

TOWN OF FRANKLIN
INSPECTION DEPARTMENT
Building Inspection – Division of Wires – Division of Gas
Division of Plumbing
MUNICIPAL BUILDING – 355 East Central Street
Franklin, Massachusetts 02038

Lloyd (Gus) Brown
Building Commissioner

Telephone: 508-520-4926
FAX: 508-520-4906

ZONING REVIEW

APPLICANT: Christopher & Rebecca McVay

LOCATION: 22 James Street

ZONING DISTRICT: SFR 111

TYPE OF PROJECT: CONSTRUCTION OF A 24' x 24' 2-Story Addition

DATE: 06/22/2021 **DENY**

VARIANCE

ZONING BY LAW SECTIONS: 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements.

REASON FOR DENIAL: Applicant is seeking to construct a 24' x 24' 2-story addition that is 23.0' from the left side yard setback where 25' is required. The building permit is denied without a Variance from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE

DATE

ZONING OFFICIAL SIGNATURE LAB

DATE 06/22/2021

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

RECEIVED
TOWN OF FRANKLIN
JUN 22 2021
ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
TOWN CLERK

2021 JUN 22 P 1:24

ZBA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Zoning Board of Appeals for the following:

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Christopher McVay and Rebecca McVay

PETITIONER'S ADDRESS: 22 James Street PHONE: 401-595-2538

LOCATION OF PROPERTY: 22 James Street

TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: SFR111

ASSESSORS MAP & PARCEL: AM 297 Lot 95

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Add'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

To construct a 24x24 2-story addition onto an existing single family wood framed house.

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section Attachment 9

Article _____ Section _____

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the ZBA pursuant to Zoning Bylaw section 185-45 (D) must attach a statement concerning the reasons for the appeal

Original Signature(s):

Christopher McVay Rebecca McVay
(Petitioner(s)/Owner)
CHRISTOPHER McVay Rebecca McVay
(Print Name)

Address: 22 James Street
Franklin, MA 02038

Tel. No.: 401-595-2538

E-Mail Address: cmcvay11@gmail.com

Date: 6/18/21

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed and returned to the Secretary of the Zoning Board of Appeals.


I/We Rebecca and Christopher McVay
(OWNER)

Address: 22 James Street, Franklin, MA 02038

State that I/We own the property located at 22 James Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Christopher McVay and Rebecca McVay

*Pursuant to a deed of duly recorded in the date 4-30-2013, Norfolk
County Registry of Deeds at Book 31285, Page 239; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Rebecca & Christopher McVay PRESENT USE/OCCUPANCY: single family

LOCATION: 22 James Street ZONE: SFRIII

PHONE: 401-595-2538 REQUESTED USE/OCCUPANCY: No Change

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>Lot Area:</u>		<u>20,316+/-</u>	<u>No Change</u>	<u>20,000</u>	(min.)
<u>Continuous Frontage:</u>		<u>120</u>	<u>No Change</u>	<u>125</u>	(min.)
<u>Size of Lot:</u>	Width	<u> </u>	<u> </u>	<u> </u>	(min.)
	Depth	<u> </u>	<u> </u>	<u> </u>	(min)
<u>Setbacks in Feet:</u>	Front	<u>42.8</u>	<u>No Change</u>	<u>40</u>	(min.)
	Rear	<u>88.7</u>	<u>88.3</u>	<u>30</u>	(min.)
	Left Side	<u>47</u>	<u>23</u>	<u>25</u>	(min.)
	Right Side	<u>25.6</u>	<u>No Change</u>	<u>25</u>	(min.)
<u>Building Height:</u>	Stories	<u>2</u>	<u>No Change</u>	<u>3</u>	(max.)
	Feet	<u> </u>	<u> </u>	<u>35</u>	(max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>No Change</u>	<u> </u>	(max.)
<u>NO. of Parking Spaces:</u>		<u> </u>	<u> </u>	<u> </u>	(min./max)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Work generally consists of constructing a 24x24 2-story wood framed addition with a 2 car garage, expansion of existing driveway and great room onto the existing single family wood framed house.

