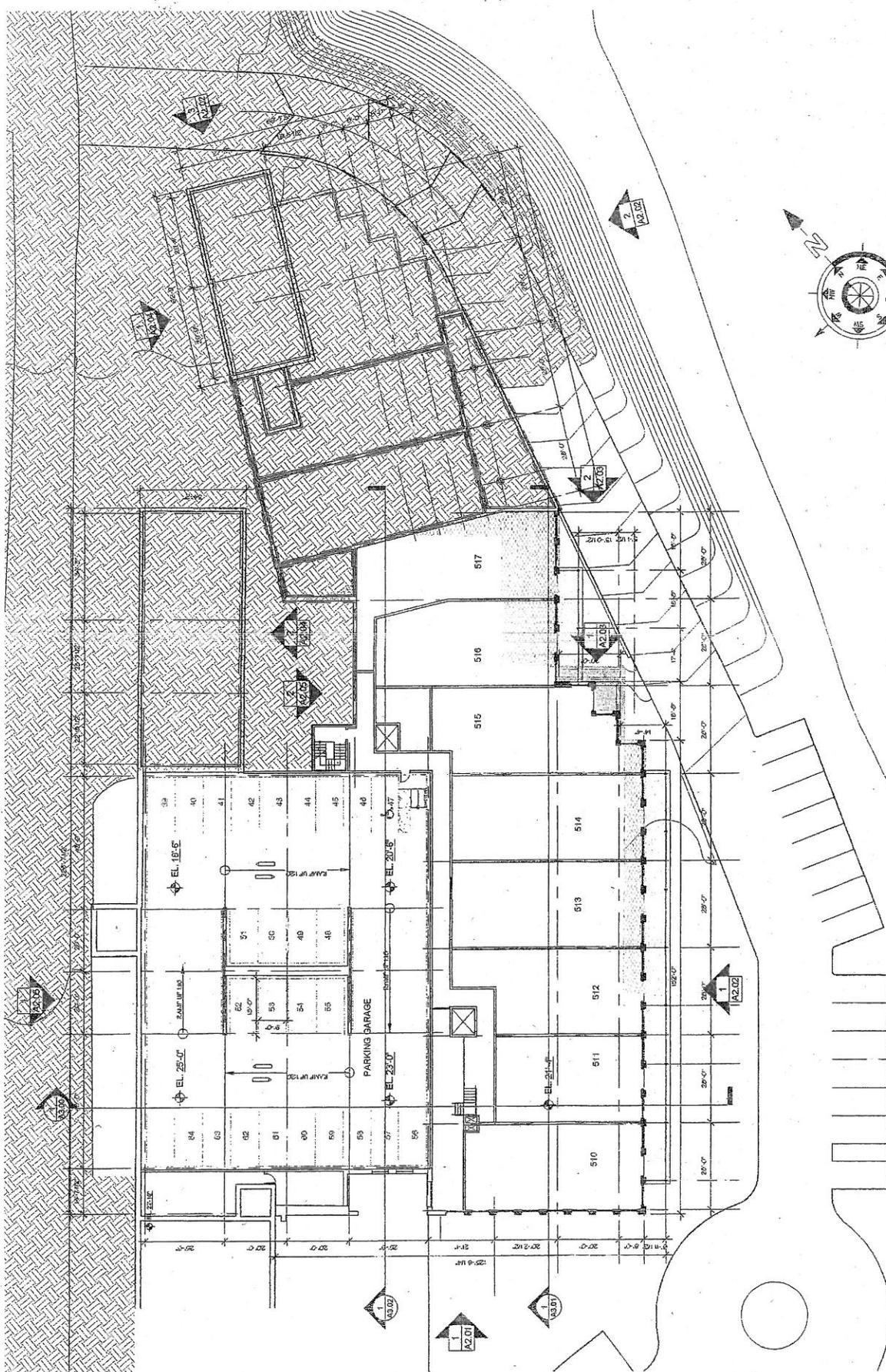
A0.00



40 HARRISON STREET, NEWTON, MA, 02461, TELEPHONE (617) 491-8690 E-MAIL drhsk@att.net
DEVELOPMENTAL RESOURCES
 Hatfield's Point - Phase II
 60 Merrimac Street - Amesbury, MA 01913

SCALE	DATE	BY	CHKD	APP'D
1" = 10'-0"	03/20/07	AM	SM	SM
FIRST FLOOR PLAN ZBA Approved				

PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007
A0.01



1 FIRST FLOOR PLAN
 SCALE: 1"=30'

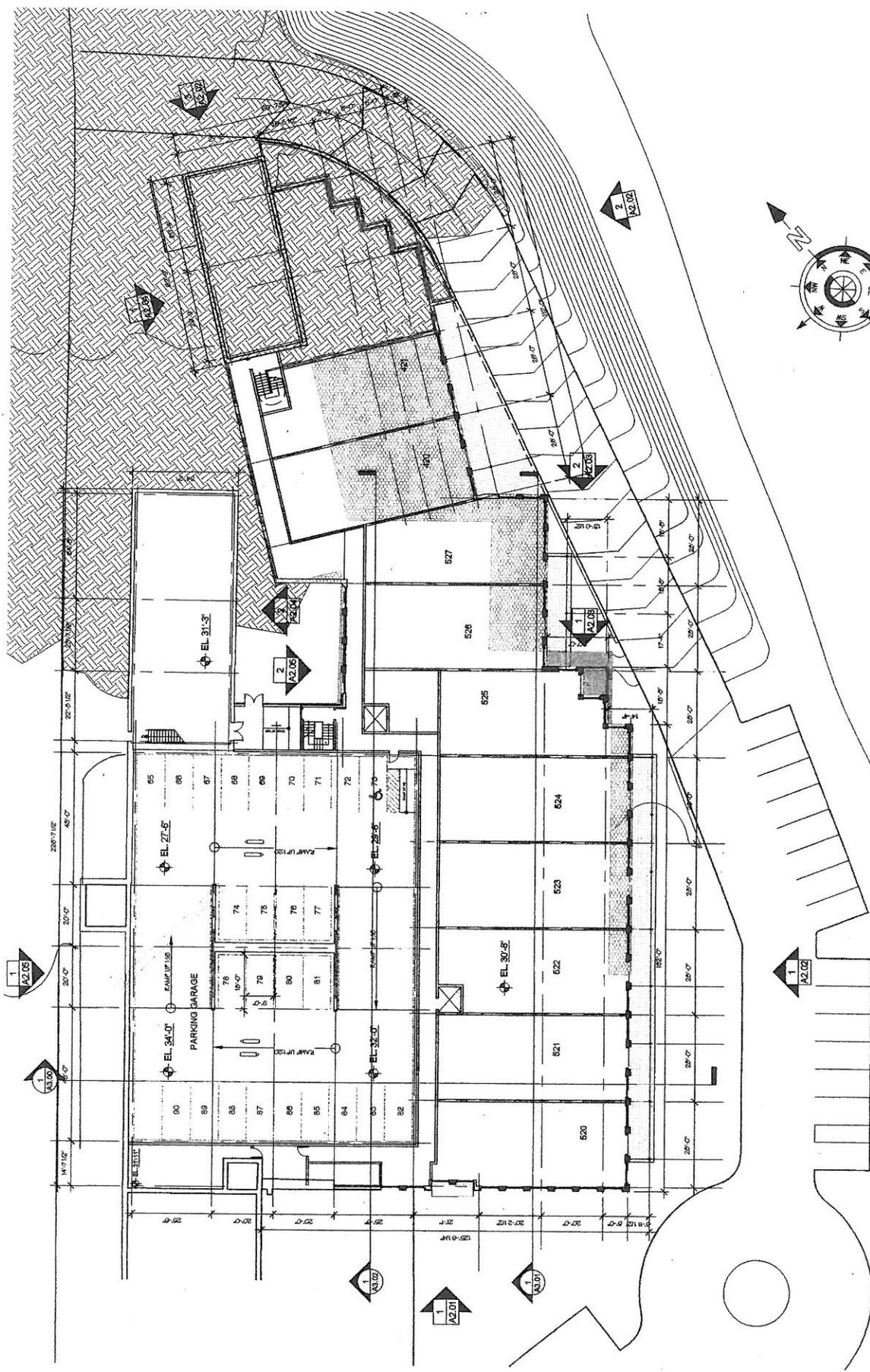


DEVELOPMENTAL RESOURCES
 40 HARRISON STREET, NEWTON, MA 02461. TELEPHONE (617) 491-3690 E-MAIL drewka@att.net

Hatter's Point - Phase II
 60 Merrimac Street - Amesbury, MA 01913

DATE	06.20.07
SCALE	1"=30'
PROJECT	SECOND FLOOR PLAN ZBA Approved
DESIGNER	DR
DATE	06.20.07
SCALE	1"=30'
PROJECT	SECOND FLOOR PLAN ZBA Approved

PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007
A0.02



1 SECOND FLOOR PLAN
 SCALE: 1"=30'

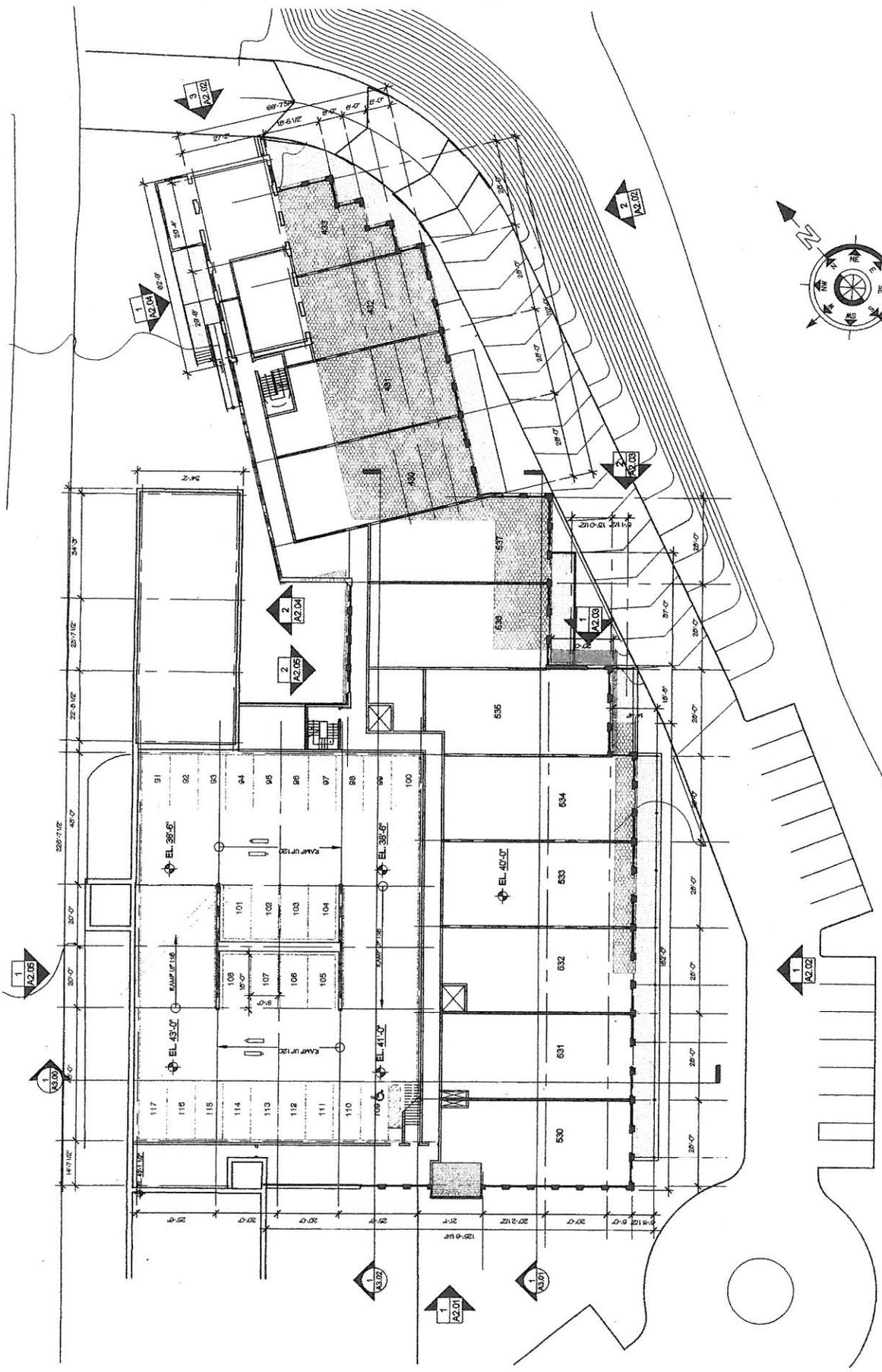


DEVELOPMENTAL RESOURCES
 40 HARRISON STREET, NEWTON, MA, 02461. TELEPHONE (617) 491-3690 E-MAIL drsk@att.net

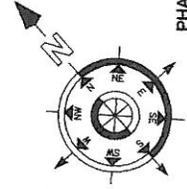
Hatter's Point - Phase II
 60 Merrimac Street - Amesbury, MA 01913

