

DIAMOND HILL ESTATES DEVELOPMENT TEAM EXPERIENCE

Principal: Louis Petrozzi, President
Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

Consultant: Dean Harrison
59 Lockwood Avenue
Attleboro, MA 02703

Project Civil Engineer: Robert Truax, Principal
GLM Engineering Consultants, Inc.
19 Exchange Street
Holliston, MA 01746

40B Attorney: Lauren Galvin, Esq.
Rackemann, Sawyer & Brewster
160 Federal Street
Boston, MA 02110

Construction Lender: Needham Bank
1063 Great Plain Avenue
Needham, MA 02492

Marketing Agent: Wall Street Realty Group
Two Warthin Circle
Norwood, MA 02062

WALL STREET DEVELOPMENT CORP. – WESTWOOD, MA

Business Summary:

Wall Street Development Corp. ("Wall Street") was founded by Louis Petrozzi in 1995. Based in Westwood, Massachusetts, Wall Street is a residential real estate development firm with over 20+ years of experience developing residential subdivisions and new homes in the surrounding communities of Boston. Wall Street's primary focus is the licensing, permitting and construction of residential subdivisions and homes. Since its founding in 1995, Wall Street has built and sold over \$100 Million in residential property.

Recent Developments

Stonegate Village - Westwood/Dover, MA

Talbot Farm Estates - Norwood, MA

Fern Ridge Estates - Norfolk, MA

Evergreen Square - Holliston, MA

Morgan Farm Estates - Westwood, MA

Dean E, Harrison
59 Lockwood Avenue
Attleboro, MA 02703
508.813.1388 (cell)

SKILL SUMMARY

Senior manager with extensive experience in real estate development. Skilled in securing federal, state, and local regulatory land-use approvals. Experienced in obtaining financing for multi-family housing and mixed-use developments from financial institutions and investment partners. Excellent background in design, construction, scheduling, and budgeting.

EXPERIENCE

(2015 – Present)

Women's Development Corporation, Providence, RI
Director of Real Estate Development

- Directs daily operations of Wdc's Development Department which involves the oversight and management of housing and commercial acquisition, development management, financial feasibility, program management as well as federal and state reporting.
- Responsible for all phases of project development from site search and acquisition, to securing funding sources and permitting, through to construction and occupancy
- Reports to the Executive Director regarding the overall Real Estate division, staff management, operational budgets, strategic planning, and reporting to the Real Estate Committee of the Board of Directors
- Secures federal, state and local regulatory land-use approvals.

(2009 -2015)

The Neighborhood Corporation, Taunton, MA
Executive Director

- Responsible for the overall administration of the Corporation.
- Directing its daily operation, and executing the directives and policies of the Board.
- Serves as the chief program administrator and project manager, which includes overall management of CDC finance administration, staff management, operational budgets, strategic planning, fundraising and reporting to the Board of Directors.
- Duties include housing and commercial acquisition, development management, financial feasibility, program management as well as federal and state reporting.

(2004 –2015)

Dean E. Harrison, Consultant, Warwick, RI
Owner

- Acquire and permit real estate developments in the Commonwealth.
- Negotiate, analyze, and underwrite real estate transactions with various Local, State agencies and financial institutions.
- Provide consulting services to developers, and governmental bodies regarding zoning, financing and monitoring of affordable housing using various State Housing programs.

- Provide consulting to newly form 501 (c) (3) regarding the planning development and financing housing and commercial opportunities.

(1994-2004)

The Gatehouse Companies, Mansfield, MA
Vice President of Development

- Managed and monitored ongoing real estate division regarding the developing and financing of multi-family housing totaling over \$206 million.
- Negotiated, analyzed, and underwrote real estate transactions for various investment partners and financial institutions.
- Underwrote financing of multifamily housing developments utilizing multiple federal and state housing subsidies.
- Generated narrative and financial reports for distribution to State agencies, financial institutions and equity partners.

(1988-1994)

Rhode Island Housing and Mortgage Finance Corporation, Providence, RI
Assistant Development Officer

- Review, analyze, and underwrite tax credit proposals seeking resources through the state's competitive funding cycle under its Qualified Allocation Plan.
- Provide technical assistance to developers, property managers, and other quasi-public agencies and governmental bodies regarding program guidelines and industry practices.
- Compile and complete required IRS documentation to ensure accurate and timely compliance with Section 42 of the Internal Revenue Code.
- Perform administrative tasks associated with monitoring program activity to protect the state's annual tax credits allocation.

EDUCATION

UNIVERSITY OF RHODE ISLAND, Kingston, RI
Bachelor of Resource Development - May 1987
Major: Landscape Architecture
G.P.A. 3.00

**COMPUTER
SKILLS**

Microsoft Word, Excel, and PowerPoint

Dean E. Harrison
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Attleboro, MA 02703
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Development List*