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH ZONING BYLAW SECTION 185-45 (D) (2) (6) AND MGL 40A, SECTION 10:

- A) A Literal enforcement of the provisions of this Zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Due to the location of the septic system, the left side of the house is the only location where the proposed addition can be built. Due to the current market, it is not practical for the family to purchase a new home in Franklin.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the existing shape of the lot which prevents the addition being constructed in any other location on the property that will conform to zoning setbacks.

- C) Desirable relief may be granted without either:

- 1) Substantial detriment to the public good for the following reasons:

No substantial detriment to the public good is anticipated. The addition is proposed on the left side of the house and more than 35 feet from the closest residence.

- 2) Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:

Granting the requested variance will not nullify or substantially derogate from the intent of the Zoning Bylaw and will enhance the remains consistent with the overall characteristics within the neighborhood

If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DORHAM, MA
OFFICIAL

CERTIFY COPY

William R. O'Donnell
WILLIAM R. O'DONNELL, REGISTER

NOT A N
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 04-30-2013 @ 02:02pm
Clk#: 1863 Doc#: 51170
Fee: \$1,846.80 Cons: \$405,000.00

QUITCLAIM DEED

ALEX BEJIAN, being unmarried of Franklin, Norfolk County, Commonwealth of Massachusetts,

for consideration of: Four Hundred Five Thousand and 00/100 (\$405,000.00) Dollars,

grants to: **CHRISTOPHER MCVAY and REBECCA MCVAY**, husband and wife, as tenants by the entirety, of 22 James Street, Franklin, Massachusetts, 02038,

with Quitclaim Covenants

The land in Franklin, Norfolk County, Massachusetts, with the buildings thereon, situated on the Easterly side of James Street and designated as Lots 11, 12 and 13 on a plan entitled, "Plan of Land by Everett C. Brown," dated September 23, 1914 and recorded with Norfolk Registry of Deeds as Plan No. 3530 in Plan Book 73, to which reference may be had for a more particular description of said Lots.

Said premises are subject to a Utility Easement dated August 26, 1949, recorded with the Norfolk County Registry of Deeds in Book 2873, Page 182.

The grantor hereby waives any and all rights of homestead in the property to which he is entitled under the Laws of the Commonwealth of Massachusetts.

This conveyance is made subject to all easements, restrictions, reservations, and other rights of record, so far as in force and applicable.

Meaning and intending to convey the same premises conveyed to the grantor by deed of Federal National Mortgage Association a/k/a Fannie Mae, dated July 19, 2011, recorded with the Norfolk County Registry of Deeds in Book 29018, Page 190.

PROPERTY ADDRESS: 22 JAMES STREET, FRANKLIN, MA 02038

N O T

A N

Witness my hand and seal this 8th day of April, 2013.

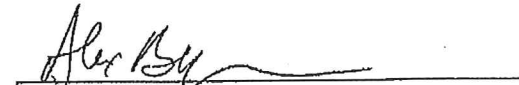
C O P Y

N O T

A N

F I C I A L

C O P Y

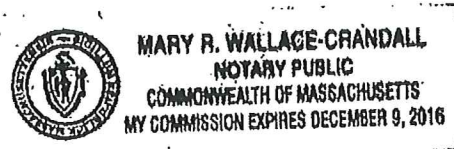

Alex Bejian


COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

April 8, 2013

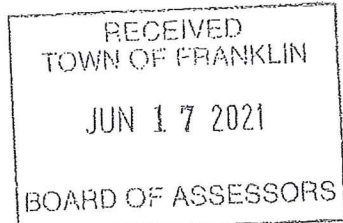
Then personally appeared the above-named Alex Bejian, proved to me through satisfactory evidence of identification which was a driver's license to be the person whose name is signed on the preceding document, and acknowledged the foregoing instrument to be his free act and deed, before me




Notary Public:
My Commission Expires: 12/9/16

Town of Franklin – Board of Assessors

355 East Central St
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923



Abutters List Request Form

Please Note: A \$25.00 Fee PER PARCEL is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of payment and submission of the form for the Assessors office to complete the processing of your request.