SCALE	DATE	DESIGNED	CHECKED	IN CHARGE	PROJECT
1"=20'-0"	11/19/07	DR	DR	DR	DR

THIRD FLOOR PLAN ZBA Approved
 A0.03



PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007

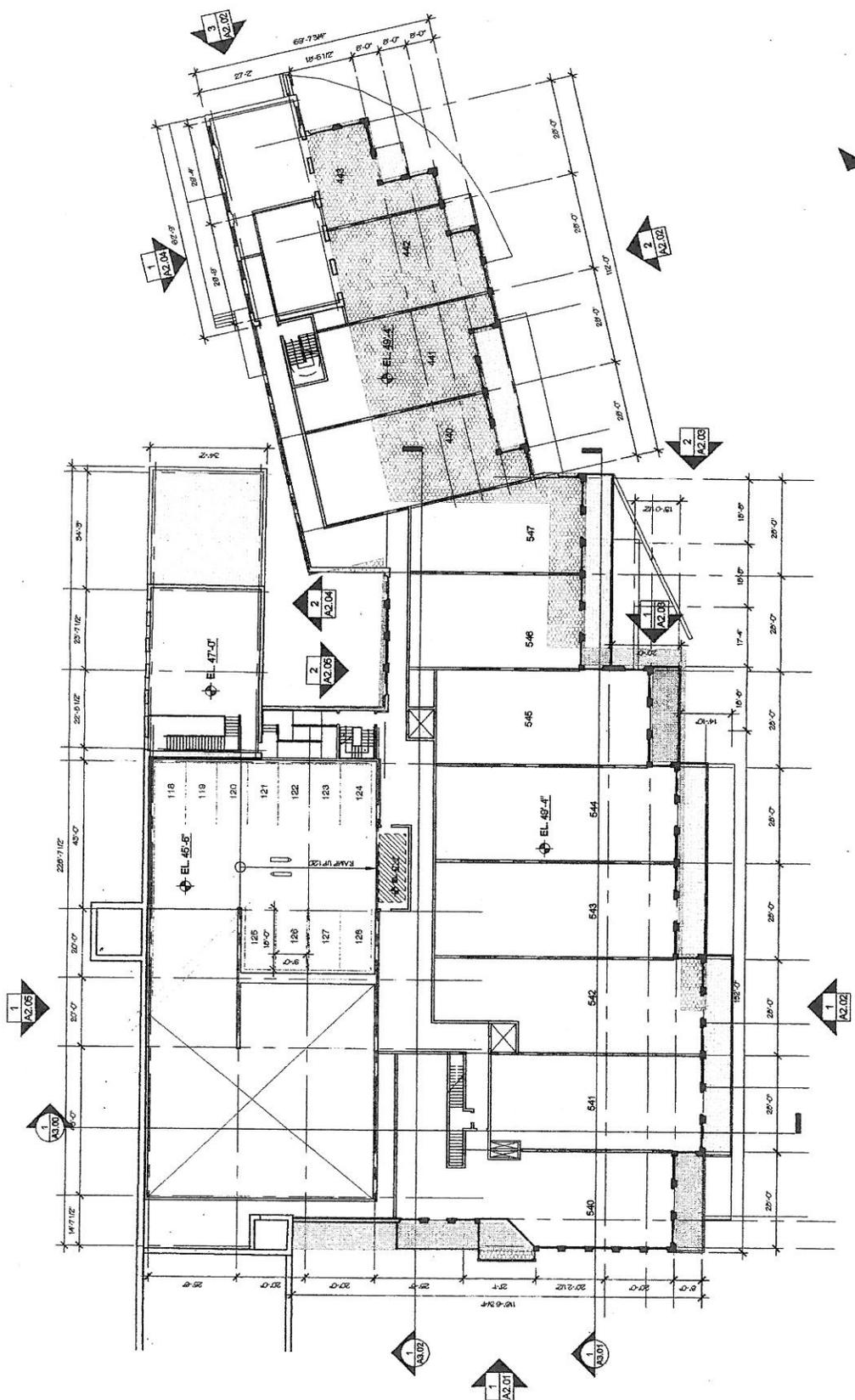


1 THIRD FLOOR PLAN
 SCALE: 1"=20'-0"



TITLE	FOURTH FLOOR PLAN ZBA Approved
SCALE	AS SHOWN
DATE	08/20/07
DESIGNER	AS
DR	DR
DATE	08/20/07

PROJECT NO. 07-001
 SHEET NO. **A0.04**



PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007

1 FOURTH FLOOR PLAN
 SCALE: 1"=30'



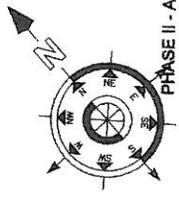
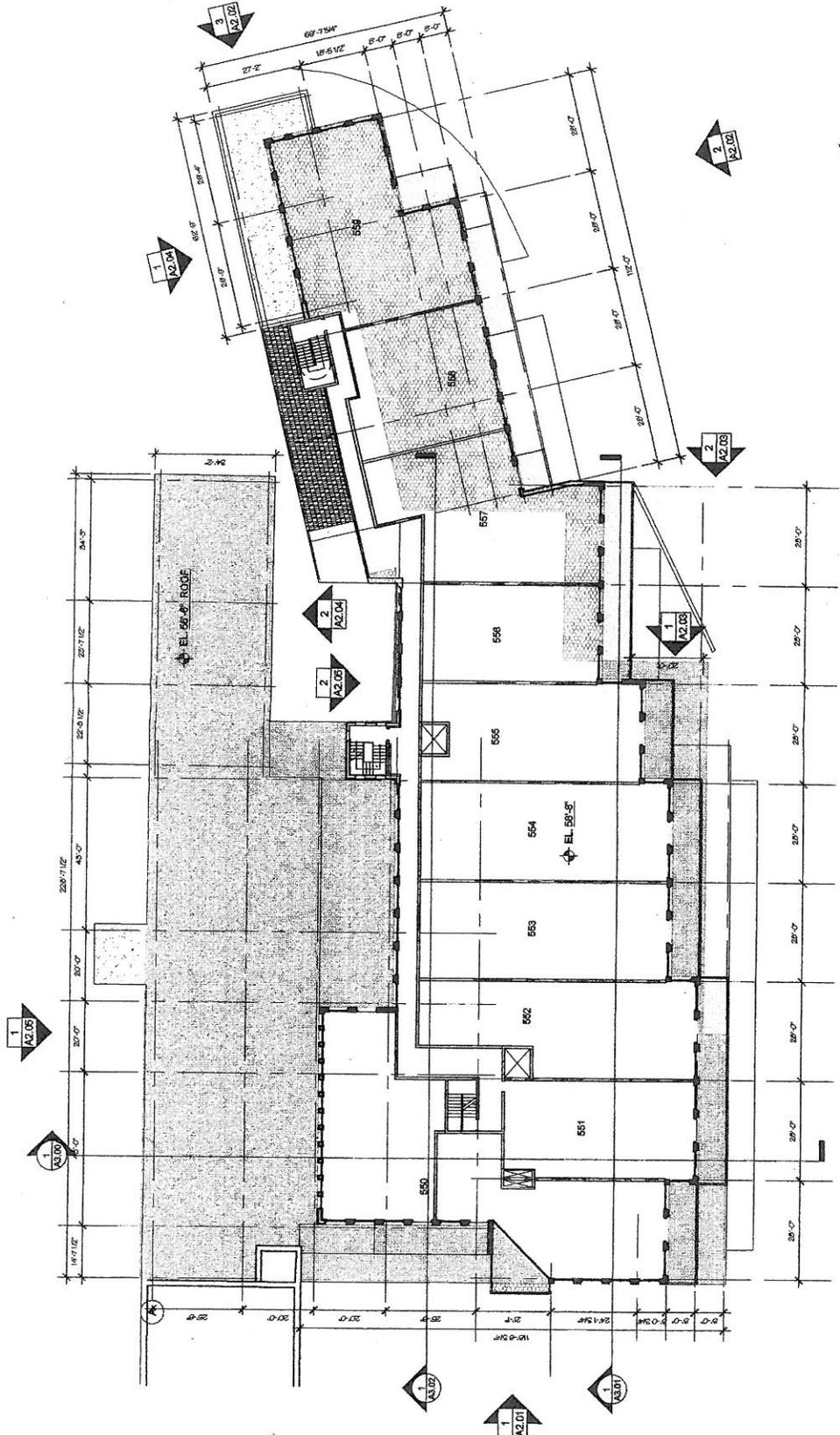
DEVELOPMENTAL RESOURCES
 40 HARRISON STREET, NEWTON, MA, 02461, TELEPHONE (617) 491-9990 E-MAIL chris@dr.net

Hatter's Point - Phase II
 60 Merrimac Street - Amesbury, MA 01913

SCALE	DATE	DESIGNER	IN CHARGE	PROJECT NO.
1"=30'				

FIFTH FLOOR PLAN ZBA Approved

PROJECT NO. 003
A0.05



PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007

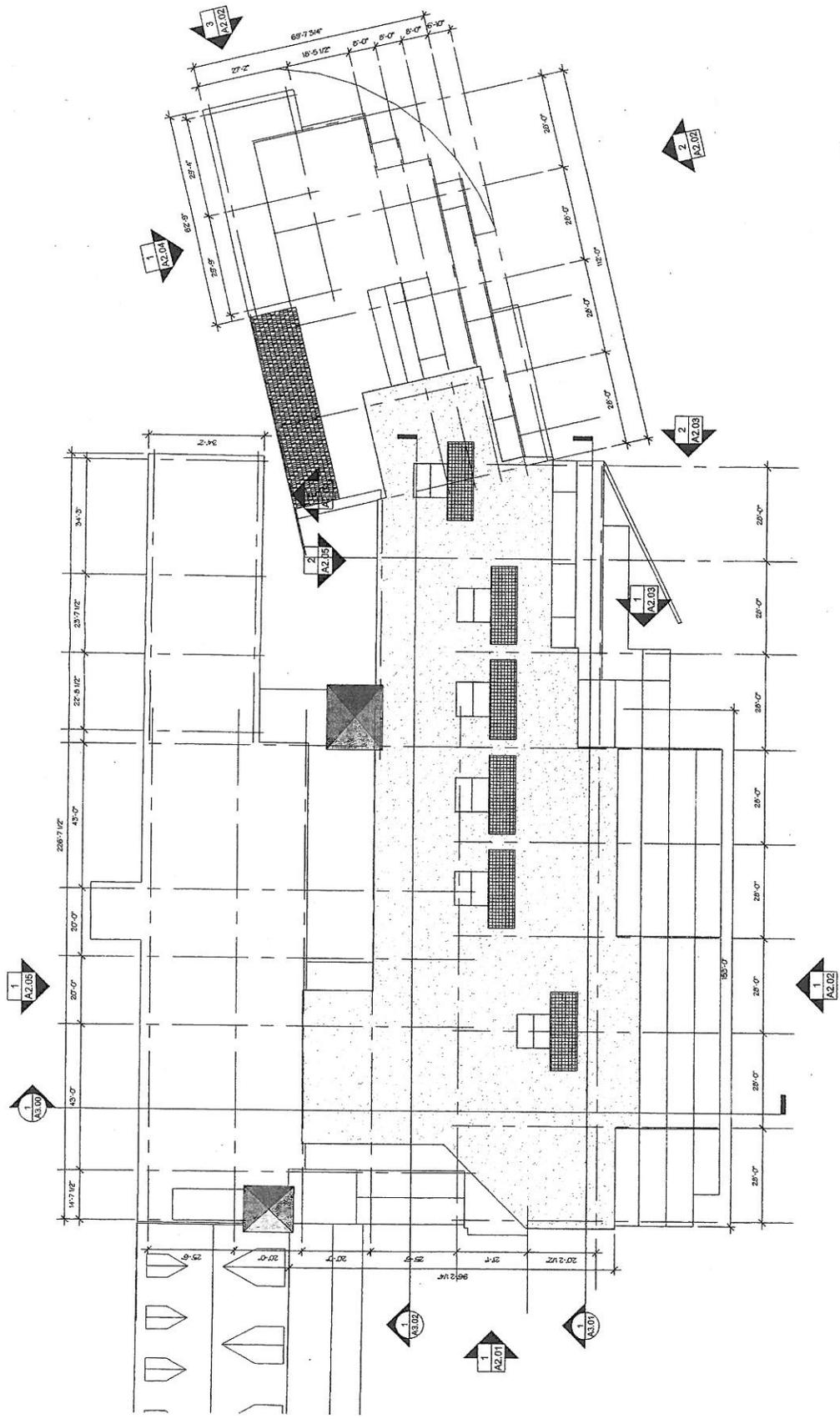
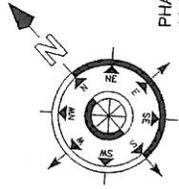
1 FIFTH FLOOR PLAN

SCALE: 1"=30'



