



# BELLINGHAM ZONING BOARD

10 MECHANIC STREET  
 BELLINGHAM, MASSACHUSETTS 02019  
 (508) 657-2852 ZoningBoard@bellingham.org

**March 4, 2021**  
**Meeting Location: Via Zoom Only**  
**7:00 PM**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the board or public will be permitted at this meeting.

This meeting will be accessible to the public via the Zoom online option; see information below or follow the instructions at [www.bellingham.org](http://www.bellingham.org).

**March 4, 2021**

**7:00 PM**

## **New Public Hearing**

Special Permit – Family Apartment – 12 Overlook Drive - Map 78 Lot 21

Applicant: Jaclyne L. Delarda

Sitting In:

## **Continuation Public Hearing**

Comprehensive Permit - Extension Follow-up– Lakeview Estates

## **Approval of Minutes:**

January 7, 2021

January 14, 2021

Join Zoom Meeting

<https://us02web.zoom.us/j/85802817341>

Meeting ID: 858 0281 7341

One tap mobile

+13126266799,,85802817341# US (Chicago)

+16465588656,,85802817341# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

RCV FEB 25 '21 PM3:43:02  
 BELLINGHAM TOWN CLERK

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 858 0281 7341

Find your local number: <https://us02web.zoom.us/j/kexyz1KwyF>



# BELLINGHAM ZONING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2852 [ZoningBoard@bellinghamma.org](mailto:ZoningBoard@bellinghamma.org)

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting. This meeting will be accessible to the public via the Zoom online option. Instructions can be found at [www.bellinghamma.org](http://www.bellinghamma.org).

February 11, 2021

## Public Hearing

The Bellingham Zoning Board of Appeals will hold a Public Hearing on March 4, 2021 at 7:00 PM remotely via the zoom online option for the request of a Special Permit (Section 240-74) for a Family Apartment on the premises of 12 Overlook Drive, Bellingham, MA, Assessor's Map 0078 Lot 0021. This property is zoned Residential. Owner and applicant is Jaclyne L. Delarda, 12 Overlook Drive, Bellingham, MA. The application may be viewed at the Town Clerk's Office, 10 Mechanic Street, during regular Town Hall business hours or at online at [www. Bellinghamma.org](http://www.Bellinghamma.org) on the Zoning Board page. Anyone wishing to be heard shall attend at the time and place above.

  
Brian Wright  
Chairman

Milford Daily News on February 18, 2021 and February 25, 2021

RCV FEB 11 '21 PM1:48:33  
BELLINGHAM TOWN CLERK

SPECIFY TYPE OF APPLICATION

*Appeal*

*Special Permit*

*Variance*

1.  **APPEAL of a decision**

Please attach a copy of the Building Inspector's letter/decision.

2.  **SPECIAL PERMIT – check all that apply**

- Principal Use       Non-Conforming Situation       Flood Plain
- Accessory Use       Home Occupation       Comprehensive Permit
- Multi-Family Housing       Earth Removal       Family Apartment       Other

3.  **VARIANCE – check all that apply**

- Rear Yard Setback       Area       Lot Width
- Side Yard Setback       Lot Frontage       Percent Area Building
- Front Yard Setback

1. Petitioner  
 (type/print) Jaclynne L. Delarda  
 Signature [Signature]  
 Email JL.Delarda@gmail.com
2. Address 12 Overlook Dr. Bellingham MA Phone 508-498-0936
3. Property  
 Owner Jaclynne Delarda  
 Signature [Signature]  
 Email JL.Delarda@gmail.com
4. Address 12 Overlook Dr. Bellingham, MA Phone 508-498-0936
5. Address of Subject  
 Premises 12 Overlook Dr. Bellingham, MA  
 If no address, description of property \_\_\_\_\_
6. Dimensions of Lot:  
 Frontage 107.6' Depth 140'  
 Area 14,843 SF Lot Width 107'

- 7. What zoning district(s) is the subject premises located? residential
- 8. Assessor's Map 78 Lot 21
- 9. Describe proposed activity:  
Converting existing garage to family apartment
- 10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:
- 11. Are there any buildings on the premises (if so, please describe them including their dimension)?  
shed. 10x12
- 12. Describe the subject premises (terrain, septic system, description of area, etc.)
- 13. How long have you owned the subject premises?  
owned 6 mos. lived there 35 yrs. (formally parents home.)
- 14. What is the present use of the subject premises? home
- 15. State grounds for the special permit/variance or appeal – please be specific (use separate sheet if necessary).  
parents will be retiring on fixed income will live with me in their apartment unit.