Date of Request 6 / 17 / 2021

Assessors Parcel ID # (12 digits) 297 - 095 - 000 - 000

Property Street Address 22 James Street

Distance Required From Parcel # listed above (Circle One) 500 300 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Rebecca & Christopher McVay

Property Owner's Mailing Address 22 James Street

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 401 - 595 - 2538

Requestor's Name (if different from Owner) Guerriere & Halnon
c/o Amanda Cavaliere

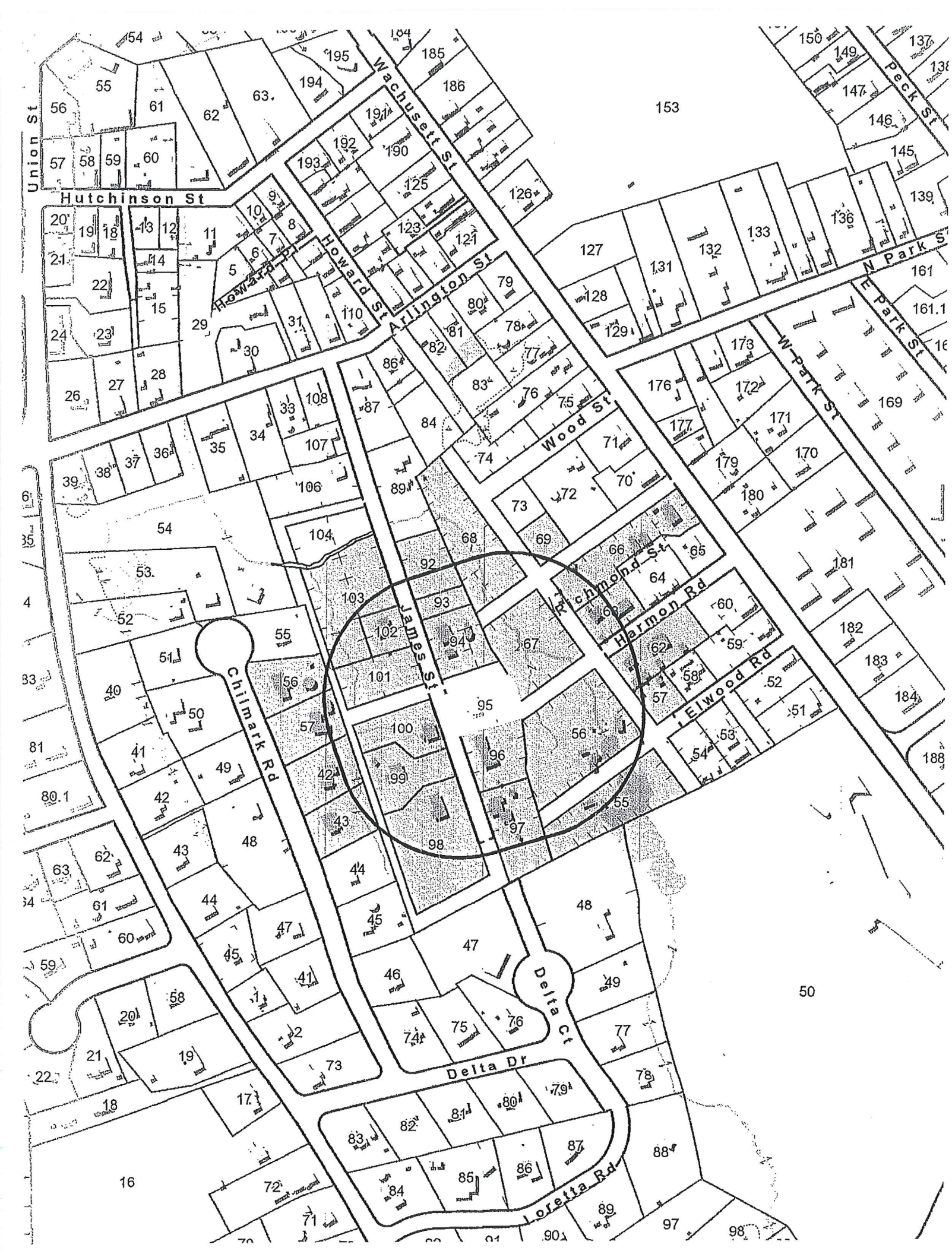
Requestor's Address 55 West Central Street, Franklin, MA 02038

