

THE RESIDENCES AT DARWIN COMMONS
DARWIN LANE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
AUGUST 30, 2021

SECTION 3.2.17 – DEVELOPMENT TEAM MEMBERS AND PRIOR DEVELOPMENTS

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SECTION 3.2.17 – 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:	John Glossa, Principal Glossa Engineering, Inc. 46 East Street East Walpole, MA 02032
40B Attorney:	Jay Talerman, Esq. Meade, Talerman & Costa LLC 730 Main Street, Suite 1F Millis, MA 02110
Architect:	Morobito Architects 121 Sully's Trail, Suite 4 Pittsford, NY 14534
Construction Lender:	Needham Bank 1063 Great Plain Avenue Needham, MA 02492
Marketing Agent:	Tracy Connell Wall Street Realty Group Two Warthin Circle Norwood, MA 02062
Site Contractor:	Hugo Equipment, Inc. 20 Delapa Circle Walpole, MA 02071

**LOUIS PETROZZI - PRESIDENT
WALL STREET DEVELOPMENT CORP. – WESTWOOD, MA
INCORPORATED -1995**

Business Summary:

Louis Petrozzi is the President and sole owner of Wall Street Development Corp. located in Westwood, MA. Wall Street Development Corp. is a residential real estate development firm with over 25+ 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 inception in 1995, Wall Street has built and sold over \$100 Million in residential property.

A native of Dedham, MA, Louis Petrozzi founded Wall Street Development Corp. in 1995, following over 12 years of previous residential development experience.

Education:

Northeastern University, Boston, MA – 1976
Suffolk University, Boston, MA – 1983

B.S. in Public Administration
Masters in Business Administration

Real Estate Development Experience - Louis Petrozzi & Wall Street Development Corp.:

Projects & Descriptions

259 - 261 Washington Street, Walpole, MA 10 Unit Residential Rental Units Acquired, Permitted and Renovated	1984
23 Short Street, Walpole, MA 3 Unit Residential Condominiums Acquired, Permitted and Developed	1985
Slocumb Estates, Medway, MA 5 Lot Residential Development Acquired, Permitted and Developed Single Family Homes	1986
Bismark Street, Dedham, MA 3 Lot Residential Development Acquired, Permitted and Developed Single Family Homes	1986

Drybridge Estates, Medway, MA 15 Lot Residential Development Acquired, Permitted and Developed Single Family Homes	1987
Mine Brook Estates, Walpole, MA 6 Lot Residential Development Acquired, Permitted and Developed Single Family Homes	1988
Oakbrook Condominiums, Foxboro, MA 37 Residential Condominiums Acquired and Permitted	1988
Hidden Meadow (a/k/a Dover Farms), Franklin, MA 76 Lot Residential Development Acquired and Permitted - Affordable Housing	1988
Rosemont Estates, Taunton, MA 13 Lot/26 Unit Residential Condominiums Acquired and Permitted	1989
Old Sawmill Estates, Holliston, MA 26 Lot Residential Subdivision Acquired and Permitted	1992
Courtland Square, Holliston, MA 22 Lot Residential Subdivision Acquired and Permitted	1995
Carroll Avenue, Westwood, MA 7 Lot Residential Subdivision Acquired, Permitted and Development	1996
Downey Street, Westwood, MA 2 Lot Residential Subdivision Acquired, Permitted and Development	1997
Dover Square, Westwood, MA 4 Lot Residential Subdivision Acquired, Permitted and Developed	1998
335 Providence Highway - Westwood, MA 16,000 Sq. Ft. Retail/Office Building Acquired and Permitted	1999

Blueberry Estates, Mendon, MA 52 Lot Residential Subdivision Acquired, Permitted and Developed	1999 - 2000
Metcalf Estates/Canton Street, Westwood, MA 5 Lot Residential Subdivision Acquired, Permitted and Developed	2000
Evergreen Square, Holliston, MA 31 Lot Residential Subdivision Acquired, Permitted and Developed	2002
Stonegate Village, Westwood/Dover, MA 16 Lot Residential Subdivision Acquired, Permitted and Developed	2003
Talbot Farm Estates, Norwood, MA 16 Lot Residential Subdivision Acquired, Permitted and Constructed	2006
23 Hartford Street, Dover, MA Single Family Home Site Acquired, Permitted & Constructed	2008
Ferne Ridge Estates, Norfolk, MA 10 Lot Residential Subdivision Acquired, Permitted and Construction	2014
Morgan Farm Estates, Westwood, MA 9 Lot Residential Subdivision Permitted and Constructed	2014
Boyden Estates, Walpole, MA 6 Lot Subdivision Acquired, Permitted – Under Construction	2017
The Residence at Burns Avenue – Walpole, MA 32 Unit Townhouse - 40B Development Acquired, Permitted – Pending Approvals	2019
8 Glenneagle Drive, Mashpee, MA Single Family Home Site Acquired and Constructed	2020
Leonard Street – Hopkinton, MA	

