

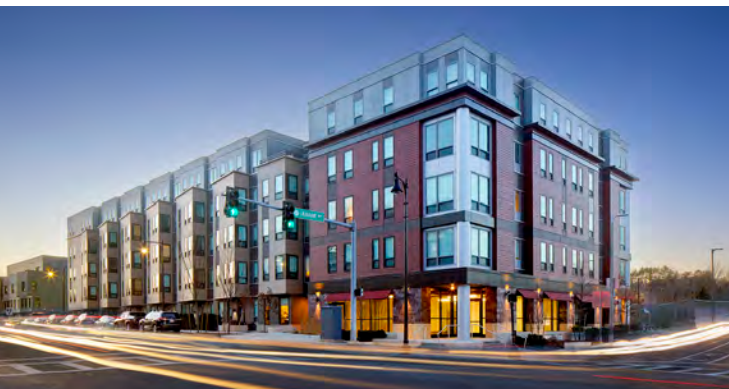
## SERVICES

Architecture  
Interior Design  
Master Planning  
Moderate Rehabilitation

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## PROJECT TYPES

Academic | Athletic + Community Centers  
Assisted Living  
Commercial  
Healthcare | Science + Technology  
Historic Preservation | Restoration + Adaptive Reuse  
Hospitality + Mixed-Use  
Multifamily  
New Construction  
Senior Living  
Waterfront



**The Architectural Team.** Since 1971, the master planning, architecture, and interior design firm, The Architectural Team (TAT), has been recognized for its thought leadership and diverse portfolio of acclaimed design solutions. The 95+ person firm has earned more than 100 awards for design excellence across a broad range of building types and programs, including new construction of large-scale urban mixed-use developments, multifamily, commercial, waterfront and hospitality developments, assisted and senior living facilities, and community centers.

TAT holds a national reputation in the areas of historic preservation, rehabilitation, and adaptive reuse—transforming neighborhoods across the United States by artfully restoring and reimagining neglected buildings for new uses while simultaneously preserving history.

The firm's distinctive design solutions are a result of TAT's ability to understand and draw inspiration from the client's vision, while respecting the character and quality of the natural and built environment. Thoughtful solutions begin with client goals. These goals evolve through collaborative relationships and come to life through the insight and expertise of TAT's design teams.

As trusted advisors and active listeners, TAT is dedicated to creating positive and lasting transformation in the communities it serves.

# Edward R. Bradford

AIA NCARB LEED AP | Principal

Ed has more than two decades of architectural planning, design, and project management experience spanning a wide range of projects in diverse sectors, including multifamily, mixed-use, hospitality, assisted living, commercial, and healthcare. Ed is recognized for his ability to listen to specific client needs and provide innovative design solutions based on his understanding of the unique and critical issues of the development; his dedication is rewarded with lifelong clients. He has contributed to more than 70 projects during his career at TAT, including the award-winning Arlington 360, Avalon Danvers, and The Anne M. Lynch Homes at Old Colony. His expertise fosters creative, thoughtful, and pragmatic design strategies that enhance all live, work, and play environments.

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## JOINED THE ARCHITECTURAL TEAM

1991

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## EDUCATION

State University of New York, Buffalo  
*Master of Architecture*  
Wentworth Institute of Technology  
*Bachelor of Science in Architectural Engineering*

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## PROFESSIONAL AFFILIATIONS

American Institute of Architects  
Boston Society of Architects  
National Council of Architectural Registration Boards  
U.S. Green Building Council

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## PUBLIC AND PROFESSIONAL SERVICE

Melrose Historical Commission, Melrose, MA  
Boston Society of Architects, Housing Committee

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## AWARDS

Ed is honored to have his work recognized by notable professional and trade associations, including the Boston Society of Architects, Massachusetts Historical Commission, and the National Affordable Housing Management Association

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## PUBLICATIONS

*Units Magazine*  
"Work Life in Limbo"  
*Commercial Construction & Renovation*  
"Blended Living"  
*National Apartment Association*  
"Balcony Boom: Today's Go-To Living Space"  
*McKnight's Long-Term Care News*  
"A Revolutionary Concept"  
*Boston Real Estate Times*  
"Transit-Oriented \$46 Million Residences at Brighton Marine in Allston-Brighton Now Open"  
*Boston Business Journal*  
"'Transformative' Mixed-Use Development Planned on 10 Acres in South Boston"  
*Multifamily Executive*  
"9 Award-Winning Military Housing Developments"

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## REGISTRATIONS

Massachusetts, New Jersey, New York,  
North Carolina

### ★ ARLINGTON 360, ARLINGTON, MA

A new market-rate multifamily community located on the 18-acre former Symmes hospital campus offering 200 units in a mix of midrise buildings and for-sale and townhomes, with ample resident amenities, garage, and surface parking.

### ★ AVALON DANVERS, DANVERS, MA

The master plan and design of the redevelopment of a former state hospital into an upscale 433 unit rental community involving historic preservation and new construction. Resident amenities include a health club, common area lounge, outdoor swimming pool, and basketball court.