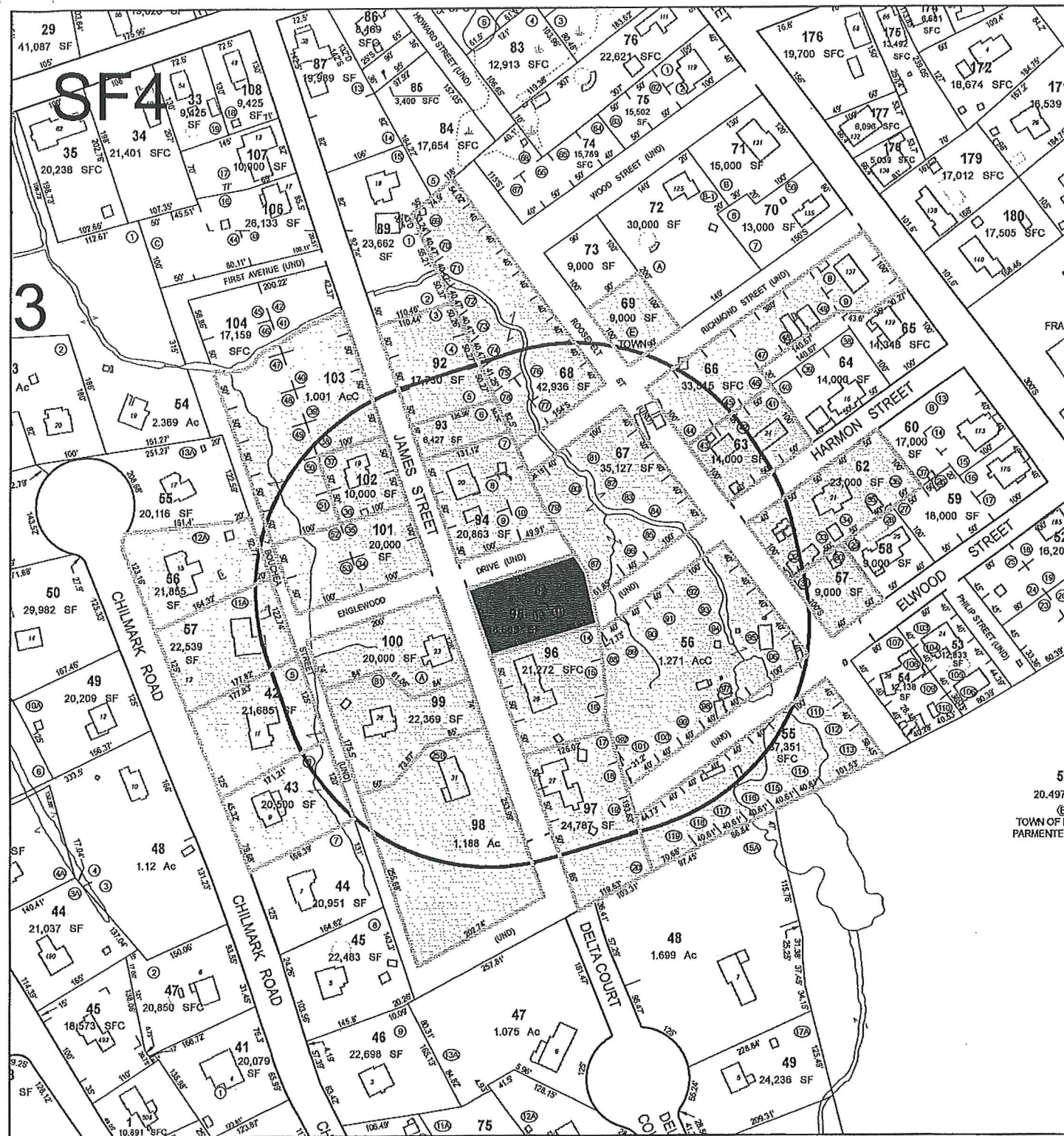
Requestor's Telephone # 508 - 528 - 3221