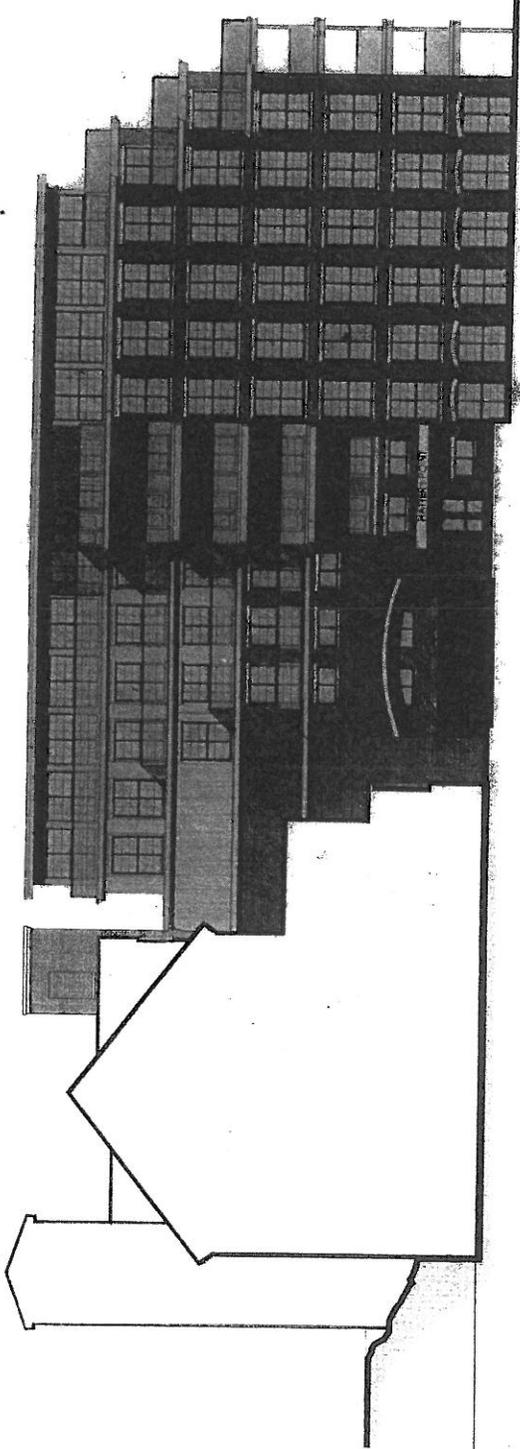
TITLES		DATE		DRAWN		CHECKED		JOB NO.	
Roof Plan - ZBA Approved		11/19/07		AS		CR		0083.00	
REVISIONS									
NO. DATE BY									
1 11/19/07 AS									
2 11/19/07 AS									
3 11/19/07 AS									
4 11/19/07 AS									
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100 11/19/07 AS									

PHASE II - AMENDMENT TO ORIGINAL
 11-12-1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11-19-2007



1 ROOF PLAN
 SCALE: 1"=30'

Phase I (Completed) Phase II (Proposed)



RIVERSIDE ELEVATION



Hatter's Point - Phase II
60 Merrimac Street - Amesbury, MA 01913
DEVELOPMENTAL RESOURCES
40 HARRISON STREET, NEWTON, MA, 02461. TELEPHONE (617) 491-3690 E-MAIL dreska@att.net

DATE	07/17	SCALE	1/8" = 1'-0"
DR	DR	DATE	07/17
WTR	WTR	DATE	07/17
DR	DR	DATE	07/17
WTR	WTR	DATE	07/17

ELEVATION
A2



DEVELOPMENTAL RESOURCES
 40 HARRISON STREET, NEWTON, MA 02461. TELEPHONE (617) 491-3690 E-MAIL dreske@att.net

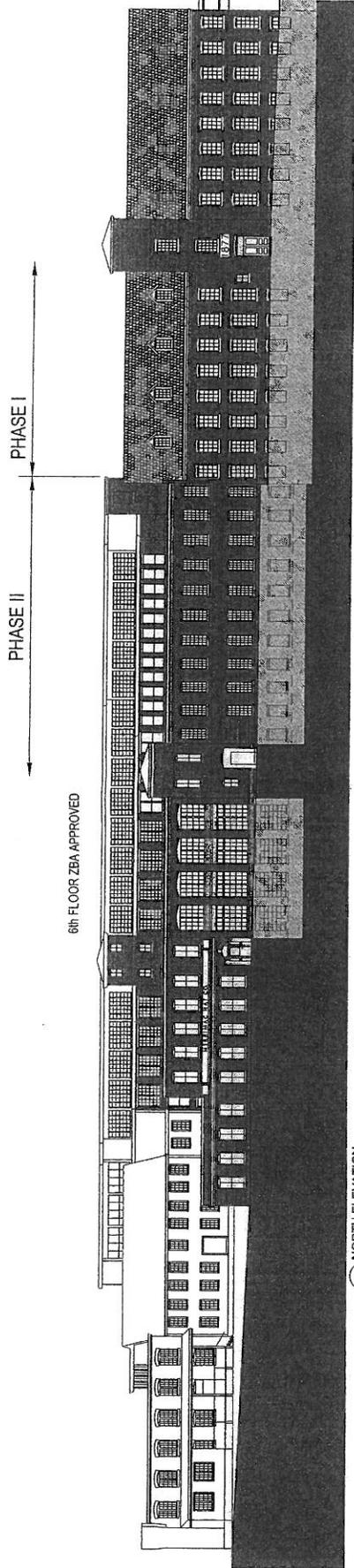
60 Wentmac Street - Amesbury, MA 01913

Hatter's Point - Phase II

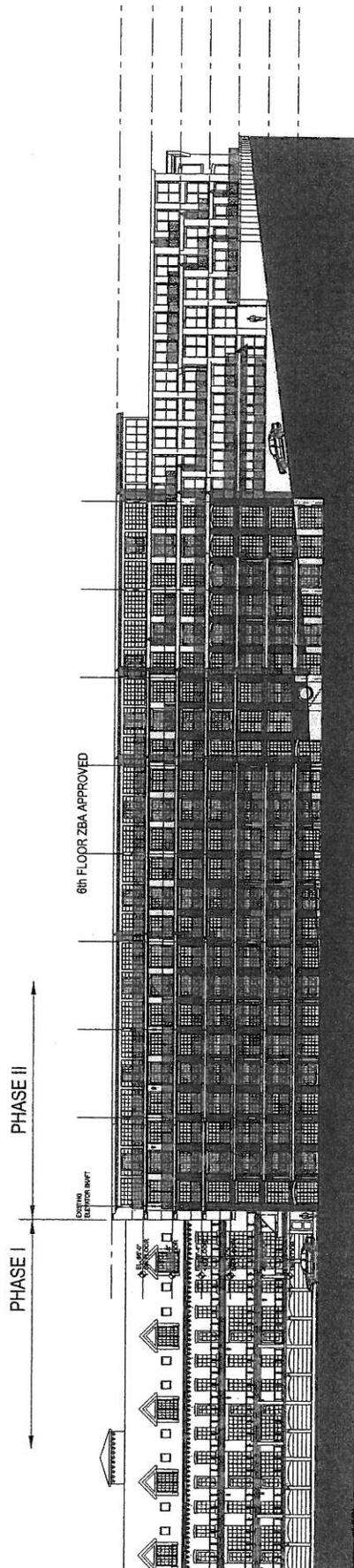
ELEVATIONS

SCALE	DATE	DESIGNED BY	DRAWN BY
AS SHOWN			

A2.00



1 NORTH ELEVATION
 EXERCISE/11/17



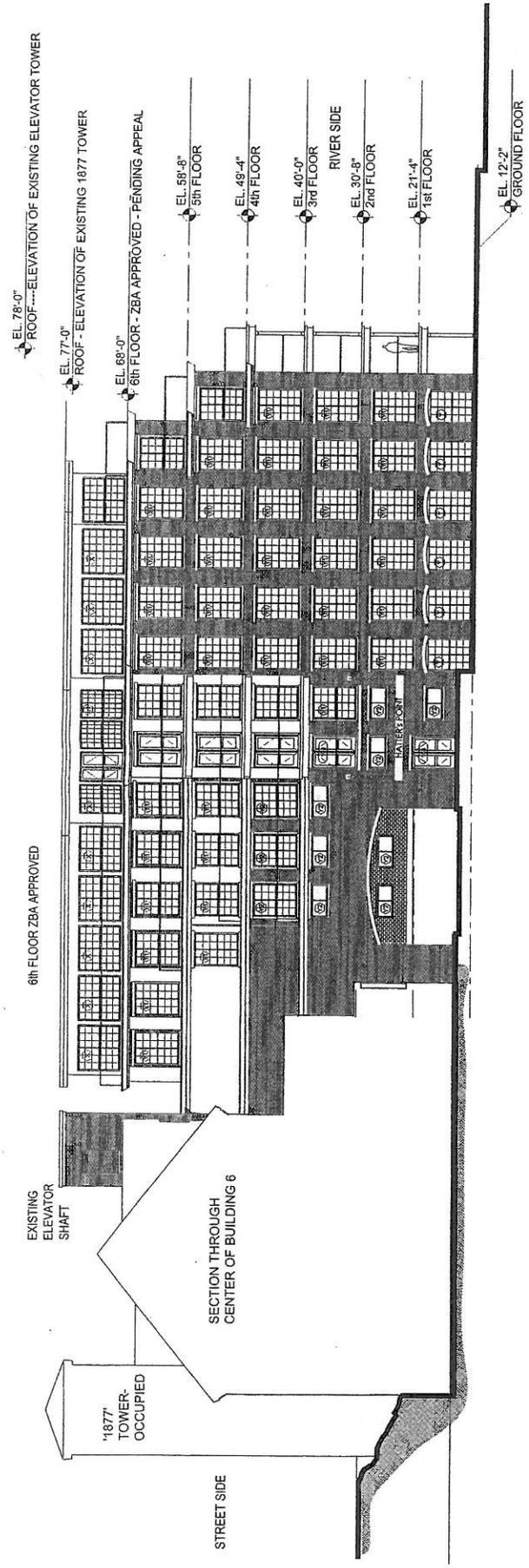
2 SOUTH ELEVATION
 EXERCISE/11/17

PHASE II - AMENDMENT TO ORIGINAL
 11.12.1987 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007



