



Comprehensive Land Holdings, LLC

T: 978-419-1720

2476 North Essex Avenue, Hernando, FL 34442

tamposibros@gmail.com

Qualifications and Experience

Comprehensive Land Holdings, LLC is an integrated real estate development and investment company managed by Joe, Jake, and Stephen Tamposi. As second and third generation developers, Comprehensive Land Holdings' principals have over 50 years of combined experience in real estate.

The team behind Comprehensive Land Holdings has a proven track record of success in all types of ground-up development—including large scale projects, multifamily projects, and projects requiring complex permitting. Comprehensive Land Holdings is currently permitting several affordable housing developments under Chapter 40B in the suburbs of Boston. In addition to development activities, the team members are also partners in the ownership and management of over one million square feet of commercial, office, and industrial space and 196 multifamily apartments in New England.

Representative development projects include:

The Villages of Citrus Hills

Location: Citrus Hills, Florida

Type: Master Planned Community

Status: Ongoing

Highlights:

- Complete master planning, development, construction, and marketing for 10,000 acre community with over 5,000 homes, 4 golf courses, 3 restaurants, and numerous clubhouses and other amenities
 - As CEO, Stephen Tamposi directly responsible for master development as well as overseeing all day-to-day management of construction, sales, and club operations
 - Through Tamposi Family owned construction company, built over 5,000 homes within the community over the past 30 years
 - Construction of roads, utilities, and infrastructure for over 300 new home lots within the past two years alone
 - Named one of the “Top Fifty Master-Planned Communities in America” by *Where to Retire Magazine*
-

Londonderry Industrial Complex

Location: Londonderry, New Hampshire

Type: Airport Industrial Complex

Status: Ongoing

Highlights:

- Partners in the development and installation of roads, utilities, and infrastructure for a 120 acre industrial park abutting the Manchester-Boston Regional Airport

- Development, land-lease, and disposition of a one million square foot distribution center for F.W. Webb
 - Development, land-lease, and disposition of 100,000 square foot facility for Milton CAT
 - Development, land-lease, and disposition of 300,000 square foot facility for FedEx
-

MetroWest Single Family Homes

Location: Massachusetts

Type: Single Family Residential

Status: Ongoing

Highlights:

- Planning, permitting, construction and/or renovation of 14 single family homes since 2018
 - Various projects required approvals from multiple local boards, including subdivision approvals and special permits
-

Pointe Vista at Terra Vista

Location: Citrus Hills, Florida

Type: Luxury Multifamily Townhouse

Status: Completed 2007

Highlights:

- Twelve high-end townhouses within Master Planned Community
 - Ground-up development, construction, sales, and marketing
 - Tamposi Family-owned construction company acted as general contractor
 - Commanded price premiums unheard of for multifamily products in the region
-

West Spring Meadow Townhomes at Brentwood

Location: Citrus Hills, Florida

Type: Multifamily Condominium

Status: Completed 2006

Highlights:

- 80-unit multifamily townhouse development within Master Planned Community
 - Ground-up development, construction, sales, and marketing
 - Tamposi Family-owned construction company acted as general contractor
-

Tanglewood Estates

Location: Nashua, New Hampshire

Type: Single Family Subdivision

Status: Completed 2006

Highlights:

- 51-Lot subdivision in Nashua, NH
 - Partners in the permitting, development, and disposition of project
 - Successfully obtained approvals from City of Nashua for work on environmentally sensitive site with wetlands
-

Glen Oaks Apartments

Location: Spring Hill, Florida

Type: Multifamily Rental Apartment Redevelopment

Status: Completed 2004

Highlights:

- The acquisition of a 64 unit central Florida rental apartment community
 - Redeveloped and repositioned the property by undertaking major capital improvement campaign
 - Managed all aspects of operations and construction
-

Bayshore Oaks Apartments

Location: Tampa, Florida

Type: Multifamily Rental Apartment Redevelopment

Status: Completed 2004

Highlights:

- The acquisition of a 48 unit Tampa rental apartment community
 - Redeveloped and repositioned the property by undertaking major capital improvement campaign
 - Managed all aspects of operations and construction
-

Hollis Crossing

Location: Nashua, New Hampshire

Type: Multifamily Condominium

Status: Completed 1993

Highlights:

- 360-unit multifamily garden style and townhouse development in west Nashua
 - One of the first projects to utilize Nashua's Planned Residential Development ordinance and succeed in complex approval process
 - Permitting, development, marketing, and joint-venture construction of both garden style and townhouse style condos
-

Bradford Woods

Location: Merrimack, New Hampshire

Type: Multifamily Condominium

Status: Completed 1988

Highlights:

- 200-unit multifamily townhouse development in Merrimack, NH
 - Among Merrimack's first open space developments
 - Required site sensitive design and permitting for wetlands crossing
-

Chapter 40B Experience

- 648 Canton Ave, Milton: 124 rental homes, seeking project eligibility
- 582 Blue Hill Ave, Milton: 118 rental homes, seeking project eligibility
- 91 Beatrice Circle, Belmont: 16 rental homes, seeking project eligibility

Jesse D. Schomer, Esq.
Professional Biography

Jesse D. Schomer is a Senior Associate with the law firm of Regnante Sterio LLP in Wakefield, Massachusetts. He has been actively engaged in legal practice for over fifteen years.

Jesse's primary area of legal expertise is in the field of real estate development, land use, zoning/permitting, and litigation, including the following practice areas:

- Land use, development, and permitting under M.G.L. c. 40A
- Boston Zoning Code permitting
- M.G.L. c. 40B affordable housing development
- Massachusetts Subdivision Control Law permitting
- Age-restricted housing development
- Site Plan Review permitting
- Wetlands, waterways, and environmental permitting
- Permitting of septic/sewer treatment facilities
- Streets/roadways permitting
- Historical protection regulation permitting
- Zoning amendments
- Municipal licensing/regulation
- Land registration, subsequent to registration petitions, and land deregistration
- Legal analysis of property title and land use rights
- Transactional real estate practice and conveyancing

Within this field of practice, Jesse focuses in particular on representing developers of affordable housing under Chapter 40B of the Massachusetts General Laws in both the permitting process and, when necessary, in litigation before the Housing Appeals Committee, the Land Court, the Superior Court, and all appellate courts.

Jesse is a graduate of Hendrix College (B.A., with distinction), the University of Notre Dame Law School (J.D. , *cum laude*), and the City University of New York Graduate Center (M.Phil., *magna cum laude*). He is admitted to practice law in the Commonwealth of Massachusetts, as well as the States of New York and New Jersey, including all federal courts in those jurisdictions.