3 Lot Subdivision
Acquired, Permitted – Under Construction

2021

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
59 Lockwood Avenue
Attleboro, MA 02703
508.813.1388 (cell)

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COMPUTER SKILLS

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<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 Lending 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
Nantucket 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 Northampton, 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 Assurances**

<u>Community</u>	<u>Retained by:</u>	<u>Community Type</u>
Northborough	MHP	Condominiums
Scituate	MHP	Condominiums
Hingham - 2 projects	MHP - I, Town - 1	Condominiums
Grafton - 3 projects	MHP - I, 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



Wlead, Talerman & Costa, LLC
Attorneys at Law

Wlead, Talerman & Costa, LLC is an Equal Opportunity Employer. Minorities and women are encouraged to apply. We are a small business and appreciate your business. We are committed to providing a safe and healthy work environment for our employees. We are committed to providing a safe and healthy work environment for our employees.

Jason R. Talerman

Home » Attorneys » Jason R. Talerman



Jason R. Talerman

Millis Office
774.993.5000
Email Jay
Download vcard

Jason R. Talerman, a partner in the Firm, has been practicing municipal law for nearly two decades. Jay has wide experience in a variety of municipal practice areas and serves as primary counsel for several of the Towns that the Firm represents.

Jay is well known for his expertise in Town Meeting procedures and has extensive expertise in the areas of environmental law, land use and affordable housing. He has a strong litigation background and has practiced before the Housing Appeals Committee, Appellate Tax Board, Department of Environmental Protection, District Court, Land Court, Superior Court, Appeals Court, Supreme Judicial Court, U.S. Bankruptcy Court and Federal District Court. Jay is a resident of the Town of Norfolk, where, in addition to currently serving as Town Moderator, he has served as a member on a variety of local boards and committees, including the Conservation Commission, Community Preservation Committee, Bylaw Review Committee, Council on Aging and Master Plan Committee.

Prior to joining the Firm, Jay was a partner at Kopelman & Paige, where he provided Town Counsel services to nearly a third of the cities and towns in the Commonwealth. He frequently lectures on a variety of municipal topics and served as an appointed member of the Massachusetts Housing Appeals Committee Rules Advisory Committee. Jay graduated as a Commonwealth Scholar from the University of Massachusetts with degrees in English and Communications and also attended Oxford University.

Education:

- B.A., University of Massachusetts (Amherst, Massachusetts)
- J.D., Boston College Law School (Newton, Massachusetts)
- Trinity College, Oxford University (Oxford, England)

Selected Publications and Presentations:

- Speaker, Conference of Massachusetts Building Commissioners (Annually, 2011-present)
- Featured Panelist, 2012 REBA Annual Conference
- Speech: "Planned Production Implementation," MMA Annual Conference (2009)
- Speech: "Affordable Housing in Massachusetts," Annual Conference of the American Planners' Association (2006)
- Speech: "Chapter 40B Update," CLE International Land Use Forum (2005-06)
- Speech: "Ask the Experts," Affordable Housing Seminar (Co-sponsored by DHCD, MassHousing, CHAPA & MHP) (2004-06)
- Speech: "Housing Everyone in the Commonwealth," Harvard University Kennedy School of Government (2003)
- "Life After 40B," Architecture Boston Magazine (May/June 2003)
- Presenter, "Community Preservation Act," SE and Western Mass Moderators Associations



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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Directions

We are conveniently located opposite Kreag Road Park at 121 Sully's Trail, Pittsford, NY in the Basin Meadow Office Park. We're just a couple minutes off 490 and behind the Tennis Club of Rochester.

From I90 NYS Thruway (Exit 45)

- Rt. 490 W to Bushnell's Basin (Exit 27)
- Turn right on to Route 96
- Turn right on to Kreag Road
- Turn right on to Sully's Trail

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