<u>Name/Location</u>	<u>Development Type</u>	<u># of Units</u>	<u>Financing</u>	<u>Development Cost</u>
Baron Lofts Apts. Taunton, MA	Mixed-use	6 residential/ Office space/Art Gallery	Neighborhood Stabilization Funds GATHC HOME Funds Bristol County Saving Bank	\$1,500,000
Barrington Cove Apts. Barrington, RI	Multi-family Senior	60	Rhode Island Housing and Mortgage Finance Corp.	\$6,422,028
Brook Ave Cooperatives Boston, MA	Multi-family Family	36	MHIC/MHP Commonwealth of Massachusetts City of Boston	\$7,150,000
Cedar Forest Apts. Tampa, FL	Multi-family Family	200	Neighborhood Landing Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$14,597,773
Cherry Hill II Plymouth, MA	Mixed-use	35 Elderly Residential/ 5,000 sqft Office	Massachusetts Housing Partnership Commonwealth of Massachusetts Rockland Trust Bank. Verizon Capital	\$12,162,045
Chestnut Farm Apartments Raynham, MA (Comprehensive Permit)	Multi-family Family	240	MassMutual Commonwealth of Massachusetts John Hancock	\$32,365,000
The Crossings at Indian Run Stuart, FL	Multi-family Family	344	Florida Housing Finance Agency First Union National Bank	\$23,551,018
Dean Street Studios Providence, RI	Enhanced SRO Under Construction	51	Rhode Island Housing Coastway Bank Federal Home Loan Bank	\$9,036,326
Franklin Commons Apartments Franklin, MA (Comprehensive Permit)	Multi-family Family	96	MHIC/MHP Commonwealth of Massachusetts John Hancock	\$14,315,000
The Groves Middleborough, MA (Comprehensive Permit)	Multi-family (Condominiums)	52	Rockland Trust Bank.	\$11,846,421
Jantucket Bay Apartments Temple Terrace, FL	Multi-family Senior	180	First Housing Development Corp. Florida Housing Finance Corp. Hillsborough County	\$12,488,918
Newport Landing Apartments Tampa, Florida	Multi-family Family	122	Neighborhood Lending Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$11,614,343
The Preserve Walpole, MA (Comprehensive Permit)	Multi-family Family	300	MassHousing Commonwealth of Massachusetts	\$44,859,138
The Residences at the Grove Middleborough, MA (Comprehensive Permit)	Multi-family Family	36	Massachusetts Housing Partnership Commonwealth of Massachusetts Rockland Trust Bank. J.P Morgan	\$7,485,000
The Rosemary Village Scattered Sites West Palm Beach, FL	Family (Single Family Homes)	53	First Housing Development Corp. City of West Palm Beach	\$6,247,838
Sajda Gardens West Boylston, MA (Comprehensive Permit)	Multi-family Family (Under construction)	80	Massachusetts Housing Partnership Middlesex Saving Bank	\$10,889,366
Shannock Falls Scattered Sites Richmond/Charlestown, RI	Multi-family (Permitted)	43	Rhode Island Housing Citizens Bank CREA Equity	\$13,042,086
Shoe Shop Place Middleborough, MA (Comprehensive Permit)	Multi-family Mixed Income (Under construction)	25	Massachusetts Housing Partnership Commonwealth of Massachusetts Bank of America	\$9,615,930
Somerset Woods Dighton, MA (Comprehensive Permit)	Multi-family Mixed Income (Permitted)	240	Massachusetts Housing Partnership	\$10,854,366
Springbrook Commons Apts. West Palm Beach, FL	Multi-family Family	144	Boston Capital Mortgage Corp. Florida Housing Finance Agency	\$10,569,860

Williams Landing Apartments Tampa, FL	Multi-family Family	144	Neighborhood Lending Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$11,323,337
Willis Apartments New Bedford, MA	Multi-family Veterans (Permitted)	30	Commonwealth of Massachusetts CEDAC	\$7,920,184
Willow Trace Apartments Plainville, MA (Comprehensive Permit)	Multi-family Family	88	First Union National Bank Commonwealth of Massachusetts	\$10,506,202
Totals		2,605		\$300,362,179

HISTORIC PROPERTIES

<u>Name/Location</u>	<u>Resident Profile</u>	<u># of Units</u>	<u>Financing</u>	<u>Development Cost</u>
Barrington Cove Apartments Barrington, RI	Multi-family Senior	60	Rhode Island Housing and Mortgage Finance Corp	\$ 6,422,028
Carlton Court Apts Providence, RI	Multi-family Senior	46	Rhode Island Housing and Mortgage Finance Corp	\$ 2,492,979
Clarke School Apartments Newport, RI	Multi-family Senior	56	Rhode Island Housing and Mortgage Finance Corp	\$ 5,499,605
Total		162		\$14,414,612

Note: *Involved in the various phase of development - acquisition, permitting, financing and construction of the development.

SPECIALIZED HOUSING - NON-PROFIT

The Arc of Fall River Scattered Sites	Special needs	19	MassHousing, DMH, DMR	\$ 1,645,000
Cape Head Injured Person's Housing Hyannis, MA	Head Injury	20	MassHousing, HIF, AHTF Bank North	\$ 1,956,000
		39		\$3,601,000

**MASSACHUSETTS HOUSING PARTNERSHIP
40B Technical Assistancess**

<u>Community</u>	<u>Retained by:</u>	<u>Community Type</u>
Northborough	MHP	Condominiums
Scituate	MHP	Condominiums
Hingham - 2 projects	MHP - 1, Town - 1	Condominiums
Grafton - 3 projects	MHP - 1, Town - 2	Condominiums
Duxbury	MHP	Condominiums
Douglas	MHP	Condominiums
Yarmouth	MHP	Condominiums
Berkley	MHP	Condominiums
North Dartmouth	MHP	Condominiums
Hamilton	Town	Condominiums
Lynnfield	Town	Condominiums

GLM ENGINEERING CONSULTANTS, INC.

19 EXCHANGE STREET, HOLLISTON, MASSACHUSETTS 01746 - (508) 429-1100 - FAX (508) 429-7160

REGISTERED CIVIL ENGINEERS AND LAND SURVEYORS

GLM Company Profile

Incorporated in 1981, GLM Engineering Consultants is a multidisciplinary consulting firm which provides professional services in Land Surveying, Civil Engineering, and Environmental Consulting.

We combine the expertise of our personnel, including Professional Engineers and Land Surveyors licensed in Massachusetts, to service our large client base with a high degree of quality and integrity. We provide professional services to our clients which include architects, engineers, private land owners, commercial and residential developers, lawyers, municipal, state and government agencies, other design professionals, realtors, bankers, and others.

We are committed to excellence, and it is our goal to maintain client satisfaction and confidence through reliability, accessibility, and responsiveness. Using a combination of experienced personnel and state-of-the-art technology, it is our purpose to provide a cost-effective, accurate, and timely product to our clients.