Jesse's prior experience includes civil service work as an attorney for the Massachusetts Land Court, where he worked with the Hon. Alexander H. Sands, III (ret.), Hon. Keith C. Long, and Hon. Michael D. Vhay. Prior to his work at the Land Court, Jesse worked as a Staff Attorney in the United States Court of Appeals for the First Circuit. Before that, he worked in private practice for a regionally-recognized, boutique real estate litigation firm in Manhattan, New York City. In that position, he successfully represented property owners and real estate developers at all city, state, and federal courts in New York City, at both the trial and appellate levels.

Theodore C. Regnante
(Biographical Information)

Ted Regnante is the Senior Partner of the law firm Regnante, Sterio & Osborne LLP in Wakefield, Massachusetts.

Ted is a magna cum laude graduate of Tufts University and a graduate of Boston College Law School where he was a Presidential Scholar and Editor of the Boston College Commercial and Industrial Law Review.

Ted concentrates his practice in real estate development and land use, zoning, wetlands and environmental issues. While Ted has significant experience in all areas of real estate development, over the past several years he has become one of Massachusetts' most well-known and well-regarded attorneys in the area of affordable housing under Chapter 40B, representing developers throughout the Commonwealth before local zoning boards, the Housing Appeals Committee and in both the trial and appellate courts. Ted has acted as counsel to over 75 Chapter 40B projects throughout the Commonwealth. He has served as a member of the Department of Housing and Community Development Housing Appeals Committee Advisory Committee, which served as a catalyst for the implementation of revised regulations and procedures designed to streamline the hearing process at the Housing Appeals Committee. Additionally, Ted has conducted numerous lectures on Chapter 40B, including programs for Massachusetts Continuing Legal Education, Citizens Housing and Planning Association, and the Inns of the Court.

Ted is a former member of the Board of Directors and Treasurer of the state Real Estate Bar Association and is presently serving on the Governor's Task Force studying revisions to Chapter 40A, the Massachusetts Zoning Enabling Act. Ted is also a contributing editor of Land Law. Ted has been named a "Super Lawyer" in real estate law and is rated AV the highest rating for a lawyer by Martindale Hubbell the national rating service for attorneys.

Ted has been a practicing attorney since 1962 after having served as a Captain in the Judge Advocate General Corps. of the 26th Infantry Division.



EMBARC

ARCHITECTURE+DESIGN



RESUME AND QUALIFICATIONS



WHO WE ARE

WHO WE ARE



Dartagnan Brown

PRINCIPAL



Daniel Riggs

PROJECT MANAGER



Tim Loranger

PROJECT DESIGNER

WE ARE
A TEAM
OF 43!

28

ARCHITECTS | DESIGNERS

8

JOB CAPTIONS | DRAFTERS

2

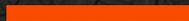
INTERNS | CO-OPS

3

SUPPORT | ADMINISTRATORS



PROJECT TYPES



PROJECT TYPES



- NEW CONSTRUCTION
- MULTI-FAMILY
- ADAPTIVE RE-USE
- BROWNSTONE
- SINGLE-FAMILY



- RESTAURANTS
- OFFICE FIT-OUT
- SHOWROOMS



- LARGE SCALE
- SMALL SCALE



WHO WE WORK WITH

WHO WE WORK WITH

The Davis Companies

 CATHARTES

 Cabot, Cabot & Forbes
of New England, Inc.

 Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

CLARKE
SUB-ZERO WOLF



COLDWELL
BANKER

THE FALLON COMPANY

 LAZ
PARKING

 Leggat McCall
PROPERTIES

NEW ENGLAND
DEVELOPMENT

 BOSTON
PROPERTY
VENTURES

 TORRINGTON
PROPERTIES
REAL ESTATE | INVESTMENT | MANAGEMENT | DEVELOPMENT

 WOOD
PARTNERS

NAVEM PARTNERS



HOUSING

HOUSING OVERVIEW



Approximately 4,500 units of housing
[Concept, Permitting, Construction, Complete]



Projects ranging from 10 to 600 units in size



\$2 M – \$130 M



South Shore | Greater Boston | New Hampshire



Micro-units in city center – larger suburban empty nester



Mix of apartments + condominiums



The Vault | 23 Central Square Lynn, MA

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Stone Place | Melrose, MA – Wood Partners

EMBARC



37 Washington Street | Melrose, MA | Wood Partners

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Robbins Block | Dover, NH | Cathartes

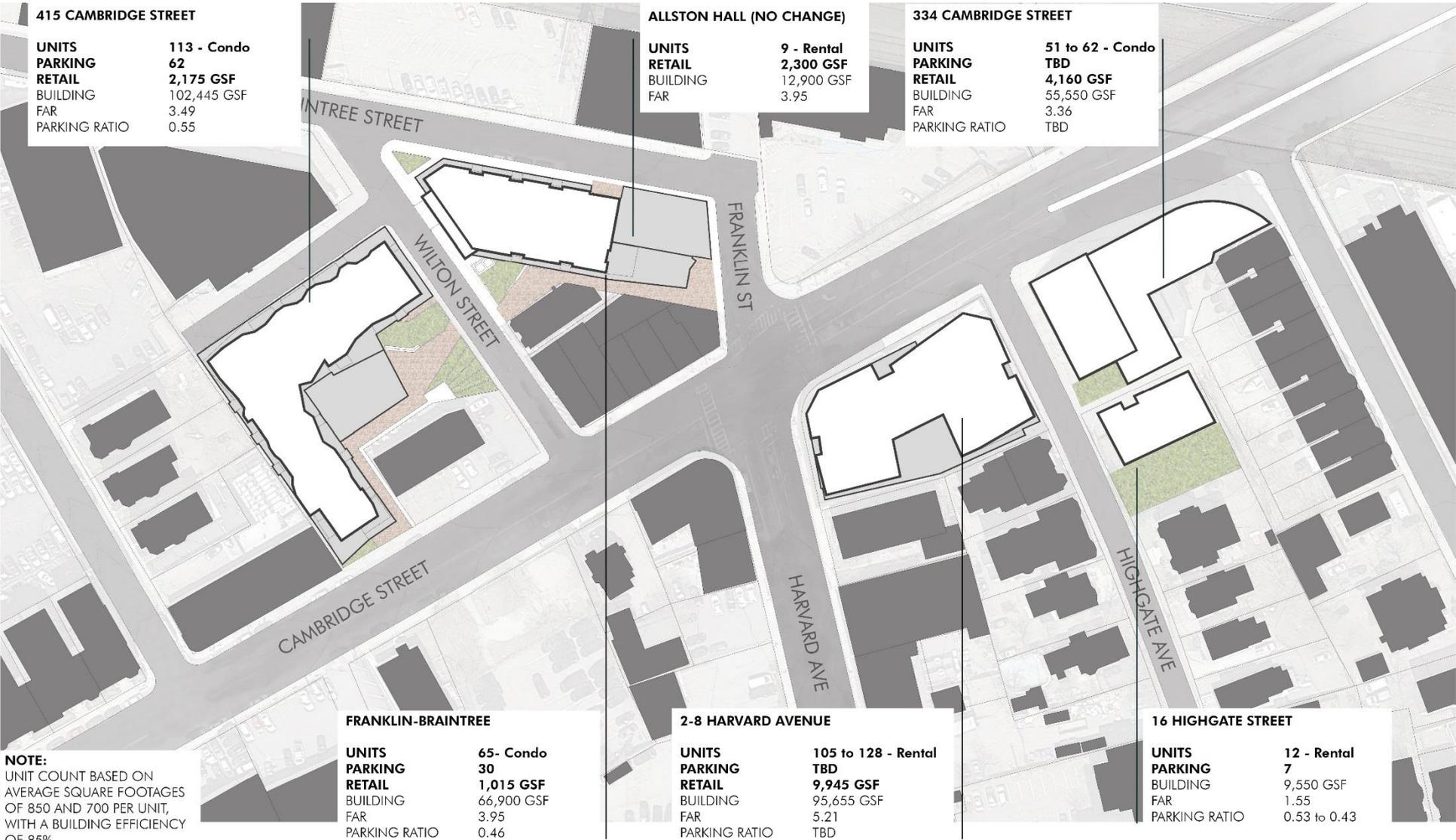
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CAMBRIDGE