SCALE	DATE	DESIGNER	CHECKED	DATE	SCALE

ELEVATIONS
 TITLE
 A2.01

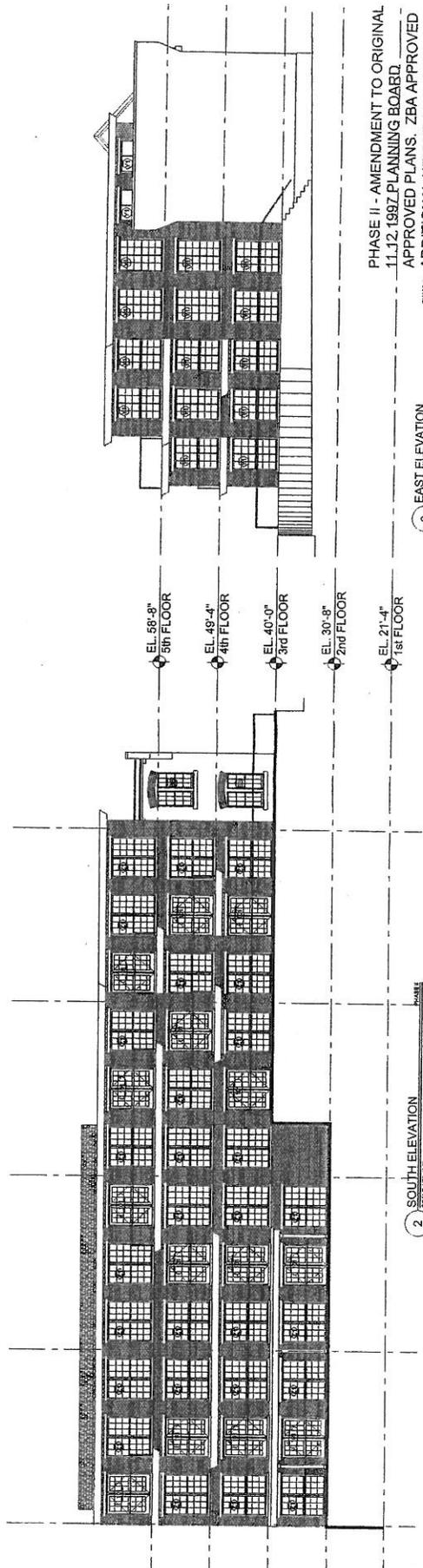
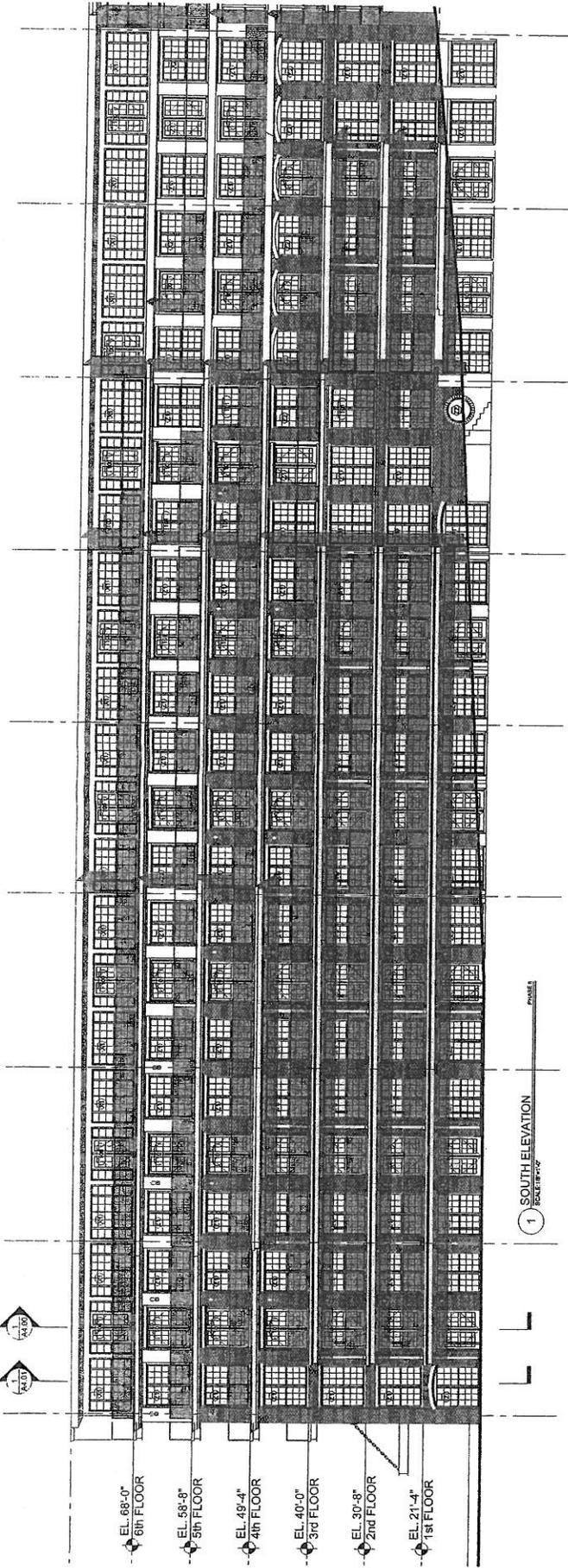


PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007



DATE	DESIGN	CHECKED	DATE

ELEVATIONS
 TITLE
 SHEETS
 FILE NAME/PROJECT
A2.02

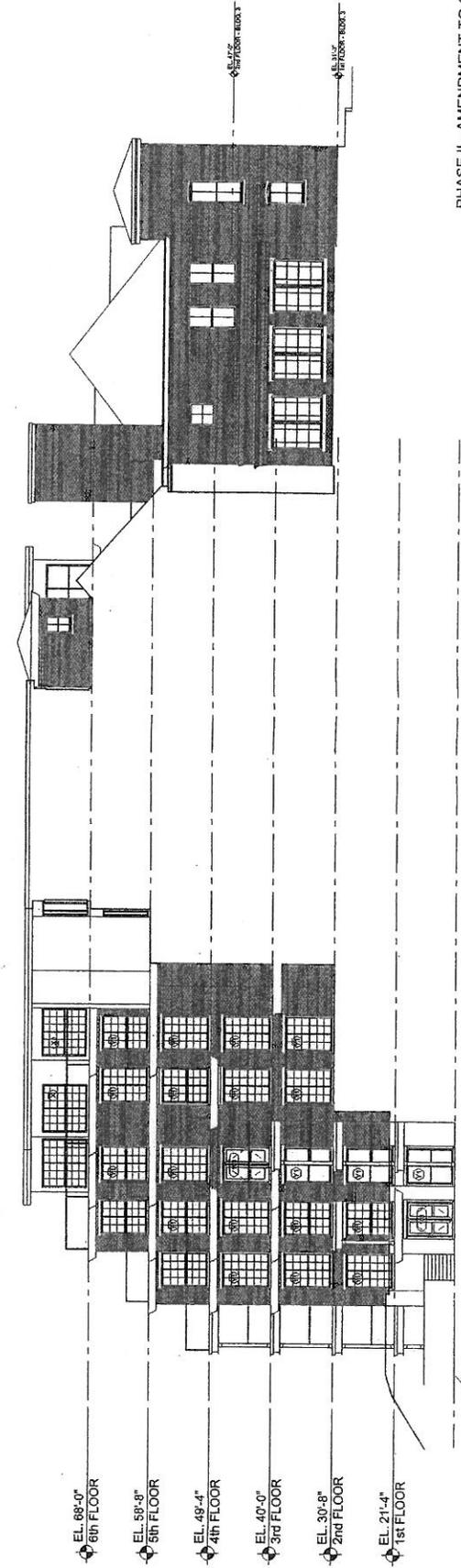
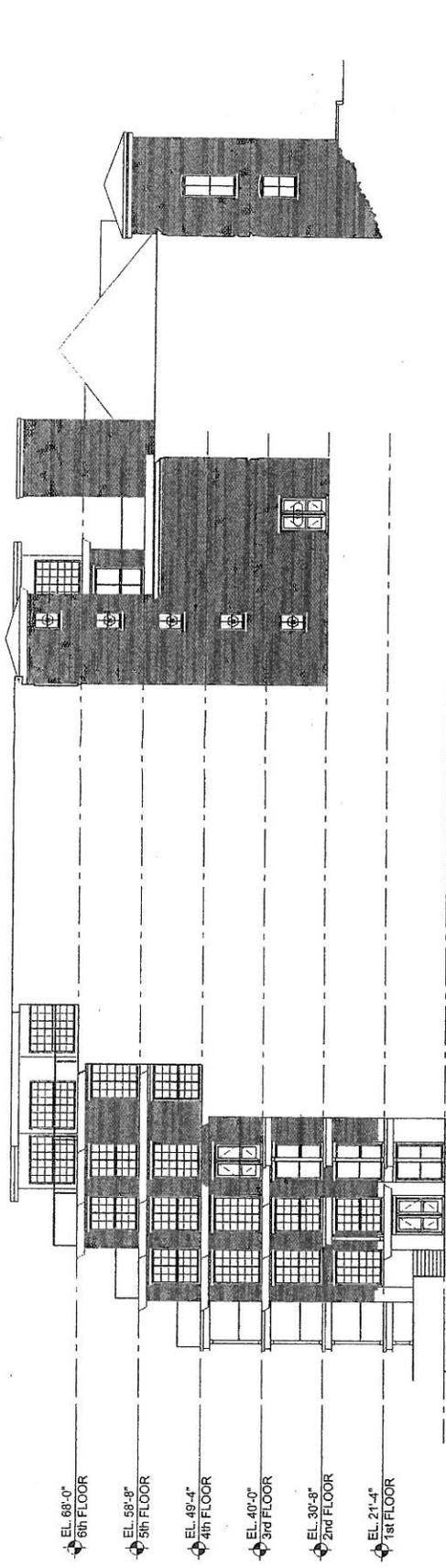


PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS - ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007

3 EAST ELEVATION SCALE: 1/8\"/>



DATE	DESIGNED	CHECKED	SCALE



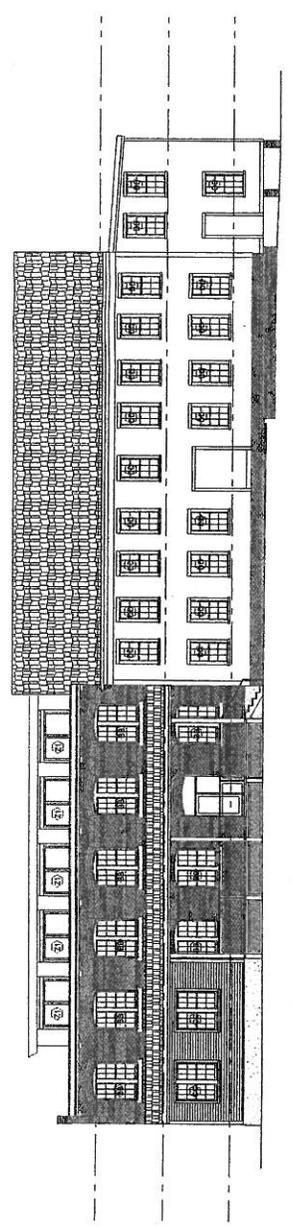
PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007



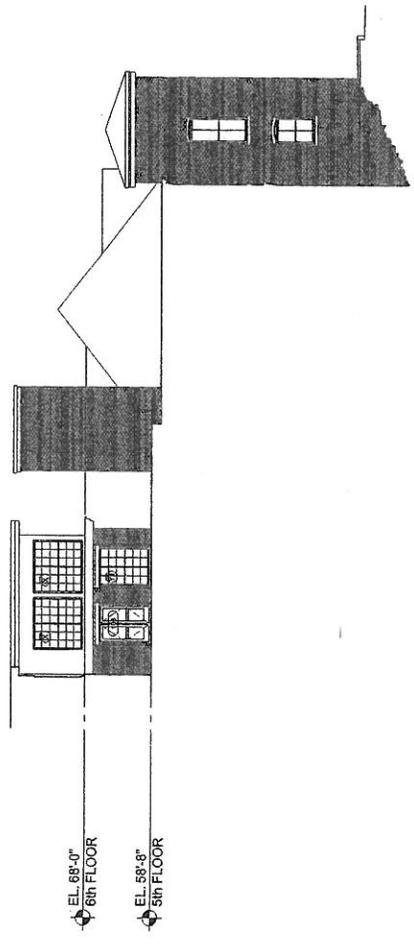
DATE	DESIGNED BY	PROJECT NO.