Office Use Only: Date Fee Paid 6/17/2021 Paid in Cash \$ 25.00

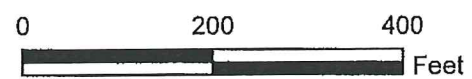
Paid by Check \$ Check # Town Receipt #

RETURN TO ZBA CLERK

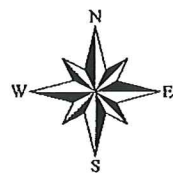




22 JAMES ST - 300' ABUTTERS
Town of Franklin



6/17/2021



300' Abutters List Report

Franklin, MA
June 17, 2021

Subject Parcel:

Parcel Number:	297-095-000	Mailing Address:	MCVAY CHRISTOPHER MCVAY REBECCA
CAMA Number:	297-095-000-000		22 JAMES ST
Property Address:	22 JAMES ST		FRANKLIN, MA 02038

Abutters:

Parcel Number:	296-056-000	Mailing Address:	BOUTSELIS KIRK M & ERICA R TRS
CAMA Number:	296-056-000-000		KIRK&ERICA BOUTSELIS LIVING TR
Property Address:	15 CHILMARK RD		15 CHILMARK RD
			FRANKLIN, MA 02038

Parcel Number:	296-057-000	Mailing Address:	SANTOS TODD SANTOS CHRISTINE
CAMA Number:	296-057-000-000		13 CHILMARK RD
Property Address:	13 CHILMARK RD		FRANKLIN, MA 02038

Parcel Number:	297-042-000	Mailing Address:	BLEAKNEY ROBERT BLEAKNEY
CAMA Number:	297-042-000-000		MARIBETH
Property Address:	11 CHILMARK RD		11 CHILMARK RD
			FRANKLIN, MA 02038

Parcel Number:	297-043-000	Mailing Address:	CONLON MICHAEL F CONLON SHERYL A
CAMA Number:	297-043-000-000		9 CHILMARK RD
Property Address:	9 CHILMARK RD		FRANKLIN, MA 02038

Parcel Number:	297-055-000	Mailing Address:	TADDEO ALFIO
CAMA Number:	297-055-000-000		139 WACHUSETT STREET
Property Address:	ROOSEVELT ST		FRANKLIN, MA 02038

Parcel Number:	297-056-000	Mailing Address:	TADDEO ALFIO
CAMA Number:	297-056-000-000		139 WACHUSETT STREET
Property Address:	ROOSEVELT ST		FRANKLIN, MA 02038

Parcel Number:	297-057-000	Mailing Address:	TADDEO ANTHONY J
CAMA Number:	297-057-000-000		24 HARMON ST
Property Address:	ELWOOD ST		FRANKLIN, MA 02038

Parcel Number:	297-062-000	Mailing Address:	TADDEO ANTHONY J
CAMA Number:	297-062-000-000		24 HARMON RD
Property Address:	21 HARMON RD		FRANKLIN, MA 02038

Parcel Number:	297-063-000	Mailing Address:	TADDEO ANTHONY J
CAMA Number:	297-063-000-000		24 HARMON RD
Property Address:	24 HARMON RD		FRANKLIN, MA 02038

Parcel Number:	297-066-000	Mailing Address:	ROGERS MICHAEL C ROGERS ASHLEY A
CAMA Number:	297-066-000-000		137 WACHUSETT STREET
Property Address:	137 WACHUSETT ST		FRANKLIN, MA 02038