DOWNTOWN BOSTON



**ALLSTON
SQUARE**





Franklin Braintree | Allston, MA

EMBARC



415 Cambridge Street | Allston, MA

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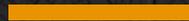


Border Street | *East Boston, MA*

EMBARC



40B EXPERIENCE



40 B EXPERIENCE

CURRENT PROJECTS INCLUDE (CONCEPT/PERMITTING/CONSTRUCTION):

- BROOKLINE
- WELLESLEY
- MILTON
- WINCHESTER
- DOVER

GENERAL PROCESS:

- CONCEPT
- "PRE-FILE" AT MHP
- SITE WALK
- ELIGIBILITY LETTER
- SUBMISSION FOR PEL LETTER
- KICK OFF NEIGHBORHOOD PROCESS
- TOWN MEETINGS | MEETINGS WITH FD/DPW
- ZBA BOARD SITE VISIT
- ONGOING HEARINGS + PEER REVIEW DISCUSSIONS
- FINAL VOTE
- PERMIT SUBMISSION

40 B EXPERIENCE



1. AERIAL VIEW



3. PLAN DIAGRAM

SCHEME 1

- Building responds to front setbacks of adjacent buildings.
- Building mass centered on River St.
- Deck above covered parking has full southern exposure



2. DIAGRAMMATIC SITE SECTION

SCHEME 1		EFFICIENCY	AVG. UNIT SIZE	TOTAL UNITS
LVL	GROSS SQUARE FOOTAGE			
1	41650	0.85	1050	150
2	40200			
3	40200			
4	40200			
5	23500			
Total:	185750			

225 PARKING SPACES

40 B EXPERIENCE



PROPOSED SITE PLAN

SITE PLAN KEY

- A - TOT LOT AREA
- B - REAR COURTYARD
- C - ENTRY COURTYARD
- D - PRIVATE GROUND LEVEL DECK
- E - PRIVATE GROUND LEVEL YARD
- F - 5TH FLOOR PRIVATE ROOF DECK

▲ MAIN BUILDING ENTRY

40 B EXPERIENCE



FRONT AERIAL - FACING SOUTHWEST



REAR AERIAL - FACING EAST

RESIDENTIAL COMMON	
AREA TYPE	AREA
COMMON AMENITY	4,232 SF
COMMON LOBBY	2,637 SF
01 - GRADE AT RES. ENTRY	6,869 SF
TOTAL COMMON GSF	6,869 SF

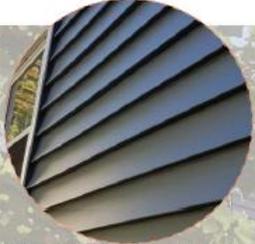
UNIT COUNT		
TYPE	COUNT	PERCENTAGE
1 BD	30	21%
1 BD+	2	1%
2 BD	77	51%
2 BD+	18	13%
3 BD	20	13%
TOTAL UNITS	147	

COMMON	
AREA TYPE	AREA
CORE	705 SF
00 - GRADE AT PARKING	705 SF
CORE	3,441 SF
01 - GRADE AT RES. ENTRY	3,441 SF
CORE	5,170 SF
02 - SECOND FLOOR	5,170 SF
CORE	5,178 SF
03 - THIRD FLOOR	5,178 SF
CORE	5,170 SF
04 - FOURTH FLOOR	5,170 SF
CORE	4,484 SF
05 - FIFTH FLOOR	4,484 SF
TOTAL COMMON GSF	24,147 SF

BUILDING GSF / FAR			
LEVEL	AREA	TOTAL SITE AREA	FAR
00 - GRADE AT PARKING	704.71 SF	137,186 SF	0.01
01 - GRADE AT RES. ENTRY	38,988.04 SF	137,186 SF	0.28
02 - SECOND FLOOR	40,543.21 SF	137,186 SF	0.30
03 - THIRD FLOOR	40,543.21 SF	137,186 SF	0.30
04 - FOURTH FLOOR	40,543.21 SF	137,186 SF	0.30
05 - FIFTH FLOOR	29,843.20 SF	137,186 SF	0.22
TOTAL BUILDING GSF	191,165.58 SF		1.39

40 B EXPERIENCE

FACADE MATERIALS



FIBER CEMENT CLAPBOARD



BRICK VENEER

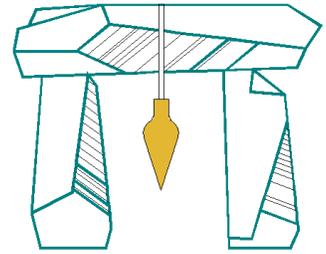


CEDAR PLANK CLADDING AND ACCENTS



EMBARC

DeCelle-Burke-Sala



& Associates, Inc.