I attest that I, to the best of my knowledge have paid any and all real estate taxes, excise taxes, license and/or permit fees.

Owner: Jaclyn L. Delarda  
Signature Jaclyn L. Delarda Date 1/21/2021

Applicant: Jaclyn L. Delarda  
Signature Jaclyn L. Delarda Date 1/21/2021

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector:  
Town Collector: [Signature] Date: 1/26/21



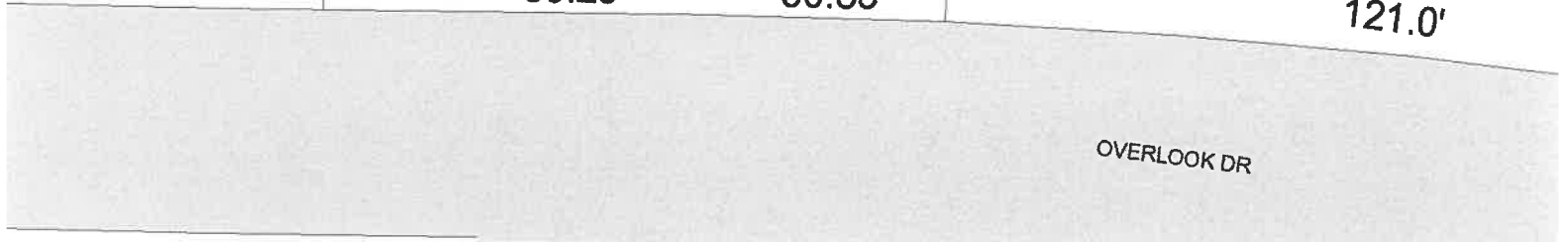
16,784 SF

105.0'

60.25'

50.83'

121.0'



OVERLOOK DR

107.15'

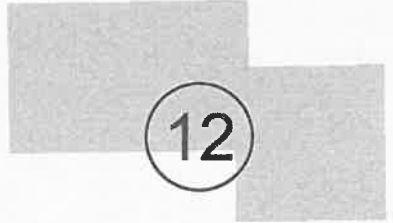
32.0'

75.60'

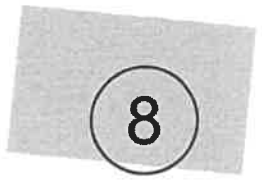
115.0'



140.0'



140.95'



78-22

15,001 SF

78-21

14,843 SF

78-20

15,336 SF

107.15'

32.0'

72.2'

7.15'

78.76'

30.62'

100.0'



140.0'

78-43

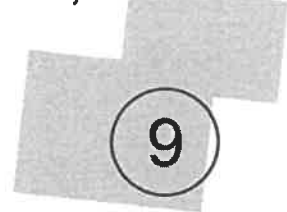
15,000 SF



140.0'

78-44

15,195 SF



117.07'

140.0'

1

Lakeview Estates at Silver Lake Road  
Proposed Drainage Improvements

Construction Schedule  
Prepared January 11, 2021

The below schedule is for construction of improvements described on the plans prepared by Oak Consulting Group, dated 12/23/20. The schedule is based on a construction start after the typical spring construction start of April 15th and assumes minimal delay due to adverse weather conditions. Prolonged rain or severe weather may delay the completion of some of tasks in order to prevent erosion and sedimentation issues.