The three divisions at GLM Engineering Consultants, comprised of Civil Engineering, Survey, and Environmental/Wetlands, work together seamlessly to provide clients with a professional and comprehensive engineering package. The unique capabilities of these three divisions are summarized below:

Civil Engineering

The Civil Engineering staff members at GLM Engineering Consultants provide a comprehensive range of engineering design services to a variety of clients. As part of a multidisciplinary firm, we are able to bring together an efficient team of experienced professionals and support staff including licensed Professional Engineers, licensed Professional Surveyors, and licensed Soil Evaluators to work together on each project. In this way, our team of professionals has the tools, knowledge, and insight to guide projects through to completion, in a timely and cost efficient manner. Professional services that the engineering staff provides are listed below.

GLM Engineering Consultants, Inc

Examples of the many Professional Civil Engineering Services Offered:

- Industrial, Commercial and Residential Site Planning
- Subdivision Design
- Site Design
- Chapter 40B (Affordable Housing Projects)
- Chapter 40R (Smart Growth Projects)
- Permit Site Plans
- Roadway Design
- Erosion Control Design
- Hydrological Analysis Reports
- Flood Studies
- Stormwater Management Systems Studies and Design
- Soil Evaluation Testing including Percolation Tests for Subsurface Sewerage Disposal Systems
- Septic System Design for New and Existing Systems
- Disposal System Construction Drawings for both Residential and Commercial Systems
- As-Built Certifications
- Utility design including Water Distribution, Sewer Collection, and Sewer Pump Stations
- Municipal Consulting for Planning Boards, Conservation Commissions, and Boards of Appeals

Land Surveying

Using the latest technology available, our Land Surveying staff at GLM Engineering Consultants provides precise land surveys for use by development and construction professionals, property owners, architects, financial and legal representatives, and public agencies. The efficiency and accuracy of our field work is enhanced using the most recent technological equipment for survey and design. Total stations and data collectors are routinely utilized in the field. Field work data is directly downloaded and processed through the latest AutoCAD Land Development Desktop software for the most timely and precise drafting and design.

Examples of the many professional services that our Land Surveying staff provides are listed below.

Professional Surveying Services Offered:

- Engineering/Construction Surveys
- Boundary/Title Surveys
- Topographic Surveys
- Land Court Surveys

GLM Engineering Consultants, Inc

- Existing Condition Surveys
- As-Built Surveys
- Construction Layout
- Condominium Plans
- Lot Line Stakeout
- Plot Plans
- Title Insurance Surveys
- GPS Services
- Plan Preparation

Environmental/Wetlands

The Environmental staff at GLM Engineering consultants works carefully to balance environmental concerns and client goals with comprehensive knowledge of the latest state, local and federal regulations. Environmental Staff services are provided to a variety of clients including private landowners and developers, architects, attorneys, and public agencies.

Examples of the many professional services that are provided by our environmental staff are listed below.

Environmental Services Offered:

- Wetland delineation and mapping
- Conservation planning
- Wetland restoration, replication, and enhancement
- Environmental permitting
- Conservation commission compliance permitting
- Representation at public meetings and hearings

Our past projects have included schools, shopping centers, residential subdivisions, industrial/office parks, corporate office complexes, parking facilities, recreational and athletic facilities, roadways and multi-unit housing projects.

Listing of Key Personnel

JOYCE E. HASTINGS, PLS

POSITION Principal

EXPERIENCE Ms. Hastings is the coordinating Principal specifically responsible for the management of the Survey and Environmental Groups. She has been with GLM Engineering Consultants, Inc. since 1984.

In addition to her management responsibilities, Ms. Hastings also actively participates in the completion of a variety of engineering projects at GLM Engineering Consultants Inc. Her areas of expertise include state and local environmental permitting for residential, commercial and public projects, wetland consultation including wetland, soil, and site evaluations, and review of all land surveying projects performed by the Survey Group.

EDUCATION University of Maine at Orono
B.S., Forestry, 1980

Northeastern University
B.S., Cum Laude, Civil Engineering, 1993

REGISTRATION Professional Land Surveyor, Massachusetts, #39393

ORGANIZATIONS Society of Wetland Scientists
Association of Massachusetts Wetland Scientists
Massachusetts Association of Conservation Commissioners
Massachusetts Association of Land Surveyors & Civil Engineers
American Congress of Surveying and Mapping
Maine Society of Land Surveyors
Society of American Foresters

APPOINTMENTS Town of Holliston, MA - Conservation Commission 1994 to 1997.

ROBERT S. TRUAX

POSITION

Principal

EXPERIENCE

Mr. Truax is the coordinating Principal responsible for managing the Civil Engineering Group. He has been with GLM Engineering Consultants, Inc. since 1987.

At GLM Engineering Consultants, Inc., Mr. Truax actively participates in the management of a variety of projects in both the public and private sectors. He is responsible for taking civil engineering projects from initial concepts into design development and through project implementation and completion. Project examples include commercial and residential subdivision projects and septic system designs for smaller single family residential dwellings up to larger commercial projects including utilizing alternative technologies.

In addition to his management responsibilities, Mr. Truax is also responsible for a variety of engineering projects. He is thoroughly familiar with the federal, state and local permitting processes necessary to bring a project from inception to completion. His main areas of expertise include project coordination and design, site evaluation, site grading, utility design, and storm water design. He is also adept at using engineering software including the Soil Conservation Service TR-55 and TR-20 methods of computing storm water runoff.

EDUCATION

Wentworth Institute of Technology
B.S., Civil Engineering, 1986

REGISTRATION

Massachusetts Certified Soil Evaluator

DANA M. ROSS

POSITION Senior Project Surveyor

EXPERIENCE Mr. Ross has been with GLM Engineering Consultants Inc. since 1983. With over 30 years of extensive survey experience he efficiently coordinates the technical aspects of the Survey Group's projects including the research, field work, calculations, and computer drafting necessary to bring survey projects from inception to completion.