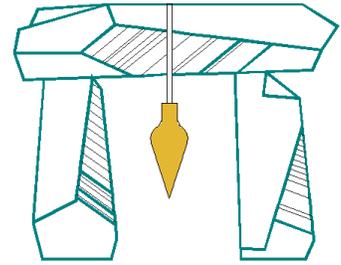
DeCelle-Burke-Sala & Associates (DBS) is a full service land use and planning consulting firm located in Quincy Massachusetts. DBS provides exceptional service to all sizes and types of clients from large developers and institutional managers to single family homeowners.

DBS provides land surveying, civil and site engineering and permitting services, construction layout and management to the Boston, Greater-Boston, and wider New England area. By choosing DeCelle-Burke-Sala & Associates, you'll be doing business with a professional firm which has been serving the Greater-Boston area for over 30 years.

Our services include:

Feasibility Studies, Land Use Planning, Septic / Utility Design, Land Court and Title Insurance Surveys, Subdivision 40B Permitting, Wetland –Waterways Permitting, Storm water Management Design and Construction Layout and Management.

DeCelle-Burke-Sala & Associates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
PH: 617-405-5100 FX: 617-405-5101



James W. Burke, P.E. - Principal & Engineering Manager

James (Jim) Burke has over thirty years of experience in the civil engineering and land survey disciplines. Mr. Burke is a Registered Professional Engineer in the Commonwealth of Massachusetts and in the State of Rhode Island. He is also a Massachusetts Certified Soil Evaluator. Mr. Burke's expertise in site development extends to site feasibility, permitting, site layout, utility design, earthworks, stormwater management and construction. His experiences in projects range from small residential projects to large scale commercial-retail projects.

Mr. Burke received a Bachelor of Science Degree in Civil Engineering in 1989 from the University of Massachusetts in Amherst and is a Charter Member of the UMASS Chapter of Chi Epsilon, the National Honor Society for Civil Engineers. Mr. Burke has experience in both the private and public sectors of civil engineering working at several private engineering consulting firms before joining The DeCelle-Group, Inc. in 2003 and re-forming into DeCelle-Burke & Associates, Inc. in 2010.

Mr. Burke began working at Allen & Demurjian, Inc., a multi-disciplinary site development consulting firm before graduating college in 1984 as a land surveyor. Mr. Burke decided to gain a civil engineering degree and enrolled at the University of Massachusetts in Amherst in 1986. Mr., Burke worked at Allen & Demurjian throughout his time at the UMASS/Amherst as a civil engineering intern. Mr. Burke graduated in 1989 and was hired full time immediately out of college by Allen & Demurjian. Mr. Burke learned the basics of civil/site engineering and land surveying during this time.

Mr. Burke moved into the public sector as a Conservation Agent and Assistant Town Engineer for the Town of Milton in the Summer of 1990. Mr. Burke worked for Mr. Lawrence DeCelle, Director of Public Works, forming a long term relationship that lasts to this day. Mr. Burke gained knowledge of street and utility construction, local permitting issues, and wetland protection expertise.

Mr. Burke gained is professional design and managing experience with The BSC Group, Inc. and Coler & Colantonio, Inc. from 1996 to 2003 before applying his knowledge to business ownership. DeCelle-Burke-Sala & Associates, Inc., formerly The DeCelle Group, LLC, have been in business since 2003.

Mr. Burke's expertise includes, but not is limited to, stormwater management and design, sewage treatment and disposal, utility design, water supply, site development, and erosion control and construction management. Mr., Burke is an expert in the use of design software such as AutoCAD, AutoTurn and HydroCAD.

Recent Project Experience

H & W Apartments - Randolph Avenue Milton, MA

Mr. Burke is the Civil Engineer of record to permit and construct a new 90-unit, affordable housing development located at 693-711 Randolph Avenue in Milton, Massachusetts. The development includes two proposed buildings with 156 parking spaces, with fifty four (54) garage parking spaces under the buildings. Mr. Burke designed the supporting infrastructure such as the parking lots, drainage, water supply, sewage disposal and prepared the construction management for site. Mr. Burke presented the project locally to the Town of Milton Boards and Commissions and with the Massachusetts Department of Environmental Protection.

Damon Farms Residential Development - Norwell / Hingham, MA

Mr. Burke was the design and permitting engineer for a 36-unit affordable housing project located at Queen Anne Corner in Hingham and Norwell, Massachusetts. Mr. Burke permitted the project using Chapter 40B for a Comprehensive Permit issued by the two towns. The site was located in a Zone II aquifer which required additional stormwater and sewage disposal regulations to be implemented. Mr. Burke designed a wastewater treatment plant for residential sewage disposal within this aquifer. The stormwater design also was designed in accordance with the Stormwater Management Standards for a Zone II. This project is currently under construction and Mr. Burke is the Site Engineer of record responsible for the installation of the homes and roadway and infrastructure construction.

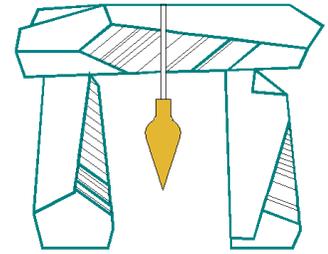
Parkside Apartments & Parkside Condominiums - Storrs Avenue Braintree, MA

Parkside Apartments and Parkside Condominiums is a new 80-unit affordable housing development that includes a 72-unit apartment building and eight (8) townhouse style residential condominiums. An 81-space parking garage supports the apartment building and 48 surface parking spaces around the two properties provides parking for both projects. Mr. Burke developed civil/site design plans that provided information related to construction management, construction layout, site grading, water supply, fire protection, sewage disposal, and stormwater management. The plans were submitted as part of the development permitting package and Mr. Burke has assisted in presenting the plans to the Braintree permitting authorities.

Curry College Milton Massachusetts

Mr. Burke is a consultant Curry College contacts to design, permit and manage construction for several various different types of projects that occur on a college campus. Mr. Burke has designed and permitted new office buildings, parking lots, dormitory infrastructure improvements and vehicle and pedestrian access roads and paths. Mr. Burke has been working with Curry College for approximately ten years and is currently working on a sewage disposal system for the Building & Grounds Department.

Claudio Sala, PLS - Principal & Survey Manager



& Associates, Inc.

Experience

September 2015 to present – DeCelle-Burke-Sala & Associates, Inc.

Co-Owner, Principal & Land Survey Manager

Responsible charge of all projects. Oversee and manage all survey, design, and scheduling of ongoing projects while continuing to perform survey and design work and attend public hearings as needed. Providing estimates, client communication and marketing as well as corporate responsibilities.

June, 1987 to September 2016 - Ernest W. Branch, Inc. Quincy, MA

1991-2016 – Senior Land Surveyor, Project Manager, Co-owner & Treasurer

Responsible charge of all projects. Oversee and manage all survey, design, and scheduling of ongoing projects while continuing to perform survey and design work and attend public hearings as needed. Providing estimates, client communication and marketing as well as corporate responsibilities.