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA

June 17, 2021

Parcel Number: 297-067-000 CAMA Number: 297-067-000-000 Property Address: ROOSEVELT ST	Mailing Address: TADDEO ALFIO 139 WACHUSETT STREET FRANKLIN, MA 02038
Parcel Number: 297-068-000 CAMA Number: 297-068-000-000 Property Address: ROOSEVELT ST	Mailing Address: TADDEO ALFIO C 139 WACHUSETT STREET FRANKLIN, MA 02038
Parcel Number: 297-069-000 CAMA Number: 297-069-000-000 Property Address: ROOSEVELT ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 297-092-000 CAMA Number: 297-092-000-000 Property Address: JAMES ST	Mailing Address: LONGOBARDI PAUL A 18 JAMES ST FRANKLIN, MA 02038
Parcel Number: 297-093-000 CAMA Number: 297-093-000-000 Property Address: JAMES ST	Mailing Address: LONGOBARDI JOANNE H & PAUL A S JOANNE LONGOBARDI REVOC TRUST 18 JAMES ST FRANKLIN, MA 02038
Parcel Number: 297-094-000 CAMA Number: 297-094-000-000 Property Address: 20 JAMES ST	Mailing Address: COLLINS MICHAEL D COLLINS MARIA B 20 JAMES ST FRANKLIN, MA 02038
Parcel Number: 297-095-000 CAMA Number: 297-095-000-000 Property Address: 22 JAMES ST	Mailing Address: MCVAY CHRISTOPHER MCVAY REBECCA 22 JAMES ST FRANKLIN, MA 02038
Parcel Number: 297-096-000 CAMA Number: 297-096-000-000 Property Address: 26 JAMES ST	Mailing Address: BRUNELLI PHILIP BRUNELLI CONNIE 26 JAMES ST FRANKLIN, MA 02038
Parcel Number: 297-097-000 CAMA Number: 297-097-000-000 Property Address: 27 JAMES ST	Mailing Address: TADDEO MICHAEL TADDEO LAURETTA A 27 JAMES ST FRANKLIN, MA 02038
Parcel Number: 297-098-000 CAMA Number: 297-098-000-000 Property Address: 31 JAMES ST	Mailing Address: ROSEN JEFFREY D ROSEN AGATA S 31 JAMES ST FRANKLIN, MA 02038
Parcel Number: 297-099-000 CAMA Number: 297-099-000-000 Property Address: 29 JAMES ST	Mailing Address: CIAMPA CARMELLA M 29 JAMES ST FRANKLIN, MA 02038
Parcel Number: 297-100-000 CAMA Number: 297-100-000-000 Property Address: 23 JAMES ST	Mailing Address: LONDON DEVON B SIMS-MEYERS KELSEY 23 JAMES ST FRANKLIN, MA 02038

www.cal-tech.com

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300' Abutters List Report

Franklin, MA

June 17, 2021

Parcel Number: 297-101-000
CAMA Number: 297-101-000-000
Property Address: 21 JAMES ST

Mailing Address: BRUNELLI PHILIP M JR
26 JAMES ST
FRANKLIN, MA 02038

Parcel Number: 297-102-000
CAMA Number: 297-102-000-000
Property Address: 19 JAMES ST

Mailing Address: CLOSE EDWARD G CLOSE DEBORAH A
19 JAMES ST
FRANKLIN, MA 02038

Parcel Number: 297-103-000
CAMA Number: 297-103-000-000
Property Address: JAMES ST

Mailing Address: LONGOBARDI PAUL A
18 JAMES ST
FRANKLIN, MA 02038

Kevin W Doyle, 6-17-21

www.cai-tech.com

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BOUTSELIS KIRK M & ERICA
KIRK&ERICA BOUTSELIS LIVI
15 CHILMARK RD
FRANKLIN, MA 02038

SANTOS TODD
SANTOS CHRISTINE
13 CHILMARK RD
FRANKLIN, MA 02038

BLEAKNEY ROBERT
BLEAKNEY MARIBETH
11 CHILMARK RD
FRANKLIN, MA 02038

CONLON MICHAEL F
CONLON SHERYL A
9 CHILMARK RD
FRANKLIN, MA 02038

TADDEO ALFIO
139 WACHUSETT STREET
FRANKLIN, MA 02038

TADDEO ANTHONY J
24 HARMON ST
FRANKLIN, MA 02038

TADDEO ANTHONY J
24 HARMON RD
FRANKLIN, MA 02038

ROGERS MICHAEL C
ROGERS ASHLEY A
137 WACHUSETT STREET
FRANKLIN, MA 02038

TADDEO ALFIO C
139 WACHUSETT STREET
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