PHASE II
 ELEVATIONS

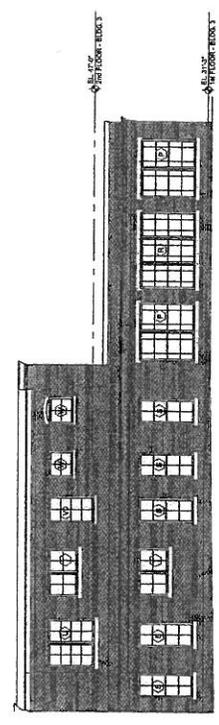
A2.04



1 NORTH ELEVATION
 SCALE 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007



DEVELOPMENTAL RESOURCES

60 Merrimac Street - Amesbury, MA 01913

Hatter's Point - Phase II

DATE	SCALE	BY	CHECKED	DATE	SCALE	BY	CHECKED

REVISIONS

DATE

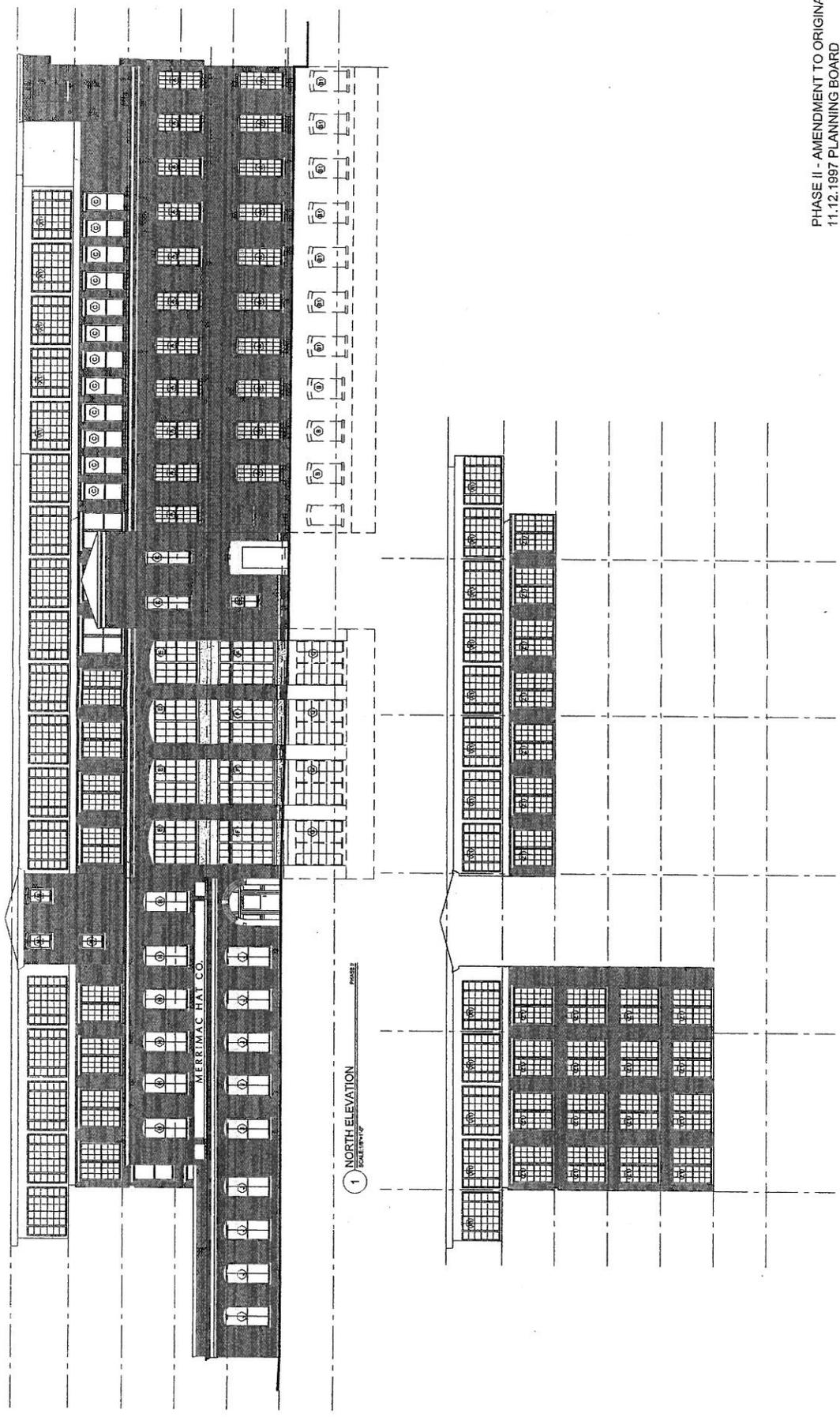
DESCRIPTION

BY

CHECKED

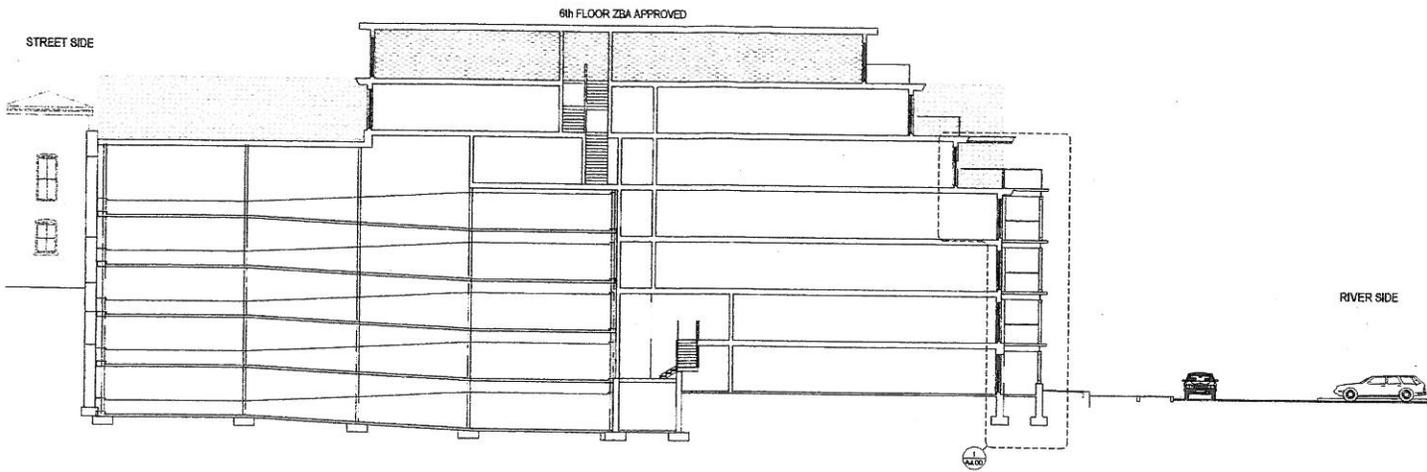
A2.05

PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007



1 NORTH ELEVATION

2 NORTH ELEVATION



6th FLOOR ZBA APPROVED

STREET SIDE

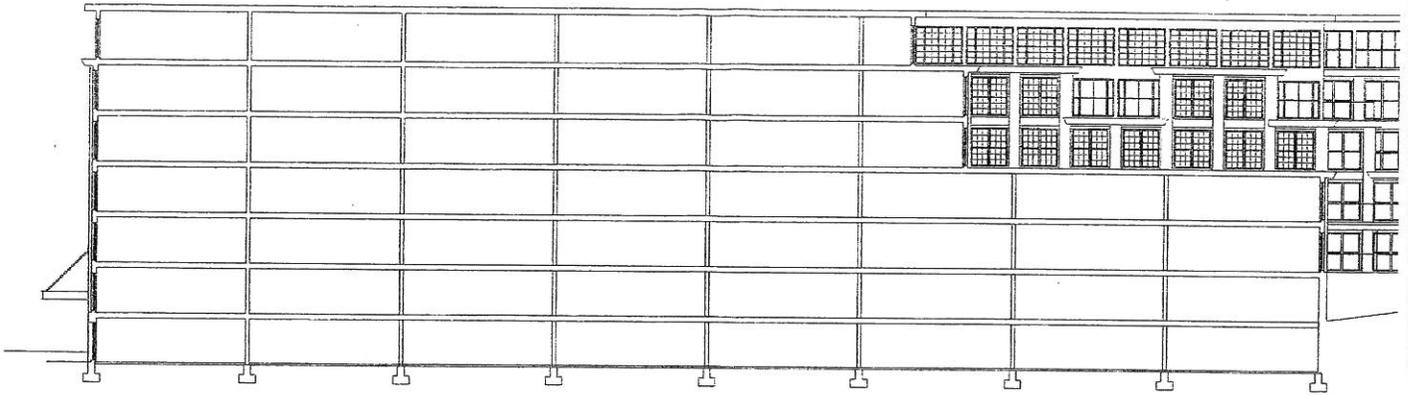
RIVER SIDE

1 BUILDING SECTION

PHASE II - AMENDMENT TO ORIGINAL
 11.12.1997 PLANNING BOARD
 APPROVED PLANS. ZBA APPROVED
 ADDITIONAL HEIGHT AND AREA
 RESUBMISSION - 11.19.2007

60 Merrimac Street - Amesbury, MA 01913
DEVELOPMENTAL RESOURCES
 40 HARRISON STREET, NEWTON, MA 02461, TELEPHONE (617) 451-3900 E-MAIL: orf@drres.com

Hatter's Point - Phase II
 TITLE: BUILDING SECTION
 DRAWN BY: []
 CHECKED BY: []
 DATE: []
 SCALE: []
 SHEET NO.: []
 TOTAL SHEETS: []
 A3.00



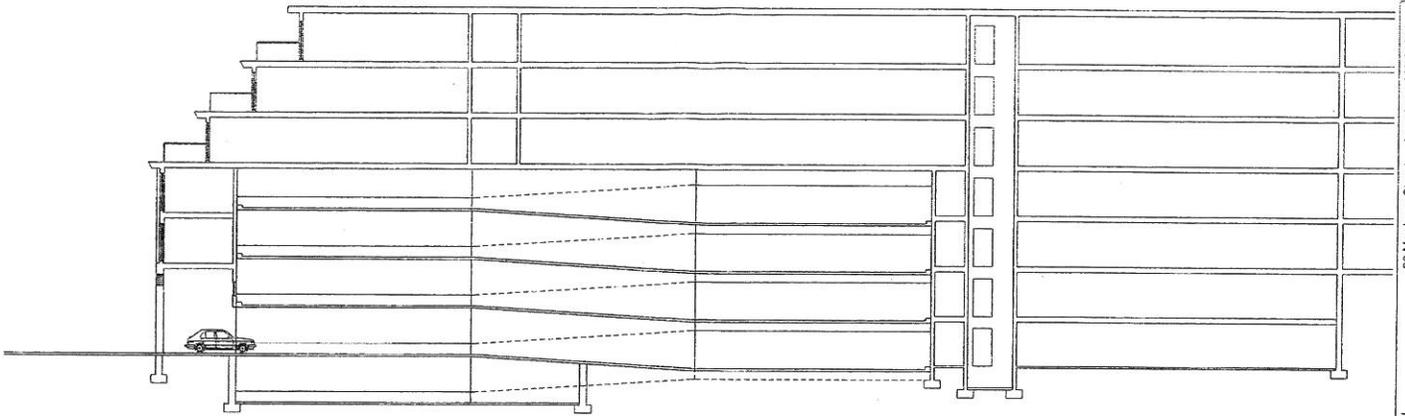
1 BUILDING SECTION
Scale: 1/8" = 1'-0"



Hatter's Point - Phase II
 80 Merrimac Street - Amesbury, MA 01913

DEVELOPMENTAL RESOURCES
 40 HARRISON STREET, NEWTON, MA 02459 · TELEPHONE (617) 551-3590 E-MAIL: cre@dr.com

DATE	DESCRIPTION	BY	CHKD
	BUILDING SECTION		
SCALE	DATE	BY	CHKD
PHASE II - AMENDMENT TO ORIGINAL 11.12.1997 PLANNING BOARD APPROVED PLANS. ZBA APPROVED ADDITIONAL HEIGHT AND AREA RESUBMISSION - 11.19.2007			
A3.01			



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

PHASE II - AMENDMENT TO ORIGINAL
11.12.1997 PLANNING BOARD
APPROVED PLANS. ZBA APPROVED
ADDITIONAL HEIGHT AND AREA
RESUBMISSION - 11.19.2007

60 Merrimac Street - Amesbury, MA 01913 DEVELOPMENTAL RESOURCES 40 HARRISON STREET, NEWTON, MA 02451 TELEPHONE (617) 451-1900 FAX (617) 451-1901 EMAIL: dr@drma.com	
TITLE BUILDING SECTION	DATE 11/19/07
DRAWN BY JRM	CHECKED BY JRM
PROJECT NO. 07-001	SHEET NO. 10
PROJECT NAME HALLER'S POINT - PHASE II	SCALE 1/8" = 1'-0"
DRAWING NO. A3.02	DATE 11/19/07

SITE DEVELOPMENT PLAN OF LAND
 (TO ACCOMPANY SPECIAL PERMIT & SITE PLAN REVIEW APPLICATIONS)