1987-1991 – Project Engineer and Surveyor

Civil engineering design of subdivisions, site plans, sewage disposal systems, drainage systems, and related activities. Performed all types of land surveying, especially topographic, utility, and Land Court. Qualified to take a project from initial survey to design, construction and as-built. Extensive Wetland Protection Act experience.

March, 1986 to July, 1986 Aberthaw Construction Co. Boston, MA

Construction Engineer – Co-op Education Program

Responsible for layout of commercial and industrial buildings and site work with primary focus on foundations. Scheduling and tracking of laborer hours and issuing materials. Management of sub-contractors.

May, 1985 to Feb., 1986 Ricciardi Company, Inc. Quincy, MA

Construction Site Engineer – Co-op Education Program

Responsible for all layout on 300 unit high rise condominium construction project. This included site work, roads, foundations, utilities, interior layout, etc... Coordination or project with sub-contractors, architects, engineers, and attorneys. Oversight, quality control and testing all aspects of erection such as grouting, post-tensioning, reinforcing, and other structural aspects.

March - July, 1984 & Jan. - April 1985 Norwood Engineering Inc. Norwood, MA

Land Surveyor – Co-op Education Program

Experience as transit man on all types of surveys including subdivision, road and building layout, topographic, steel certification & drafting on many projects.

Jan. - March, 1983 & June – Dec. 1983 Ernest W. Branch, Inc. Quincy, MA

Land Surveyor – Co-op Education Program

Basic Rodman & transit man experience developing to a party chief for land survey crew.

Education

1982–1987 Northeastern University Boston, MA
Bachelor of Science in Civil Engineering, June 1987

Professional

Commonwealth of Massachusetts – Registered Professional Land Surveyor No. 38391
Commonwealth of Massachusetts – Engineer in Training Certificate No. 11324
Commonwealth of Massachusetts – Real Estate Salesperson License No. 67207
Commonwealth of Massachusetts – Soil Evaluator License No. SE2128
Member of the American Society of Civil Engineers
Member of the Massachusetts Association of Land Surveyors & Civil



VERDANT
LANDSCAPE ARCHITECTURE



VERDANT LANDSCAPE ARCHITECTURE

Firm Profile

Verdant Landscape Architecture is a full service, WBE/DBE certified landscape architecture firm founded on a commitment to provide our clients with outstanding design services. We serve public and private clients, with the majority of our projects distributed throughout New England and New York. We are committed to a full collaborative exploration of design alternatives with an emphasis on sustainable solutions. This includes focusing on the relationship between ecology and cultural impact in the landscape - for example collaborating with our civil engineer team to design stormwater structures that double as aesthetic features. We believe successful projects come from understanding the context and unique characteristics of each site, combined with a commitment to design excellence and meeting project goals, schedule and budget. We listen carefully to our clients and maintain a high level of communication from initial planning to design, construction, use and maintenance. In addition, our clients receive full Principal attention from the beginning to the completion of each project. The result of our process is design solutions that meet our clients' objectives and result in beautiful landscapes for fully realized and successful projects.

Firm Principals

Katya Podsiadlo has sixteen years of landscape architecture design experience prior to starting Verdant Landscape Architecture in 2017. She is a licensed landscape architect and master of landscape architecture graduate from the University of Michigan. Katya possesses a high level of skill in the fields of residential living, rehabilitation, and restoration and planning of public and semi-public spaces. Her attention to detail and aptitude for research and analysis lend themselves well to the design of complex sites that serve multiple needs. Katya serves as principal and project manager for numerous planning, institutional, mixed use, and housing projects and as technical lead for many projects including greenroof, urban park, cemetery, and residential design. MA lic #3019, NY lic #2703

Blair Hines has more than 30 years of experience as a landscape architect. This experience encompasses a wide variety of project types including design for institutional and municipal projects, commercial and residential developments, cemetery, conservation planning and residential design. In addition, Blair has a full understanding of and experience in public approvals and permitting processes, as well as, extensive experience with LEED certified projects and expertise in sustainable site design. MA lic #1090, NY lic #001864-1.



VERDANT LANDSCAPE ARCHITECTURE

KATYA PODSIADLO, Principal

EDUCATION

University of Michigan, MLA, 2003

University of Vermont, Bachelor of Environmental Studies, 1994

PROFESSIONAL EXPERIENCE

Verdant Landscape Architecture, Brookline MA, Principal, 2017-present WBE/DBE certified

Blair Hines Design Associates, Brookline MA, Senior Associate, 2009-2016

Hines Wasser + Associates, LLC, Brookline MA, Associate, 2002-2009

Walker-Kluesing Design Group, Boston MA, Landscape Designer, 2001 & 2002

Osrodek Ochrony Zabykowego Krajobrazu, Center for the Preservation of Historic

Landscapes, Warsaw, Poland, Landscape Architect Intern, 2000

Heritage Landscapes, Charlotte VT, Project Staff, 1997-1999

PROFESSIONAL REGISTRATION

Landscape Architecture MA Lic. #3019, NY Lic. #2703

SELECTED PROJECTS

Residential & Mixed Use Development

Allston Square, Allston MA (current)

Atlantis Condominium, Winthrop MA

The Bradford, Belmont MA (current)

Broadway Mixed Use and Condominium Development, Somerville MA

135 Dudley Street Mixed Use, Boston MA (current)

Elan Union Market, Watertown MA

Harvey Street Residences, Cambridge MA

780 American Legion Highway + Home for Little Wanderers, Boston MA (current)

The Ivy Residences, Cambridge MA

Residences at Jamaica Pond, Jamaica Plain MA

Norman Street Residences, Everett MA (current)

101 North Beacon Street Residences, Watertown MA

Oriole Landing, Lincoln MA (current)

Parcel 28 Mixed Use Development, Boston MA

Parkside Lofts, Everett MA

Pleasant St. Residences, Watertown MA (current)

Salem Gateway, Salem MA

Saugus Residences, Toll Brothers Apartments, Saugus MA (current)

Village Lofts, Brookline MA

The Whitwell, Derne Street, Boston MA



VERDANT LANDSCAPE ARCHITECTURE

BLAIR HINES, Principal

EDUCATION

Conway School of Design, Master of Arts in Landscape Design, 1982
Haverford College, Bachelor of Arts with Honors in Philosophy, 1974

PROFESSIONAL REGISTRATION & AFFILIATIONS

C.L.A.R.B. Certified Landscape Architect

Registered Landscape Architect: MA #1090, NY #001864-1, CT #1064, NH #116, RI #962