Mr. Ross has advanced through the ranks at GLM, from transit person, to survey chief, and survey field supervisor, to Senior Project Surveyor responsible for the timely completion of various survey projects. His areas of expertise include property line configurations, land court surveys, lot configurations, topographic mapping, roadway alignment, roadway detail, construction layout and GPS.

In addition, Mr. Ross is extremely knowledgeable in all aspects of survey field work at GLM including total stations, data collectors, Global Positioning Systems (GPS), and automatic levels. He also has an in-depth knowledge of all computer programs utilized for survey projects including AutoCAD Land Development Desktop.

Mr. Ross' project experience is extensive and ranges from small private residential surveys and subdivisions to large scale private, industrial and municipal projects.

EDUCATION Blue Hills Technical Institute, 1983

REGISTRATION Land Surveyor-in-Training, Massachusetts

ORGANIZATIONS Massachusetts Association of Land Surveyors & Civil Engineers

PAUL E. TRUAX, P.E.

POSITION Project Engineer / Project Manager

EXPERIENCE Mr. Truax has 14 years of experience in Civil and Environmental Engineering. His areas of expertise range from stormwater site analysis and drainage system design, intricate site grading, utility design, project coordination, subdivision of land and redevelopment projects for a variety of facilities, including parking garages, office parks, and commercial/retail developments.

He is thoroughly familiar with the permitting process for Federal, State and Local Regulatory agencies, all aspects of Stormwater management including hydrological analysis reports, flood studies, FEMA flood evaluations, Stormwater management system designs, and DEP's best management practice.

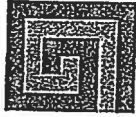
Mr. Truax has actively participated in the execution of a variety of projects both in the public and private sectors, ranging from initial concepts through design development and project implementation.

He has designed and received approvals for many large and small single family residential conventional and cluster subdivisions, senior residential communities, commercial and industrial projects, and Comprehensive 40B affordable housing projects.

Mr. Truax's responsibilities at GLM include designing site/civil engineering projects and keeping abreast of current State and Federal technical regulations and procedures.

EDUCATION University of Massachusetts, Lowell, Mass
B.S., Civil Engineering, 1992

REGISTRATION Registered Professional Engineer, Massachusetts, #46,527
Massachusetts Certified Soil Evaluator
Massachusetts License Construction Supervisor



GREEN INTERNATIONAL AFFILIATES, INC.
Civil and Structural Engineers

TRANSPORTATION PLANNING

OVERVIEW

Transportation planning accommodates the safe, efficient movement of people and goods. It comprises the evaluation, assessment, management, and design of transportation facilities and services to develop balanced, sustainable solutions that meet community needs. Access that is safe and efficient is essential for public transportation systems and all successful land development projects, whether commercial, institutional, industrial, residential, or public. Care must be taken in selecting the number and locations of access points and their design. The potential effects of a new development, with respect to traffic and access needs, must be reasonably determined.

Green's staff is experienced in applying its extensive knowledge of travel demand, land use, and economic development to assess transportation needs. These assessments are done on a regional, community, or proposed site-specific project basis in order to develop appropriate access plans, parking plans, and street designs to meet the identified needs.

The firm also provides technical review services to communities and private parties considering potential land development or transportation system changes.

Our capabilities include:

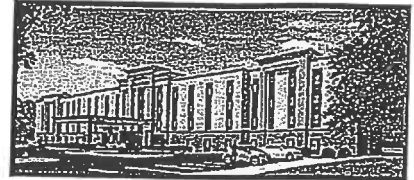
- Site Traffic Impact & Access Planning
- Area-wide Long-Range Planning
- Strategic Corridor Access Management
- Traffic Circulation
- Safety Studies/Road Safety Audits
- Traffic Signal Studies
- Safe Routes to School Plans
- Truck Routing and Exclusion Studies
- Parking Planning
- Travel Demand Management
- Maintenance of Traffic Plans
- Technical Reviews

OUR PROJECTS

PROPOSED HAMPTON HOTEL, CONNECTOR ROAD, Westborough, MA

PKY Properties, Inc.

Green performed a detailed traffic impact and access study for a proposed 106-room hotel with a small accessory building, located within the



SOURCE: RUSSELL AND DAWSON

major office park area served by Route 9 and I-495. The study included collecting a series of traffic data, preparing traffic forecasts, evaluating the existing traffic signals at the site as well as at the Route 9 off-ramps, and providing input to the internal circulation and parking plan. The access plan, which needed both local and MassDOT approvals, required modifications to the traffic signal serving the project site.

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT, Walpole, MA

Barberry Homes, Inc.

Green performed a detailed traffic impact and access study for a proposed 174-unit apartment complex off Route 1 in Walpole. The site is in close proximity to retail and



SOURCE: CUBE 3 STUDIO

employment as well as Interstate 95. The study included collecting a series of traffic data, preparing traffic forecasts, determining access requirements, and evaluating the impact on the existing neighborhood in which the project is located. Special care was taken in the planning and site access design to minimize the traffic impacts on the established residential area. Safety recommendations were developed in relation to the access to Route 1.