LONGOBARDI PAUL A
18 JAMES ST
FRANKLIN, MA 02038

LONGOBARDI JOANNE H & PAU
JOANNE LONGOBARDI REVOC T
18 JAMES ST
FRANKLIN, MA 02038

COLLINS MICHAEL D
COLLINS MARIA B
20 JAMES ST
FRANKLIN, MA 02038

MCVAY CHRISTOPHER
MCVAY REBECCA
22 JAMES ST
FRANKLIN, MA 02038

BRUNELLI PHILIP
BRUNELLI CONNIE
26 JAMES ST
FRANKLIN, MA 02038

TADDEO MICHAEL
TADDEO LAURETTA A
27 JAMES ST
FRANKLIN, MA 02038

ROSEN JEFFREY D
ROSEN AGATA S
31 JAMES ST
FRANKLIN, MA 02038

CIAMPA CARMELLA M
29 JAMES ST
FRANKLIN, MA 02038

LONDON DEVON B
SIMS-MEYERS KELSEY
23 JAMES ST
FRANKLIN, MA 02038

BRUNELLI PHILIP M JR
26 JAMES ST
FRANKLIN, MA 02038

CLOSE EDWARD G
CLOSE DEBORAH A
19 JAMES ST
FRANKLIN, MA 02038

THE BUILDING OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GUERRIERE AND HALNON, INC.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE{7233}.

SINGLE-FAMILY RESIDENTIAL III

FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
3-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA 20,000 SF
MINIMUM LOT FRONTAGE 125'
MINIMUM LOT DEPTH 160'
MINIMUM LOT WIDTH 112.5'

MINIMUM YARDS

FRONT 40'
SIDE 25'
REAR 30'