Member: ASLA (American Society of Landscape Architects)

Member: BSLA (Boston Society of Landscape Architects)

PROFESSIONAL EXPERIENCE

Verdant Landscape Architecture, Principal, 2017-present
Blair Hines Design Associates, LLC, Principal, 2009-2016
Hines Wasser + Associates, LLC, Principal, 2002-2009
Blair Hines and Associates, LLC, Principal, 1997-2002
The Halvorson Company, Inc., Associate, 1989-1997
Boston Parks and Recreation Department, 1987-1989

SELECTED PROJECTS

Municipal and Public Projects

Pecks Pond Park, Village of West Haverstraw NY
Oaktree Bridge, Tappan NY
Sparkill Village Green Master Plan, Sparkill NY
Washington Street Tree Planting, Newton MA
Wayland Railroad Historic Site

Massachusetts College of Pharmacy and Health Sciences, Worcester MA
Fitchburg Art Museum, Fitchburg MA
Longwood Cricket Club Master Plan, Chestnut Hill MA
Tower Hill Botanic Garden, West Boylston MA
Wentworth Institute of Technology, Boston MA

Senior Housing, Independent and Assisted Living

Brightview Arlington, Assisted Living, Arlington MA
Brightview North Andover, Assisted Living, North Andover MA
Brightview Canton, Assisted Living, Canton MA
Brightview Country Club Heights, Woburn, MA
Fairing Way, Assisted Living, Union Point, Weymouth MA (current)
Sophia Snow Senior Housing, Rogerson Communities, Boston MA
Ulin House Senior Housing, Brighton MA
Easton Senior Living, LCB Senior Living, Easton MA
Lighthouse Nursing Home, Revere MA
Melrose Senior Living, LCB Senior Living, Melrose MA
Salem Senior Living, LCB Senior Living, Salem New Hampshire
Residence at Watertown Sq., LCB Senior Living, Watertown MA



VERDANT LANDSCAPE ARCHITECTURE

NATALIE ADAMS Senior Landscape Architect

EDUCATION

Rhode Island School of Design, Bachelor of Landscape Architecture and Bachelor of Fine Arts, 1995

Mount Ida College, Associate in Science - Academic Award for Excellence in the Sciences

PROFESSIONAL EXPERIENCE

Verdant Landscape Architecture, Brookline MA, Senior LA, 2017-present

Blair Hines Design Associates, Brookline MA, Senior LA, 2015-present

Pate Adams Landscape Architects, Principal, 2013-2015

Warner Larson, Inc., 2011-2013

Carol R. Johnson - CRJA, 2006-2009

Hines Wasser + Associates, LLC, Brookline MA, Associate, 2002-2006

Providence Landscape Architectural Firms, 1997-2006

REGISTRATION

Commonwealth of Massachusetts Registered Landscape Architect No. 1576

State of Rhode Island Registered Landscape Architect No. 405

SELECTED PROJECTS

Residential & Mixed Use Development

Chestnut Hill Apartments, Brighton MA

Elan Union Market Mixed Use Development, Watertown MA (current)

Harvey Street Residences, Cambridge MA

Parcel 10 Mixed Use Development, Boston MA

Salem Gateway, Salem MA

101-105 Washington St, Synagogue, Mikvah & Residential Development, Brighton MA

The Whitwell, Derne Street, Boston MA

Parks and Playgrounds

Symphony Park, Boston, MA*

Billings Field Playground, Roxbury, MA*

Alewife Greenway Walking Path, Arlington, MA*

Greenroofs

Weston Road, Wellesley, MA

Walpole Station, Walpole, MA

Harvard Street, Brookline, MA

1330 Boylston Green Roof, Boston, MA*

Parkside Commons Green Roof, Chelsea, MA*

About Our Firm

MDM Transportation Consultants, Inc. (MDM) is a full-service transportation consulting firm that provides integrated planning, permitting, design and construction administration services to public and private sector clientele. The firm is led by managing principal Robert J. Michaud, P.E. with over 30 years' experience and Daniel J. Mills, P.E., PTOE with over 25 years' experience planning, designing and administering construction for transportation infrastructure in New England. Our client-focused, integrated services approach to transportation consulting allows MDM to meet unique client-specific schedules and budget constraints by developing *streamlined permitting strategies* and *value-engineered infrastructure solutions*. MDM's successful track record of completed transportation projects include over sixty roadway and signal improvements to support land development projects and municipal roadway and pedestrian infrastructure improvements. Our services extend to private and public sector institutions for support of institutional master plans and associated transportation systems evaluations.

Since our founding in June of 2003, MDM has provided transportation services on over 1,000 individual projects ranging from peer reviews for Cities and Towns to major infrastructure improvements for public and private sector clients. We offer reliable, expert services from the initial project feasibility to concept design; local and state permitting; as well as engineering design and construction administration.

Representative Transportation Planning & Engineering Services:

- Transportation Master Planning
- Independent Traffic Assessment and Peer Reviews
- Traffic Impact and Access Studies
- Environmental Impact Assessment/Documentation
- Transportation Air Quality Modeling
- Transit/Shuttle Systems Modeling and Analysis
- Parking Studies and Design
- Transportation Demand Management
- Highway Engineering and Intersection Design
- Advanced Traffic Signal System Design
- Traffic Management Design
- Construction Management & Supervision
- Traffic Calming Studies & Design
- Federal and State Funding Programs
- Public Presentations and Consensus Building
- Expert Testimony

Key Personnel

MDM Transportation Consultants, Inc. has a full complement of professional staff in all disciplines appropriate to transportation projects, such as traffic engineers, civil engineers and transportation planners. The following provides an overview of the firms Principals.

Robert J. Michaud, P.E. (MA #38101, NH #12923, RI #9038, CT#29401)

Mr. Michaud is a managing principal with 30+ years of experience directing and participating in numerous transportation planning and engineering projects in the New England States. He has proven this talent through the successful transportation permitting for New England's most prominent urban projects including several South Boston waterfront developments, large-scale multi-use developments in Boston's Jamaica Plain, Dorchester and Mattapan neighborhoods; large-scale office and retail developments in Boston's financial and Back-Bay neighborhoods, and the world class medical and research institutions in Boston's renowned Longwood Medical area. He also enjoys a long and successful track record in permitting of suburban-based projects in a host of New England communities in a range of market areas including residential, commercial, retail, and institutional. He is well versed and experienced in permitting under the Massachusetts Environmental Policy Act (MEPA), the Boston Redevelopment Authority's Article 80 environmental review, and the requirements of various state and local agencies.