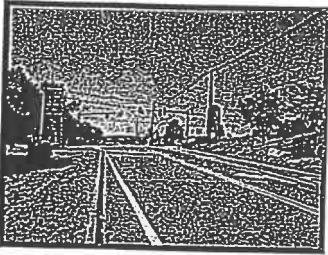
Building Strong Client Relationships through Engineering Excellence



OUR PROJECTS (cont'd)

ROUTE 126 CORRIDOR IMPROVEMENT PROJECT, Ashland, MA
Town of Ashland

Green was retained by the Town of Ashland to develop a design improvement of a 1.7-mile section of Pond Street, also known as Route 126. A *Complete Streets* approach is being taken, but an aesthetically pleasing improvement is essential to providing, not only a multi-modal functioning roadway, but one that also leaves a positive impression on those traveling through this part of the community. A

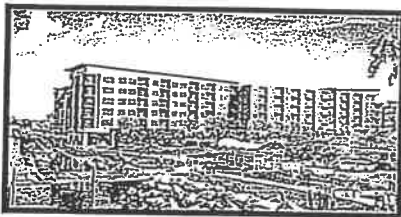


unique aspect of this project is the opportunity to work hand-in-hand with the urban designer, as engineering and planning come together. Green conducted a thorough traffic study that included the collection of a series of traffic volume data, crash analyses, a Road Safety Audit (RSA), 20-year traffic forecasts for the corridor, and Level-of-Service Analyses.

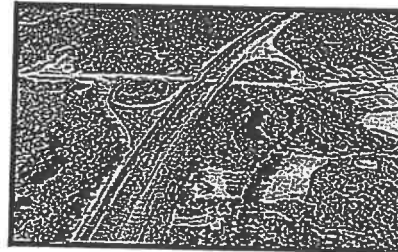
The Route 126 corridor is largely built up, with either commercial property or areas that could potentially be developed further. This \$10M+/- project is advancing through the MassDOT design process and the region's funding program.

FLAGSHIP RESIDENCES AT MARINA BAY, Quincy, MA
MB Access, Inc.

Green was retained to complete a review of the anticipated traffic impact of a proposed 382-unit residential / 20-ksf commercial development at Marina Bay in Quincy. This technical review included the review and verification of data, traffic forecasts, analysis methods, results, proposed site access plan, and any off-site improvements. While this project is generally compatible with the existing land use, it will have impacts on area parking and the various roads within this isolated residential and commercial neighborhood. These areas of concern along with the construction traffic had to be carefully addressed.



I-495/ROUTE 117 INTERCHANGE, Bolton, MA
Massachusetts Department of Transportation



Green is very focussed on the safety of transportation system users. Staying current with related research and the application of new technologies is

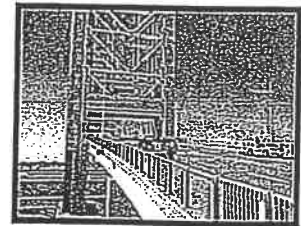
critical to strike a balance between moving vehicles, parked vehicles, goods movement, bicyclists, and pedestrians. Green is able to identify potential safety challenges and practical solutions, supported by our experience in conducting RSAs.

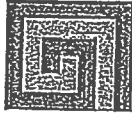
One such RSA was conducted as part of the safety assessment for the I-495 & Route 117/Main Street Interchange in Bolton, MA. The RSA and the preliminary plan prompted MassDOT to accelerate and implement a series of short-range safety improvements.

FORE RIVER BRIDGE REPLACEMENT, ROUTE 3A, Quincy and Weymouth, MA

Massachusetts Department of Transportation

Green is often tasked with evaluating likely traffic conditions during construction and developing plans that guard the safety of the travelling public as well as minimize disruptions and delays that result. This \$250M design-build project results in a lane reduction over a four month period during construction. Route 3A is a major route to Boston carrying nearly 40,000 daily vehicles over the Bridge. As part of the design team, Green worked with MassDOT and the affected communities to evaluate this likely shift in traffic and develop a final plan to guide and accommodate the diverted traffic. The elements of the traffic management plan included a system of variable message signs, guide signs along preferred alternative routes, modifying traffic signal timing and lane configuration at key intersections along the alternate routes and being able to monitor traffic during the period for responsive adjustments and up to date messaging.





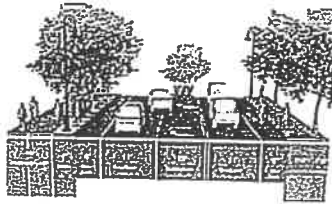
GREEN INTERNATIONAL AFFILIATES, INC.

Civil and Structural Engineers

COMPLETE STREETS

OVERVIEW

A Complete Street is one that considers the movements and needs of all users and modes—regardless of age or ability. Over the past ten years, there has been a notable increase in the emphasis on *Complete Streets*, building on earlier concepts of *traffic calming*, *safe routes to school* and; *context-sensitive* principles. Creating Complete Streets has been shown to provide numerous benefits, including improved public health and welfare, enhanced economic vitality, increased transportation safety, and at the end of the day, enhanced quality of life, this contributing towards creating great communities. By incorporating a Complete Streets approach, communities improve the environment and degree of comfort for pedestrians, bicyclists, and transit users. The intent of the Complete Street is to open up 'avenues' in a safer manner to those that may have in the past found it difficult to travel from point A to B. Complete Streets also becomes a tool in encouraging and accommodating an active transportation lifestyle.



Source: The Cecil Group for Ashland
Route 126 Corridor Improvement Project

Green applies its extensive knowledge of travel, land use, and economic development to assess transportation needs and select the most applicable solution to create a Complete Street environment. The firm has become a leader in the area of Complete Streets and our staff is fully trained and experienced in all aspects of implementing Complete Streets. To date, we have prepared six (6) Tier 2 Plans and secured approximately \$2M in implementation funds for the communities associated with the MassDOT Complete Streets program.