% OF LOT UPLAND COVERED BY:
STRUCTURES 25
STRUCTURES+PAVING 35

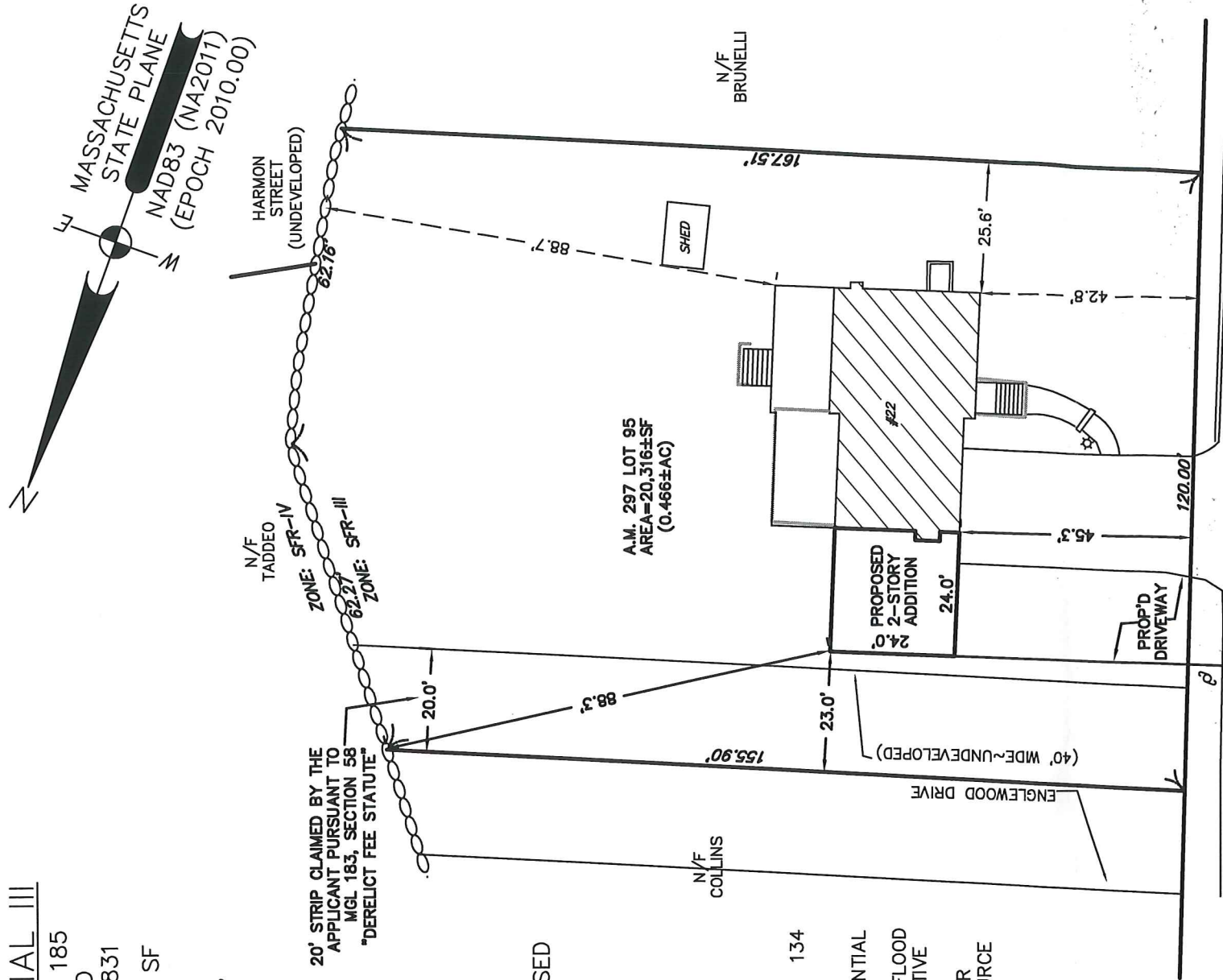
% OF LOT UPLAND COVERED BY:
EXISTING PROPOSED
STRUCTURES 9.3 12.2
STRUCTURES+PAVING 15.3 22.1

NOTES:

1. THIS LOT IS SHOWN AS LOTS 11, 12 & 13 ON PLAN NO. 3530 PLAN BK. 73.
2. THIS LOT IS ZONED SINGLE FAMILY RESIDENTIAL III.
3. THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FIRM 25021C0309E EFFECTIVE 07/17/2012.
4. THIS LOT IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICTS MAP DATED 3/2/2020.

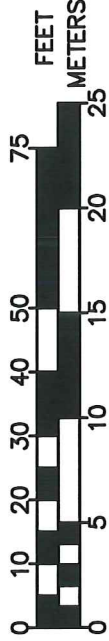
VARIANCE REQUEST:

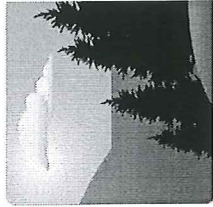
1. RELIEF FROM THE LEFT SIDE YARD SETBACK OF 2.0' TO 23.0' WHERE TWENTY-FIVE (25') FEET IS REQUIRED PER FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9.



JAMES STREET
PUBLIC~40' WIDE~ACCEPTED 3/24/1955

GRAPHIC SCALE: 1"=30'



CERTIFICATION	OWNER	VARIANCE PLOT PLAN 22 JAMES STREET FRANKLIN MASSACHUSETTS
REBECCA MCVAY CHRISTOPHER MCVAY 22 JAMES STREET FRANKLIN, MA 02038		
DEED BOOK 31285 PAGE 239 PLAN NO. 3530 PLAN BK. 73 A.M. 297 LOT 95		
RECEIVED TOWN OF FRANKLIN JUN 22 2021 ZONING BOARD OF APPEALS		
JUNE 9, 2021		
DATE	REVISION DESCRIPTION	
 Guerriere & Halnon, Inc. ENGINEERING & LAND SURVEYING 55 WEST CENTRAL ST. PH. (508) 528-3221 FRANKLIN, MA 02038 FX. (508) 528-7921 www.gandhengineering.com		