Daniel J. Mills, P.E., PTOE (MA #41753)

Mr. Mills is a principal of the firm with 16 years of traffic engineering experience. He has completed conceptual and final design plans and related documents for numerous intersection and roadway improvement projects throughout Massachusetts. Mr. Mills has conducted intersection operation and crash analyses, speed studies, truck route assessments, traffic impact assessments, corridor studies and independent peer reviews. He has also prepared traffic impact studies, planning studies and design reports for various public and private development projects. Mr. Mills' most recent experience includes the preparation of a Corridor Master Plan for Route 110 in Westford, MA, an Intersection Evaluation Study for ten locations in Greenfield, MA and ongoing independent traffic peer review services for the Towns of Bellingham, Milford, Westborough, Dracut and Westford.

Robert J. Michaud, P.E. MDM Transportation Consultants, Inc.

Position: Managing Principal

Years of Professional Experience: 30

Education: Northeastern University, M.S.C.E., 1999
Worcester Polytechnic Institute, B.S.C.E., 1988

Registration: Registered Professional Engineer: MA #38101, RI #9038, NH #12925, CT #29401

Description of Experience:

Mr. Michaud has 30 years of experience directing and participating in numerous transportation planning and engineering projects in the New England states. Included in his experience are studies and design efforts encompassing traffic operations and analysis, highway engineering and design, signal system planning and design, parking studies traffic impact studies, transportation planning, transportation air quality analysis, and transportation peer review for various municipalities. He has conducted these efforts for state governments, cities and Towns and private sector clients.

Relevant Experience:

Traffic Impact Studies and Permitting: Mr. Michaud has directed and participated in over 500 traffic studies identifying traffic impacts, safety analysis and designing mitigation measures for residential, retail, commercial, office, industrial, institutional, recreational, medical, and hotel facilities throughout New England. He has presented testimony to over 200 Boards of Selectmen, City Councils, Planning Boards and Zoning Boards of Appeal.

- **Residential Projects** include: Meadow Creek 200 unit Golf Course Subdivision, Dracut, MA; 50-unit residential subdivision, Stratham, NH; 54-unit condominium development; S. Boston, MA; 640 unit (40B) residential development - Archstone Communities, Woburn, MA; 436 unit (40B) residential development - Archstone Communities, Methuen, MA; 232 unit (40B) residential development – Archstone Communities, Reading, MA; 600-unit village-concept community, Kingston, MA; 300-unit residential condominium development, S. Boston, MA; 308-unit (40B) residential development – JPI Westford, MA.
- **Mixed-Use Projects** include: Fan Pier development, S. Boston, MA (3 Million Square feet); Millennium Place Development, Boston, MA (1.4 million square feet); Mashpee Commons Neighborhood Development, Mashpee, MA; Raynham mixed-use retail development, Raynham, MA; Boston Waterfront Hotel and Residences at Parcels F2, G and J, S. Boston, MA.
- **Institutional Projects** include: Children's Hospital Clinical and Research Buildings, Boston; Harvard Institute of Medicine Research Tower, Boston, MA; Boston College Middle Campus Dormitory Expansion, Chestnut Hill, MA; Medi-Plex Nursing Home/Medical Building, Concord, MA; Massachusetts General Hospital Campus Expansion Program, Boston, MA; Northampton State Hospital Redevelopment, Northampton, MA; Biotechnology Park, Worcester Foundation, Shrewsbury, MA; UMass Lowell Shuttle Evaluation.
- **Retail Projects** include: Wonderland Marketplace Shopping Center, Revere, MA; Costco Wholesale Warehouse, Dedham and Waltham, MA; The Home Depot, Shrewsbury and W. Roxbury, MA; Westpark Retail development, Framingham/ Natick, MA; Shaw's Supermarket, Concord, NH; Stop & Shop fuel facility program - New England (various locations); Target Retail Center, Hanover, MA.
- **School Projects** include: Neighborhood House Charter School (NHCS) in Dorchester; the KIPP Charter School in Lynn; MATCH Community Day Charter Public School in Roxbury; and MATCH Charter Public School in Jamaica Plain; Riverbend School (K-8) in South Natick; Next Generation Child Care facilities in Walpole, Hopkinton and Acton.

Robert J. Michaud, P.E.**Page 2 of 2**

Highway Planning and Engineering: Mr. Michaud's highway planning and engineering expertise include numerous highway/ traffic operation and design studies including all phases of analysis and design from initial concept development stage to construction inspection. Project examples include:

- Biddeford - Saco Short-term Corridor Planning Study, Biddeford and Saco, ME; Tewksbury Commons Transportation Improvement Project, Tewksbury, MA; Winchester Square Transportation Improvement Project, Springfield, MA; Route 140 Relocation Project, Franklin, MA; Rutland Bypass Corridor Design Project, Rutland, VT; US Route 1 Long-Range Safety Improvement Environmental Assessment, Walpole-Wrentham, MA; Metropolitan Springfield Integral Transportation Systems Strategic Deployment Plan, MA; MassPike Boston Extension Ramps Feasibility Study.

Transportation and Air Quality Modeling: Mr. Michaud has expertise in conducting mobile source air quality evaluations and transportation systems modeling for numerous private land development projects, and state departments of transportation. Representative projects include:

- Great Hartford Carbon Monoxide Re-designation Request Transportation and Air Quality Modeling (Connecticut Department of Transportation); Rhode Island Congestion Management and Air Quality Analysis (Rhode Island Department of Transportation); Connecticut Department of Transportation Incident Management Program Transportation and Air Quality Evaluation (ConnDOT); Metro Boston Intelligent Vehicle Highway Systems Strategic Deployment Plan Transportation and Air Quality Coalition (MassDOT Department); Florida Department of Transportation 1-595 Advanced Traffic Management System Transportation and Air Quality Evaluation (FDOT); New Bedford/Fall River Commuter Rail Project Traffic and Air Quality Evaluation (Massachusetts Bay Transit Authority); Mesoscale and micro-scale transportation and air quality studies to support various mixed-use retail, commercial and office developments in Massachusetts, and Maine.