Our capabilities include:

- Assessing Complete Streets projects
- Planning comprehensive Complete Streets programs for communities
- Assisting communities in designing and implementing Complete Streets actions
- Assisting communities with securing grant funds for special programs to develop plans and to implement plan actions

OUR PROJECTS

COMPLETE STREETS POLICIES

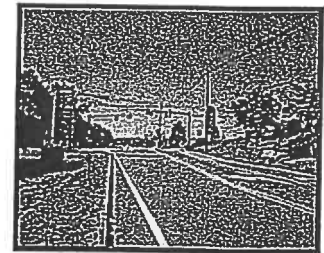
City of Leominster, Towns of Braintree and Winthrop

Green has assisted these communities in developing their Complete Streets Policies. In Massachusetts, communities that choose to participate in the Complete Streets grant program administered by the Massachusetts Department of Transportation (MassDOT) must first have a formal policy in place. The Policy is evaluated by MassDOT and scored to ensure that it adequately addresses key areas and will be effective in advancing Complete Streets in the community at large. For these communities, Green's staff prepared drafts of the policies working closely with key municipal departments, presented the concept and information on Complete Streets at public meetings, and finalized the policies for adoption. The policies Green developed have been some of the highest scored policies in the Commonwealth. Green is now assisting these communities in developing comprehensive Complete Streets Prioritization Plans that will lead to implementing improvements.

ROUTE 126 CORRIDOR IMPROVEMENT PROJECT

Town of Ashland

Green was retained to improve a 1.7-mile section of Pond Street, also known as Route 126. A Complete Streets approach is being taken with the overarching goal of achieving an aesthetically pleasing improvement that will provide a positive impression on those traveling through the area. Green conducted a thorough traffic study and participated in several well attended public workshops during the project development phase. The design includes several upgraded or new traffic signals, a roundabout, sidewalks along each side, improved transit accommodations, the start of a multi-use path in one section of the corridor, streetscape and landscape, and enhanced pedestrian crossings. This \$13M project is advancing through the MassDOT design process and the region's funding program and expected to be under construction in 2020.



Building Strong Client Relationships through Engineering Excellence



OUR PROJECTS (cont'd)

COMPLETE STREETS PLAN

Town of Natick

The Town of Natick retained Green to assist in developing a comprehensive Complete Streets Prioritization Plan, which is essential for participating in the state's grant program to help fund the implementation of proposed improvements. This plan was one of the first in the Commonwealth to be prepared under this program. Green employed GIS methods and other resources to assess the level of connectivity and accommodation of non-vehicular modes of travel. The Team also conducted windshield surveys of major town roadways and an assessment of the relative safety record for pedestrians and bicyclists overall and at locations of key activity, such as schools, the Town Center, and parks. Green worked closely with Town officials and the designated Complete Streets working group to outline a decision process for prioritizing Complete Streets improvements within the community. In total, 30 miles of roadway were evaluated and more than 30 distinct actions identified for the Plan. These included locations for new or improved sidewalks, ADA compliant ramps, upgraded pavement markings to better accommodate bicycle travel, curb extensions ("bump-outs") in Natick Center, improved pedestrian connections to train stations, better bicycle parking facilities, several high-type midblock pedestrian crossings, and enhanced visibility of the local transit system. The town subsequently received \$399,584 under the MassDOT program to begin implementing the Plan.

MAIN STREET IMPROVEMENTS

City of Peabody

Green provided traffic, roadway, and landscape design services for the Main Street Corridor Realignment Project. The project implemented various traffic-calming and pedestrian safety

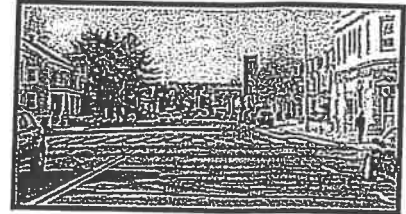


measures to improve the overall safety of the corridor for pedestrians and vehicles. Safety and traffic flow improvements include a reduction of the roadway from two lanes in each direction to one lane with a center left-turn lane; design of "bump-outs" and accented crosswalks to reduce speeds and increase pedestrian safety; and signal improvements to offset the lane reductions.

MASSACHUSETTS AVENUE ROAD DIET PLAN

Town of Arlington

Green conducted a safety and feasibility study and developed a plan to improve vehicular traffic operations and provide bicycle and pedestrian

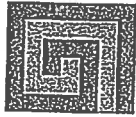


accommodations along Massachusetts Avenue (Mass Ave) in Arlington. Mass Ave is a major arterial into and out of the City of Boston and connects Boston with communities northwest of the City, including Cambridge, Arlington, and Lexington. In Arlington, Mass Ave intersects the Minuteman Trail, one of the most heavily used paths by both bicyclists and pedestrians. In essence, the new plan represents a *Road Diet* along this section of Mass Ave. Several redundant unsignalized mid-block pedestrian crosswalks were consolidated, and curb bump-outs were proposed at the remaining crosswalks. These actions reduce pedestrian crossing distances, increase the visibility of pedestrians, and improve vehicular compliance in yielding to pedestrians.

COMPLETE STREETS PLAN

Town of Littleton

With its Complete Streets Policy rated as the top policy in the country in 2014, the Town Littleton engaged Green to create a comprehensive Complete Streets Prioritization Plan. This plan was one of the first to be prepared under MassDOT's grant program. Like in Natick, Green assessed the level of connectivity and accommodation of non-vehicular modes of travel as well as conducted windshield surveys of major town roadways and an assessment of pedestrian and bicyclist safety both Town-wide and at key locations. Green worked closely with Town officials and the Complete Streets working group to identify opportunities and a decision process for prioritizing improvements. In Littleton, 25 miles of roadway were evaluated and more than 15 distinct actions identified for the Plan. Actions included new or improved sidewalks, ADA compliant ramps, upgraded pavement markings to better accommodate bicycle travel, reduced pedestrian crossing distances, improved bicycle access to train stations, better bicycle parking facilities, and speed management devices. Green assisted the Town in securing \$394,970 in additional grant monies to begin implementing the Plan.



GREEN INTERNATIONAL AFFILIATES, INC.

Civil and Structural Engineers

OUR MISSION: *Green is a growing engineering firm consisting of a diverse group of dedicated and talented professionals serving a broad spectrum of public and private clients. Green solves today's complex engineering challenges in partnership with our clients.*

COMPANY PROFILE

Green International Affiliates, Inc. (Green) is a multi-disciplined civil and structural engineering firm that provides a wide range of civil and structural engineering services for both private and public sector clients throughout New England.