| Task | Start date | Duration (days) | Task   |
|------|------------|-----------------|--|
| 1    | 4/19/2021  | 5               | The disconnection of the SLR inlet discharge from Basin C and the construction (new 12" ductile iron pipes at Basin C. Work includes:<br>Install new Drain Manhole, piping across SLR, headwall and rip-rap at outlet swale. Backfill and stabilize. Patch road.<br>Disconnect existing Basin C outlet pipe from existing DMH. Patch opening in existing DMH<br>Connect Basin C outlet structure to new DMH<br>Core new 2" opening in existing structure. Stabilize all disturbed areas. |
| 2    | 4/26/2021  | 5               | The installation of a new catch basin at the intersection of Candlelight Lane and Silver Lake Road. Work includes:<br>Sawcut and removal of existing pavement<br>Excavation for new CB and piping to Basin C, Install CB and Pipe and backfill<br>Loam and hydroseed disturbed area, repair pavement.  |
| 3    | 5/3/2021   | 5               | Removal of existing swales on the hill side and regraded and hydroseed. Work includes:<br>Install sedimentation barriers<br>Remove and dispose of existing stone swales. Clean stone may be reused for other improvements.<br>Regrade area per plans<br>Install screened loam and hydroseed. Install matting to protect disturbed areas.   |
| 4    | 5/10/2021  | 5               | Construct a new swale alongside sidewalk. Work includes:<br>Grade new swale along walkway<br>Install check dams and rip-rap<br>Install screen loam and hydroseed. Install matting to protect disturbed areas.  |
| 5    | 5/17/2021  | 5               | Reconstruct forebay outlet. Work includes:<br>Remove existing sediment and debris from forebay.<br>Clean out existing outlet pipe. Remove end cap.<br>Remove stone to lower berm between forebay and Basin C.  |
| 6    | 5/24/2021  | 3               | Demolishize. Work includes:<br>Remove any remaining stockpiles or materials<br>Stabilize any remaining unstabilized areas<br>Remove all equipment  |
| 7    | 5/31/2021  | 30              | Inspect work area weekly and after rainfall greater than 0.25 inches to confirm permanent stabilization is effective.<br>Maintain stabilized areas with water, reseeding and/or moving as necessary.<br>Remove all temporary erosion controls once 80% vegetative cover is established.  |



## BELLINGHAM ZONING BOARD OF APPEALS

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10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019

### **Minutes of Meeting January 7, 2021**

#### **Members Present:**

Brian Wright – Chairman  
Peter Gabrielle – Vice Chairman  
Arturo Paturzo – Member  
Brian T. Salisbury – Member  
Rayan Shamas – Member  
Jason Berthelette – Alternate Member

#### **Also Present:**

James S. Kupfer, Town Planner and Zoning Compliance Officer

#### **Also Present via Zoom:**

Laura Renaud, Recording Secretary  
Timothy Aicardi – Building Commissioner  
Denis Fraine – Town Administrator

**Chairman Wright opened the hearing.**

#### **Continuation Public Hearing:**

Comprehensive Permit – Extension Follow – Lakeview Estates

#### **Members Present:**

Peter Gabrielle, Arturo Paturzo, Brian T. Salisbury, and Rayan Shamas

#### **Applicant Representatives via Zoom:**

South Center Realty Attorney Angela Conforti  
Sean Malone – Oak Consulting Group

Chairman Wright recused himself.  
Vice Chairman Gabrielle continued with the hearing.

Town Planner/Officer Kupfer communicated there has been substantial progress since the last meeting. There were ongoing drainage concerns. Mr. Malone has been procured for the engineering on the project. He will provide updates on the enhanced designs for the drainage. The peer reviewer will provide a response to the Zoning Board. The applicant can then provide a detailed schedule. The Board can consider lifting the cease and desist.



Mr. Sean Malone of Oak Consulting Group has been retained by the Fafard Company for the Lakeview Estates Project. Consultant Malone reviewed what G & H Engineering had provided to his client along with what was supplied to the Conservation Commission. From the previous work, the Consultant will be proposing improvements on the site. The applicant would like this resolved so work can start in the Spring. A schedule of work activities will be provided. This will be discussed more in depth at the next meeting.

Consultant Malone informed the Board that there is a large watershed area from the roadway and other properties that comes down to one point at Basin C in the roadway. G & H Engineering installed a drainage structure in this location. The outlet was undersized which caused a rush of stormwater which caused a surcharge. The Consultant proposes improving the basin by installing larger piping to go across the street to allow the water to flow out to the pond as not to well up in the street. Some of the temporary stone will be removed and the area will be regraded and loamed. A question was asked if more drains would be added at the bottom of the street. Consultant Malone explained they would be adding a catch basin at the corner of Candlelight Lane and Silver Lake Road that would be tied into Basin C. A suggestion was made to add a catch basin halfway up to Candlelight to capture some of the water. Consultant Malone responded that there is a catch basin about 50 feet from Silver Lake Road on each side. These are double grade basins. This was done 6 months ago. There are good catchment areas coming down from Candlelight Lane. Town Planner/Officer Kupfer asked about the length of separation between the catch basins and if there needs to be one added in between. Consultant Malone responded that analysis was done per BSC comments and the area is not significant. The applicant will be making changes in the existing detention basin. It is now an infiltration basin. It doesn't have the proper separation to ground water to be a legitimate infiltration basin. This will be modified to provide an outlet at its lowest level. The berm will be lowered between the sediment forebay. The outlet pipes will be increased from that outlet structure, to not create a high-water situation in the basin.