Expert Peer Review and Testimony

Mr. Michaud has conducted numerous peer-review studies on behalf of municipal governments in Massachusetts and has been recognized as a qualified expert in the area of transportation planning and engineering in the Commonwealth. Representative municipal governments include:

- Town of Bellingham, Massachusetts
- Town of Dracut, Massachusetts
- Town of Grafton, Massachusetts
- Town of Hardwick, Massachusetts
- Town of Shrewsbury, Massachusetts
- Town of Weston, Massachusetts

Professional Affiliations:

- American Society of Civil Engineers
- Institute of Transportation Engineers
- Boston Society of Civil Engineers Section

Daniel J. Mills, P.E., PTOE **MDM Transportation Consultants, Inc.**

Position: Principal, Transportation Director

Years of Professional Experience: 25

Education: Merrimack College, B.S.C.E., 1994

Registration: Registered Professional Engineer: Massachusetts #41753
Registered Professional Traffic Operations Engineer
IMSA Certified Traffic Signal Inspector #SI 72129

Description of Experience:

During his 25+ years in the transportation engineering profession, Mr. Mills has designed improvements for over seventy-five intersections throughout Massachusetts, including work in the City of Boston and for MassDOT. Many of these improvement projects have abutted residential neighborhoods, institutional facilities, downtown businesses and environmentally sensitive areas. Mr. Mills is experienced in the various design aspects including, highway capacity modeling and simulation, roadway and intersection geometry, traffic signal system design, and sign and pavement marking layout. He is also experienced in construction related services including shop drawing review, traffic management and final inspection procedures.

Mr. Mills has prepared numerous traffic impact studies for a wide variety of developments in Massachusetts. Projects range in size from a 3,000 square foot fast-food restaurant in the Town of Swansea to a 714,000 square foot regional shopping center in the City of Everett. Additional land uses studied include, public school, office park, residential development, hotel, pharmacy, self-storage, donut shop, car wash, nursing home, bank, golf course, casino and supermarket. Mr. Mills has performed parking and circulation studies, conducted speed studies, and prepared truck route assessments. He has provided impartial transportation peer review services to municipalities and the Metropolitan District Commission (now the Department of Conservation and Recreation).

Relevant Transportation Engineering Projects:

- **Western Avenue Roadway & Intersection Reconstruction - Lynn, MA**
Responsibility included preparation of design plans for seven signalized intersections split into two coordinated systems. Heavy pedestrian traffic, bus routes, on-street parking, and limited right-of-way helped shape this urban roadway improvement project.
- **Morton Street Traffic Signal Upgrade - Dorchester, MA**
Responsible for preparation of design plans for the upgrade of three signalized intersections along this MDC owned roadway. Traffic signal coordination, advance signing, and geometric improvements were part of this improvement project.
- **Town Center Improvement Project - Billerica, MA**
Prepared design documents for this \$1.5 million beautification project. The design includes upgrading and coordinating the existing signalized intersections and installation of decorative street lighting and landscaped gateways. Strategies that enhanced pedestrian accommodation were also incorporated into the design.
- **Great Way Place Development - Westborough, MA**
Responsible for preparing roadway and traffic signal modifications at two Route 9 intersections to satisfy mitigation commitments for this 60,000 square foot retail development. The modifications included installation of an acceleration and deceleration lane and coordination of traffic signals via wireless technology. A highway access permit, utility agreement and traffic signal permit were all required by MassDOT as part of this project.

Daniel J. Mills, P.E., PTOE

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➤ **Route 3A Intersection Improvement - Kingston, MA**

For MassDOT, a Technical Memorandum and design plan were prepared recommending traffic signal installation at the Evergreen Street intersection. The operation of the adjacent MBTA railroad crossing was a key component of the design.

Relevant Transportation Planning Projects:

➤ **Town-wide Traffic Signal Evaluation - Greenfield, MA**

Responsible for evaluating the Town's nine signalized intersections for possible safety and operational improvements. Short term and long term recommendations were made for each intersection with an estimated construction cost. The study helped the Town prioritize its infrastructure improvement program.

➤ **Downtown Parking and Circulation Study - Ayer, MA**

Responsible for data collection, analyses and identification of traffic and parking issues in downtown Ayer. The issues involved on- and off-street parking for local businesses, Town Hall employees and visitors, post office operations and an MBTA Commuter Rail Station.

➤ **Lafayette Convalescent Home Expansion - Marblehead, MA**

Responsible for the preparation of the Traffic Impact Report for the expansion of the home. Recommendations for accommodating the overlap of shift workers with the limited on-street parking available was presented.

➤ **Elementary School Site Evaluation - Billerica, MA**

Responsible for identifying the feasibility of constructing access roads to a proposed elementary school. The need for traffic signal installation, roadway widening, and wetland crossing was included.

➤ **Villages at Bear Hill - Waltham, MA**

Responsible for preparing the traffic impact study for this 348-unit luxury apartment complex. The need for exclusive turn lanes and traffic signal installation were evaluated. TDM strategies were recommended.

➤ **Logan International Airport Enplaning Passenger Survey (1996 & 1999) -East Boston, MA**

Performed as shift supervisor, responsible for numerous surveyors and the distribution, collection and coding of thousands of questionnaires for the tri-annual Logan Airport Enplaning Passenger Survey. The responses are the foundation for ground-side infrastructure improvements.

Peer Review:

Mr. Mills has conducted peer-review of design plans and traffic impact studies on behalf of many cities and towns in Massachusetts. Representative municipal governments include:

- Towns of Bellingham, Braintree, Milford, North Andover, Scituate, Walpole, Westborough and Westford
- Cities of Melrose and Woburn

Professional Affiliations:

- American Society of Civil Engineers / Boston Society of Civil Engineers
- Institute of Transportation Engineers

Equal Opportunity/Affirmative Action Policy

Transportation Consultants, Inc. is committed to equal employment opportunity to all persons without discrimination on the basis of race, creed, color, religion, sex, age, national origin or handicap. The policy is extended beyond the recruiting process to our personnel policies and procedures. MDM complies with all applicable laws and regulations pertaining to nondiscrimination, equal opportunity and affirmative action, including without limitation executive orders and rules and regulations of federal and state agencies of competent jurisdiction.

MDM complies with the provisions of the Commonwealth of Massachusetts Executive Order No. 143 entitled "Equal Employment Opportunity for the Handicapped." Where applicable federal and Massachusetts requirements differ, the stricter requirements shall govern.

In connection with the performance of work under any Contract, MDM shall not discriminate against any employee or applicant for employment because of race, color, religious creed, national origin, age, sex or handicap. The aforesaid provision shall include, but not be limited to, the following: employment upgrading, demotion or transfer, recruitment advertising, recruitment layoff, termination, rates of pay or other form of compensation, conditions or privileges of employment, and section for apprenticeship.

MDM shall undertake in good faith administrative action measures designed to eliminate any discriminatory barriers in the terms and conditions of employment on the grounds of race, color, religious creed, national origin, age or sex, and to eliminate and remedy any effects of such past discrimination.

MDM shall post in conspicuous places, available for employees and applicants for employment notice, setting forth the provisions of the Fair Employment Practices Law of the Commonwealth, Massachusetts General Laws, Chapter 151B.