Green International Affiliates, Inc.

- Founded in 1954
- Headquartered in Westford, MA
- Offices in Massachusetts and Rhode Island
- Staff of 100 professionals with 33% registered in their respective discipline
- More than tripled staffing and revenue levels over the past ten years under the current management team
- Certified DBE and/or MBE in all New England states

Market Sectors

- Civil/Site Engineering
- Structural Engineering
- Transportation Engineering
- Water Resources Engineering

Support Services

- Land Surveying
- Landscape Architecture
- Wetland Services
- Environmental Permitting
- Construction Inspection

OUR APPROACH

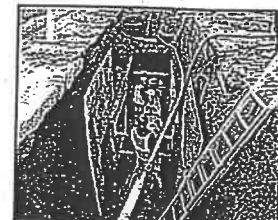
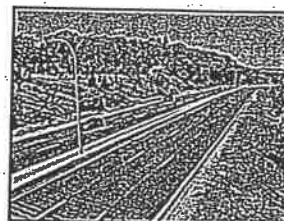
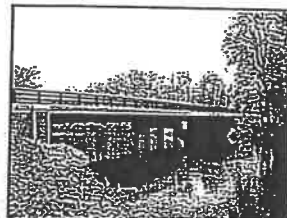
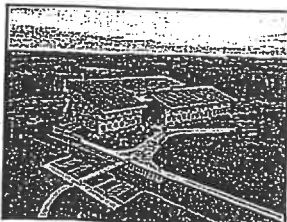
Green's business approach, along with our mission, is centered on being available and responsive to our clients at all times and providing quality service by assigning experienced and committed professionals to best meet all of our clients' needs.

Engineering Excellence and High Quality Client Service

Green provides innovative engineering solutions for major infrastructure projects related to transportation, water resources, and civil/site design for municipalities and state agencies throughout New England. The firm has developed a strong reputation as an industry leader and has built lasting business relationships that have led to a 90% repeat business rate. Green is dedicated to surpassing clients' expectations by completing projects ahead of schedule and within budget.

Sustainability, Context-Sensitive Design, and Resiliency

Green provides comprehensive sustainable engineering solutions that consider the "Triple Bottom Line" – Environmental, Social, and Economic factors. For building projects, the firm has LEED AP engineers accredited with the US Green Building Council and for infrastructure projects, engineers trained in the use of the Institute for Sustainable Infrastructure's Envision™ rating system (ENV SP). We also embrace and apply Context-Sensitive Design concepts to preserve the environmental, scenic, aesthetic, historic, and natural resource values of the surrounding area associated with our projects. Lastly, because we are designing infrastructure that will be in service for the next 50 to 100 years, we consider resiliency first and foremost to ensure our projects stand the test of time in an ever changing world.



Building Strong Client Relationships through Engineering Excellence



Green provides comprehensive civil and structural engineering services to both public and private sector clients primarily focused on the following areas:

CIVIL/SITE ENGINEERING

Green provides high-quality, award-winning civil/site engineering services to architects and project owners undertaking public, institutional, and private site development, including projects seeking LEED certification. Our experience and ability to draw on our other engineering staff ensures that our site designs are technically sound in regards to vehicle/pedestrian movements, ADA compliance, drainage and stormwater management, environmental regulations, and utility services. We develop sustainable, innovative solutions for projects that allow our clients to meet their project goals, while minimizing environmental impacts to abutters and surrounding areas.

STRUCTURAL ENGINEERING

Green's structural engineers provide expert design and inspection services for bridges and structures, upholding high industry standards to achieve long-lasting structural integrity and safety. In order to provide structural solutions that meet today's complex design requirements, Green's staff utilizes the latest structural engineering analysis and design software.

Bridge Design

Green has been responsible for the design of numerous bridges for transportation projects throughout New England. We strive to ensure that the structures we design are functional, cost effective and aesthetically pleasing. Our focus on our bridge rehabilitation and replacement projects is to minimize adverse impacts to communities and environmental resources while improving safety to the general public.

Bridge Inspection & Load Rating

We have in-depth experience in the inspection, analysis, design, and load rating of a wide variety and complexity of bridge and culvert structures. Structures have ranged from simple single span box culverts to major multiple long span viaducts and river crossings. Our firm has invested in the specialty training and acquired an extensive store of the in-house equipment needed to perform bridge inspections safely and effectively.

TRANSPORTATION ENGINEERING

Green's transportation engineers provide a broad range of roadway and traffic engineering services for a number of state agencies, municipalities, and private sector clients. Green competes against large national firms for prime contracts and is regularly ranked higher than much larger firms in state DOT selection processes. As a multi-disciplined engineering firm, Green has the in-house capability to address utility infrastructure issues, such as water, sewer, and drainage upgrades or relocations required for transportation projects, as well as associated environmental permitting and structural evaluations.

Transportation Planning

Transportation planning accommodates the safe, efficient movement of people and goods and comprises the evaluation, assessment, management, and design of transportation facilities and services to develop balanced, sustainable solutions that meet community needs. Green's staff is experienced in applying its deep knowledge of travel demand, land use, and economic planning to assess transportation needs by region, community, or proposed site-specific project in order to develop appropriate access plans, parking plans, and street designs to meet the identified needs.

WATER RESOURCES ENGINEERING

Green has helped clients provide safe drinking water, reduce combined sewage overflows (CSOs), protect receiving waters, and reduce flood damage costs throughout New England by providing sound design and construction services for major water and sewer projects as well as storm water and floodplain management.

SUPPORT SERVICES

- *Land Surveying*
- *Landscape Architecture*
- *Wetland Services*
- *Environmental Permitting*
- *Construction Inspection*



About our Firm

RESIDENTIAL DESIGN SERVICES

121 Sully's Trail, Suite 4 • Pittsford, NY 14534
585-264-1330
info@morabitoarchitects.com
www.morabitoarchitects.com



Overview

Our Approach

We have a similar design approach for all of our projects regardless of the project scope. We believe the key to a successful project is having a clear understanding of the client's requirements and applying creative and cost effective design solutions to achieve these goals.