**Public Comments/ Questions:**

Resident, Brian Wright, 99 Silver Lake Road asked if there will be any impact on Basin C for the amount of water that gushes out of it during heavy rainfall. Consultant Malone explained that more water will go into Basin C than would go into the town's inlet on Silver Lake Road.

Another concern is the massive amount of water and sediment that flows into the lake. It sounds like the water is being diverted straight back to the lake. Another question is any existing trees are being taken down and what will be added for a buffer. The original permit had the basin right up on the road and some trees had been taken down. If there is an opportunity to re-plant that would be a reasonable request. The Board agreed and would like hard copies of the proposal before hand to review. The Consultant will provide those. There were no other questions or comment. The peer review will be ready next week.

**On a motion made by Vice Chairman Gabrielle and seconded by Member Shamas, the Board voted by roll call to continue to January 14, 2021 at 6:00 PM.**

**Roll Call Vote:**

**Peter Gabrielle                      aye**

|                           |   |
|---------------------------|---|
| <b>Arturo Paturzo</b>     | <b>aye</b>                                |
| <b>Brian T. Salisbury</b> | <b>aye</b>                                |
| <b>Rayan Shamas</b>       | <b>aye</b>                                |
| <b>Brian Wright</b>       | <b>(Recused himself and did not vote)</b> |

**Update- Special Permit, 65 Hixon Street:**

Special Permit – Animal Kennel – 65 Hixon Street Map 17 Lot 20  
Adriana Crow – Nathan Crow

Chairman Wright explained that the applicant was issued a Special Permit 3 months ago for his 8 dogs. Mr. Crow was in attendance to give an update. Officer/Agent Kupfer informed the Board that the Board of Health and the Animal Control Officer did not have any concerns. The Board's stipulation was the fencing. The applicant Nathan Crow explained that he has installed an 8-foot 20 x 20 square foot, premade fence. The fence quote he received for a permanent fence was \$5,000.00. Mr. Crow did not want to install this until speaking with the Board. Officer/Planner Kupfer communicated that the Board did not require Mr. Crow to fence in the entire perimeter, as long as there is a closed in area. The Chairman Wright asked if the Animal Control's Officer has reviewed this. The Animal Control officer will do an annual review when the time comes. Mr. Crow shared a screenshot of the kennel area. This is a waiting and play area when it is warm out. Vice Chairman Gabrielle did a site visit in the neighborhood and did not see any nuisance pugs or hear any pugs barking. He understands why Mr. Crow did the fence the way he did. Member Shams understands the hardship relating to the cost of the fence for the full back yard. The current set up seems fine. He inquired if this will be permanent. Mr. Crow responded that he was waiting on the Board. His intent would be to install a larger black fence which would look nicer for the neighborhood. It will cover the full back yard. There were no further comments or questions. Officer / Planner Kupfer explained there is no vote needed as it was a status update. If there had been any major concerns, the Board could revoke the permit. The Board informed the applicant that the fence is adequate. If he chooses to make it more aesthetically pleasing, then that is even better. The dogs seem comfortable and have enough space to roam around.

**General Business:**

**Annual Report:**

The Town Planner/Officer Kupfer presented the Annual Report to the Zoning Board of Appeals. There were no Board questions or comments from the Board.

**Approval of Minutes:**

**November 5, 2020**

**December 3, 2020**

**On a motion made by Member Paturzo and seconded by Member Salisbury the Board voted by roll call to approve the minutes of November 5, 2020 as presented and December 3, 2020 with a minor change.**





## BELLINGHAM ZONING BOARD OF APPEALS

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10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019

### **Minutes of Meeting January 14, 2021**

#### **Members Present via Zoom:**

Brian Wright – Chairman  
Peter Gabrielle – Vice Chairman  
Arturo Paturzo – Member  
Brian T. Salisbury – Member  
Rayan Shamas – Member  
Jason Berthelette – Alternate Member

#### **Also Present via Zoom:**

James S. Kupfer – Town Planner and Zoning Compliance Officer  
Laura Renaud – Recording Secretary  
Timothy Aicardi - Building Commissioner  
Denis Fraine – Town Administrator

**Chairman Wright opened the hearing.**

#### **Continuation Public Hearing:**

Comprehensive Permit – Extension Follow – Lakeview Estates

#### **Members Present:**

Peter Gabrielle, Arturo Paturzo, Brian T. Salisbury, and Rayan Shamas

#### **Applicant Representatives via Zoom:**

South Center Realty Attorney Angela Conforti  
Sean Malone – Oak Consulting Group  
Frank DiPietro, PE – BSC Group

Chairman Wright recused himself.