MAP: 99 LOT: 23

HATTER'S POINT

LOCATED IN

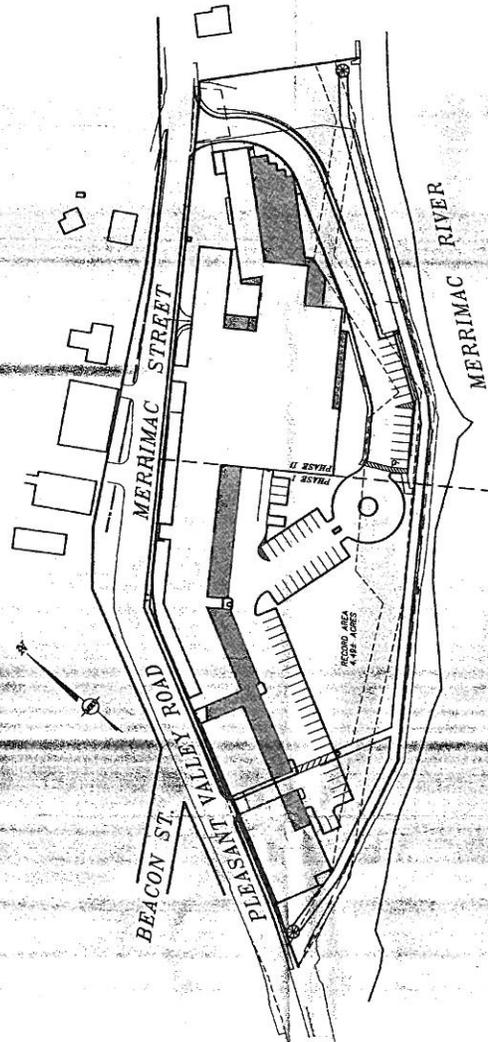
AMESBURY, MASSACHUSETTS

DATE: JANUARY 9, 2008
 REVISED: JANUARY 31, 2008

OWNER:
 AMESBURYPORT CORPORATION
 381 MAIN STREET
 AMESBURY, MASSACHUSETTS 01813

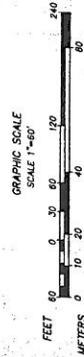
APPLICANT:
 MILLBURYPORT CORPORATION
 381 MAIN STREET
 AMESBURY, MASSACHUSETTS 01813

PREPARED BY:
MERIDIAN ASSOCIATES INC.
 100 COURT STREET
 AMESBURY, MASSACHUSETTS 01813
 TELEPHONE: (978) 334-1044
 WWW.MERIDIANASSOCIATES.COM



DRAWING INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SITE GRADING PLAN
- SHEET 3 SITE UTILITY PLAN
- SHEET 4 SITE DETAILS



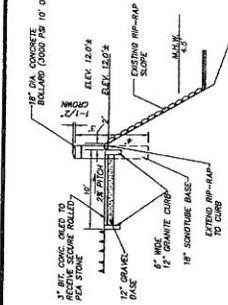
AMESBURY PLANNING BOARD APPROVAL

DATE



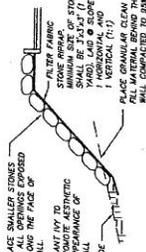
ENG. NO. 17466 IN STATE OF MASSACHUSETTS
 (REG. IN STATE OF MASSACHUSETTS)
 (REG. IN STATE OF MASSACHUSETTS)
 (REG. IN STATE OF MASSACHUSETTS)

MERRIMAC RIVER



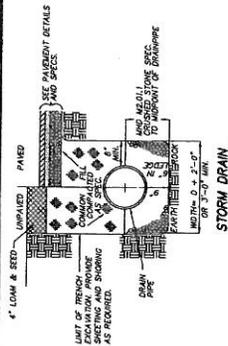
PROPOSED RIVER WALK DETAIL
(NOT TO SCALE)

NOTES:
1. BALLARD TO BE INSTALLED 10' O.C. ALONG RIVER WALKWAY.
2. BALLARDS TO BE FITTED WITH CHAIN RINGS AND ATTACHING
CHAIN EITHER BALLARD AS DETERMINED BY OWNER.



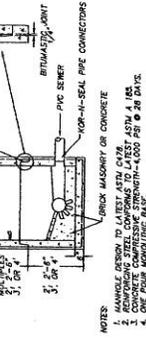
STONE RIPRAP DETAIL
(NOT TO SCALE)

NOTES:
1. THIS DETAIL IS FOR SLOPES APPROXIMATELY 1:1.
2. ALL MATERIAL BEHIND THE
STONE RIPRAP SHALL BE
SUITABLE FOR SLOPES OF
1:1.
3. ALL MATERIAL BEHIND THE
STONE RIPRAP SHALL BE
SUITABLE FOR SLOPES OF
1:1.



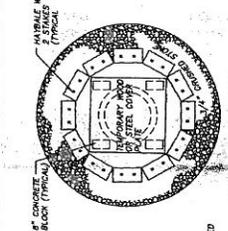
STORM DRAIN TRENCH DETAIL
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



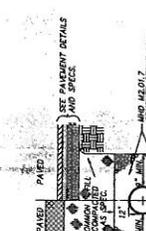
SEWER MANHOLE DETAIL
(NOT TO SCALE)

NOTES:
1. MANHOLE DESIGN TO LATEST ASTM C478.
2. CONCRETE CURB SHALL BE 18" HIGH AND 18" WIDE.
3. CONCRETE CURB SHALL BE 18" HIGH AND 18" WIDE.
4. CONCRETE CURB SHALL BE 18" HIGH AND 18" WIDE.



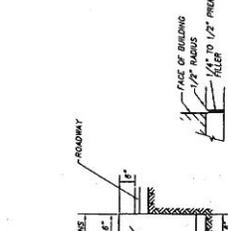
CATCH BASIN FILTER DETAIL
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



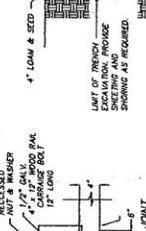
SEWER WATER TRENCH DETAIL
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



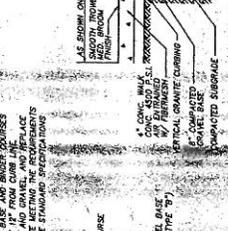
CONCRETE WALKWAY & GRANITE CURB
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



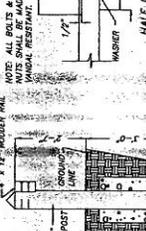
WOODEN GUARD RAIL
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



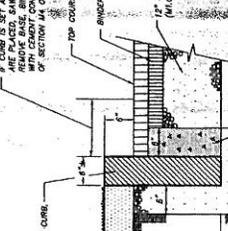
GRANITE CURB DETAIL
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



WHEELCHAIR RAMP DETAIL
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



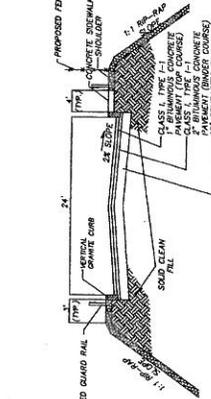
FLAT TOP CATCH BASIN WITH OIL/GREASE TRAP
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



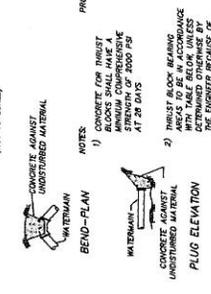
DRAIN MANHOLE DETAIL
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



TYPICAL DRIVE CROSS SECTION
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
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AS SHOWN.



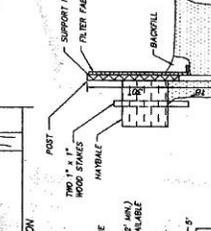
WATERMAN BEND-PLAN
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



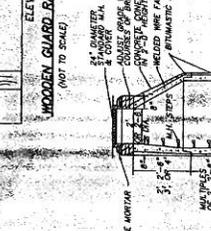
WATERMAN PLUG ELEVATION
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
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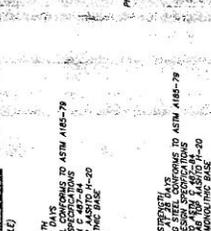
WATERMAN TEE
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
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AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



WATERMAN TEE
(NOT TO SCALE)

NOTES:
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WATERMAN TEE
(NOT TO SCALE)

NOTES:
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3. FINISH SURFACE TO BE
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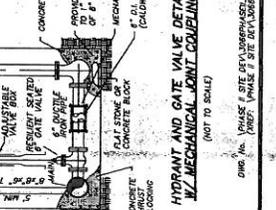
HATTER'S POINT
SITE GRADING PLAN OF LAND
LOCATED IN
AMESBURY, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
MILLWRIGHT CORPORATION
SCALE: 1"=40'
DATE: JANUARY 9, 2008
MERIDIAN ASSOCIATES, INC.
140 GARDEN STREET, AMESBURY, MASSACHUSETTS 01821
TELEPHONE: (978) 938-8800 FAX: (978) 938-8801
WWW.MERIDIANASSOCIATES.COM

REVISIONS

NO.	DATE	NO. REVISIONS TO THIS SHEET	DESCRIPTION	BY	CHKD.
1	1/23/08	NO REVISIONS TO THIS SHEET	NO REVISIONS TO THIS SHEET	BT	LOWR

AMESBURY PLANNING BOARD APPROVAL

DATE _____



HYDRANT AND GATE VALVE DETAIL
(NOT TO SCALE)

NOTES:
1. FINISH SURFACE TO BE
AS SHOWN.
2. FINISH SURFACE TO BE
AS SHOWN.
3. FINISH SURFACE TO BE
AS SHOWN.



HYDRANT AND GATE VALVE DETAIL
(NOT TO SCALE)

NOTES:
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