We welcome the opportunity to lead this project with you. We are committed to providing you with all the support necessary to ensure that it runs smoothly. Our firm will coordinate the work of our consultants and prepare the schematic design through construction documents.

We are committed to working together with our clients to make decisions in a timely manner in order to meet desired deadlines for approvals, construction, and occupancy.

Why Choose Us

Morabito Architects is a firm with the experience and personnel to complete your project. We have a proven track record of providing successful solutions. Our method is simple: listen and direct you along the right path.

Our enthusiasm and creativity shines when we are challenged.

Patrick Morabito has been successful for over 40 years because he understands his clients' needs. With open communication he is able to provide guidance throughout the project that is essential for success and his ability to solve the design problem gives our firm the edge.

We understand first and foremost the delicate nature of the project's primary factors: time and cost. We are prepared to command your project, meet scheduled goals and lead it from design concept to occupancy.

Your project is very important to our team. We look forward to working with you.

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Firm Profile

Founded in 1992, Patrick J. Morabito, AIA Architect, now Morabito Architects, is a full service design firm licensed in Colorado, New York, Maine, Pennsylvania, Massachusetts, South Carolina and Nevada. Our mission is to listen to the needs of the client, provide creative solutions that enhance the client's experience as well as the built environment. Morabito Architects is versed in the following building types:

Custom Homes

Multi-Family

Adaptive Re-use

Planned Communities

Major Renovations

Services

In-House:

- Project Programming
- Schematic Design
- Design Development
- Construction Documents
- Bidding & Contract Negotiation
- Construction Administration

With our Team of Consultants:

- Mechanical System Design
- Site Planning
- Structural Design
- Special Conditions
- Foundation Design/Geotechnical
- Cost Analysis
- Landscape Design

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Our Team

Patrick J. Morabito, AIA, NCARB is the owner and Architect-in-Charge of all projects and operations of the firm. Pat has provided his professional experience in the planning, design and management of varied projects. His commitment and dedication to clients ensures that each project exceeds expectations. He obtained his license to practice in 1991 and began private practice in 1992.

Paul Morabito, AIA, NCARB is a Senior Project Architect with over 32 years of experience. Since 1986, he has assisted and designed many of the custom homes in the Greater Rochester area. He works closely with clients to solve design criteria, create 3D models and construction documents, while striving to meet budget requirements.

Melinda Morabito is a Project Manager with over 20 years of training and experience in residential design. She is a skilled graphic designer and the firm's network administrator.

Wendy Spencer is an Office manager with over 20 years of hands-on office experience and customer service expertise. She handles the day-to-day operations of the office.

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Design Awards

2014 People's Choice Award
Best Design, Homearama 2014

2004 People's Choice Award
Best Design, Street of Dreams 2004

2003 People's Choice Award
Best Design, Homearama 2003

2000 Peoples Choice Award
Best Design, Homearama 2000

1998 People's Choice Award
Best Design, Homearama 1998

1998 People's Choice Award
Best Design of Patio Home
Homearama 1998

1998 People's Choice Award
Runner-up Design of a Luxury Home
Homearama 1998

1996 Merit Award
Trus-Joist MacMillan Design Competition

Notable Projects

Major Renovations

- Whitehead Residence, Keuka Lake, NY
- Stenta Residence, Keuka Lake, NY
- Loveys Residence, Lake Ontario, NY
- DiMarco Residence, Canandaigua Lake, NY
- Kaplan Residence, Lake Ontario, NY
- Lasher Residence, Canandaigua Lake, NY
- Klein Residence, Mendon, NY
- Loverdi Residence, Pittsford, NY

New Custom Homes

- Klein Residence, Victor, NY
- Gupta Residence, Victor, NY
- DiMarco Residence, Perinton, NY
- Tomeny Residence, Lake Ontario, NY
- Billitier Residence, Canandaigua Lake, NY
- Frank Residence, Canandaigua Lake, NY
- Carlton Residence, Leipers Fork, TN
- Caiola Residence, Perinton, NY
- Homearama 2014, Webster, NY
- Fisher Residence, Keuka Lake, NY
- Pollino Residence, Keuka Lake, NY
- Fletcher Residence, Keuka Lake, NY
- Polisseni Residence, Perinton, NY

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Overview

Lauren Galvin

Associate

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- 📞 617.542.7437
- 👤 Save vCard
- 🌐 LinkedIn
- 📄 Download PDF



Overview

Practice Focus

Lauren practices in the area of litigation. She conducts all states of litigation including initiation, discovery, trial preparation and appeals. Additionally, she regularly advises on a wide range of issues that arise in the context of land use, eminent domain, local legislation, elections, public records requests, open meetings, conflicts of interest, trustee process, bankruptcy, licensing and contracts.

Background

Lauren joined the firm in October 2018. Prior to joining Rackemann, she was an associate with Murphy, Hesse, Toomey & Lehane, LLP. Lauren served as the City Solicitor for Attleboro and Town Counsel for the Town of Hanover from 2016-2018. During law school, she was a managing editor of the *Emory Bankruptcy Developments Journal* and was also a legal intern for the Massachusetts Attorney General and the DeKalb County Public Defender. Prior to law school, Lauren was a litigation paralegal at Hill & Barlow and Goulston & Storrs.

Education

Boston College, B.A., English, 2000

University College Dublin, 1999

Emory University School of Law,
J.D., 2006

Emory Bankruptcy Developments
Journal, Managing Editor

Emory Public Interest Committee,
Student Member

Student Legal Services, Caseworker

Bar and Court Admissions

Commonwealth of Massachusetts
United States District Court, District
of Massachusetts

Practice Areas Litigation