Vice Chairman Gabrielle continued with the hearing.

Consultant Sean Malone of Oak Consulting Group explained an analysis of the drainage in the area of Silver Lake Road and Candlelight Lane was done. This analysis was of Basin C of Lakeview Estates and some infrastructures put in for the town on Silver Lake Road. There have been ongoing flooding issues in the past year. A model and analysis were developed to see what was going on and some areas were identified which need improvement. One being to the outlet of Basin C. The capacity will be increased to bring the water across Silver Lake Road into the lake, so it does not well up, pond in the street and cause flooding. There will also be the installation of a new catch basin at the intersection of Candlelight Lane and Silver Lake Road.

The construction swales will be removed up on the hillside and there will be regrading in those areas. There was a meeting onsite with Conservation Chairman Cliff Matthews, BSC Consultant DiPietro, and Town Planner Jim Kupfer. It was determined that this doesn't meet the requirement of an infiltration basin. It doesn't have the separation of groundwater and they have redesigned the system to be an extended detention basin by putting a low flow orifice at the bottom, so it won't retain water long term.

Consultant DiPietro explained he has gone through the OCG evaluation and found the calculations to be appropriate. The improvements are reasonable. A recommendation was made for some minor adjustments which were to add a single grade catch basin on the corner of Silver Lake Road and Candlelight Lane. This will improve the infiltration.

A question was asked about the proposed work schedule. Member Salisbury inquired about the proposed work schedule, the amount of upkeep the system will require and the concerns with hydro-seeding vs. laying of sod. Consultant Di Pietro responded that he has not looked at the work schedule yet. Spring and Fall are the ideal times to make sure the sediment is not forming. A quarterly review and report are suggested for the first two years. Consultant Malone indicated that the loam on site is not great and suggests screened loam. Member Paturzo communicated that there is a steep slope and asked if it could terraced down and could trees or shrubs be planted to help with the erosion. It could grab the moisture coming down the hill. Consultant Malone responded that there could be some straw wattles barrier bales added to go across this area to help hold things back during construction. Consultant Di Pietro responded that during construction there will be the weekly inspections. If there is a heavy storm someone needs to do a report to check the sedimentation in that area. Monitoring is a concern. Member Paturzo inquired if the retention basin is satisfactory with a 100-year storm. Consultant DiPietro responded yes. Member Shamas inquired if the proposed catch basin will overflow during a 100-year storm. Consultant DiPietro explained a storm drainage system is designed for a 25-year storm so the grade itself cannot handle a 100-year storm. If a storm occurs, you expect flooding at all catch basins. There would be bypass flow from the basins above it. A double grade catch basin will help but it will not handle a 100-year storm. In the forebay of Basin C, the water drains out so slowly. Member Shamas asked if these suggestions made by Consultant Malone will solve the issue. Consultant DiPietro communicated that it will help the drainage issues along Silver Lake Road. Member Paturzo asked if additional catch basins are advantageous. Consultant DiPietro responded that if all the water is going into the catch basin under the current conditions, more catch basins won't pick it up. Vice Chairman Gabrielle asked if the new basin at the end of road is single or double. Consultant Malone communicated that it is single as proposed but a double grade was recommended, and this will be added.

Officer/Planner Kupfer reiterated the Board is here to discuss whether or not to lift the cease and desist and to discuss conditions the board may have. If the cease and desist is removed, a rigid construction schedule can be added. A construction monitoring agent on site was discussed and that person could report back to the Board. Consultant Malone responded that if they couldn't keep up with schedule due to weather they will report back to Officer/Planner Kupfer and revise the schedule accordingly.

Abutter Brian Wright of 99 Silver Lake Road thought the changes look good. Consultant Malone was asked if he will be checking with the Engineers in the past to make sure what is designed now is being done there.

Officer/Planner Kupfer recommended the board condition a scope of services and fee be paid for by the applicant to have a peer reviewer confirm tasks are completed and report that back to the board.

Consultant Malone responded that he would be involved with some of the periodic inspections and his client would agree to a consultant review and report.

Member Shamas agreed a third-party inspector is a good idea with reports and pictures to move things along. He questioned task 7 if the check dams are removed or stay in place. Mr. Malone explained they stay in place. They are only 6 inches high along bottom of swale and left in place as the grass grows with it.

Member Salisbury asked how many Building Permits have been applied for. Building Commissioner Aicardi stated 10-12 are in queue.

Attorney Conforti responded that they have applied for all 30 in Phase 2. These are all under agreement. All rates are locked in place.

Member Salisbury suggested that they recommend the Building Inspector release 10 of the permits and they seek construction management advisement to hold them to the schedule. He is not inclined to give so freely as they owe it to the neighborhood to make sure all is being done correctly.

Vice Chairman Gabrielle thought they have shown progress and would like to get them building and move forward. He would like to give them half of the 25. Member Paturzo agrees with 12.

Attorney Conforti noted this is a separate drainage system.

Vice Chairman Gabrielle stated all of this should've been down before the start of phase 2.

Officer/Planner Kupfer commented they could stick to the schedule, monitoring and weekly reporting. The Board can give the 12 now and meet in March to see how it is going.

Consultant Malone suggested if the board lifts the entire cease and desist, the Occupancy Permits could be on hold until the board is satisfied which would keep things moving along. Vice Chairman Gabrielle did not like the idea of building homes and then holding Occupancy Permits.

Officer/Planner Kupfer responded that this is the applicant's responsibility to get this done. We don't want to hold up permits. He recommends issuing closer to 20 permits if the Board wants to meet in 3 or 4 months.

The Board discussed the number of permits to issue and the stipulations. The members agreed that 12 is a good number of permits to issue and can return to discuss this in March and assess the situation. The limit can increase if all is going well.

Consultant Malone explained there will be no construction done by then. The NOI process will be done but they will be waiting for the construction season to start to implement the changes.

Vice Chairman Gabrielle understands that NOI will be huge leap forward, but he would like to let them go forward and hold the occupancy permits until this is complete.

Member Shamas asked if there is a big difference to start with 12 instead of the 20.

Attorney Conforti stated it depend as 4-5 months is a long time when they could get a lot done in phase 2 on 12 building permits.

Vice Chairman Gabrielle would like to meet in March to see where the NOI process is and let you move forward.

Attorney Conforti would like to return in March and talk about the status and amount of permits then.

**On a motion made by Vice Chairman Gabrielle and seconded by Member Shamas the board voted by roll call to continue the permit to March 4, 2021 with a recommendation of a partial release of the Cease and Desist for 12 units. The conditions being that they maintain the schedule and that there will be a scope of services executed for peer review for construction monitoring with a weekly report and confirmation of achievement of task.**

**Roll Call Vote:**

|                           |   |
|---------------------------|---|
| <b>Peter Gabrielle</b>    | <b>aye</b>                                |
| <b>Arturo Paturzo</b>     | <b>aye</b>                                |
| <b>Brian T. Salisbury</b> | <b>aye</b>                                |
| <b>Rayan Shamas</b>       | <b>aye</b>                                |
| <b>Brian Wright</b>       | <b>(Recused himself and did not vote)</b> |

Member Salisbury asked if the scope of work can be done in advance of the March meeting. Officer/Planner Kupfer will ask Mr. Di Pietro to establish the scope of services prior to March meeting.

**On a motion made by Vice Chairman and seconded by Member Salisbury the Board voted by roll call to adjourn the meeting.**

**Roll Call Vote:**

|                           |            |
|---------------------------|------------|
| <b>Brian Wright</b>       | <b>aye</b> |
| <b>Peter Gabrielle</b>    | <b>aye</b> |
| <b>Arturo Paturzo</b>     | <b>aye</b> |
| <b>Brian T. Salisbury</b> | <b>aye</b> |
| <b>Rayan Shamas</b>       | <b>aye</b> |
| <b>Jason Berthelette</b>  | <b>aye</b> |

**Minutes Accepted on** \_\_\_\_\_ **Prepared By** \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Brian Wright

\_\_\_\_\_  
Peter Gabrielle

\_\_\_\_\_  
Arturo Paturzo

\_\_\_\_\_  
Brian Salisbury

\_\_\_\_\_  
Rayan Shamas