### ★ BRISTOL COMMONS + LENOX GREEN, TAUNTON, MA

The redevelopment of an existing public housing complex involving the demolition of the 150 barracks-style units located on the 15-acre site, the new construction of 88 new townhouse-style units, in addition to 72 new mixed-income rental units on a separate 6.4-acre parcel.

### AVALON PISCATAWAY, PISCATAWAY, NJ

The master plan and design of a new LEED Certified 360 unit multifamily community comprised of multiple mid-rise, walk-up, and direct entry townhome buildings. Resident amenities include a clubroom, fitness center, and an outdoor swimming pool.

### ★ RESIDENCES AT BRIGHTON MARINE, BOSTON, MA

A \$46M transit-oriented multifamily development on a 1.4-acre site, offering housing and on-site services to local veterans and their families. It is the first of its kind to offer mixed-income housing in Boston since World War II, providing homes to those with extremely low-, low-, and middle-incomes. The community represents one of the largest private developments ever created for veterans with 102 units and 7,500 square feet of community space.

### ★ THE ANNE M. LYNCH HOMES AT OLD COLONY PHASE I + II, SOUTH BOSTON, MA

The design and master plan of a new 285 unit affordable housing development comprised of apartments and townhomes, offering residents a new LEED Gold Certified learning center. Phase I consists of 116 LEED Platinum Certified units and Phase II provides 169 units.

★ **BATTERY WHARF, BOSTON, MA**

The design of a new \$150M mixed-use waterfront development comprised of four buildings which include 104 luxury condominiums, a five-star 150-room hotel, 30,000 square feet of retail space, a waterfront promenade, and a 376 space underground parking garage.

**AVALON SUDBURY, SUDBURY, MA**

Redevelopment of a former research campus into a multifamily community, consisting of 250 mixed-income units across a series of 31 contextually scaled two- and three-story buildings, including townhomes and a unique eight- and 10-unit building type. The master plan also includes a clubhouse with a leasing office, fitness center, common area lounge, and an outdoor pavilion overlooking a rear terrace with a pool.

**JEFFERSON AT ADMIRAL'S HILL, BOSTON, MA**

The design of a new waterfront rental community offering 160 residential units, underground and surface parking, fitness and business centers, and an outdoor pool.

**AVALON SAUGUS, SAUGUS, MA**

The \$100M new construction of a 23,000 square foot mixed-use development at the former Hilltop Steakhouse site includes 280 multifamily units, a clubhouse, and retail space. Ample outdoor amenities include a landscaped courtyard, pool, fire pit, grills, and dog park.

**THE EATON, EATONTOWN, NJ**

The redevelopment of a 1.5M square foot mall site into a live, work, and play community with 700 units, a podium parking garage, as well as retail, commercial, and restaurant space.

**VALLEY BROOK VILLAGE, LYONS, NJ**

Designed for LEED for Homes Silver Certification, the 16-acre site provides 62 units of permanent supportive veteran housing along with on-site resident services, outpatient treatment programs, and job training.

**AVALON HARBOR ISLE, ISLAND PARK, NY**

A \$90M master planned multifamily development with 172 luxury waterfront units. The design consists of 13, two-and-a-half-story buildings with one-bedroom flats and two- and three-bedroom townhome-style apartments. Amenities include a state-of-the-art fitness center, golf simulator, landscaped courtyard with heated pool and kayak launch.

# Yat-Cheong Yip

Senior Designer

With more than 20 years of experience, Yat-Cheong brings highly technical expertise and innovative design solutions to each project, coordinating the relationships between materials, forms, massing, and light. Well-versed in the multifamily housing sector, Yat-Cheong pursues design solutions that best respond to the target demographic's programmatic needs through thoughtful amenities, unit, and ancillary service layouts. His innate problem-solving skills allow him to expertly address complex structural and technical aspects without sacrificing form or function. He is a proficient professional who translates the project vision into efficient designs that positively affect the end users' wellbeing.

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## JOINED THE ARCHITECTURAL TEAM

2002

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## EDUCATION

Wentworth Institute of Technology  
*Bachelor of Architecture*

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### AVALON NORTH ANDOVER, NORTH ANDOVER, MA

The construction of 221 units in a mix of studio, one-, two-, and three-bedrooms over two phases. Amenities include work pods throughout the corridors, workstations in the lobby, and an outdoor patio with vistas to an adjacent pond. The second phase completes the master plan of the multifamily community which features a clubhouse with a lounge, coworking spaces, a fitness center with two yoga studios and a pool with outdoor lounge space.

### THE RESIDENCES AT BEL MONT, BELMONT, MA

A new 150 unit multifamily community sited on 13.55 acres of the former McLean Hospital campus, with a mix of market, affordable, and 55+ age-restricted apartments and for-purchase front-entry townhomes. Amenities include a fitness space, roof deck, ample outdoor gathering spaces, as well as the adaptive reuse of a historic chapel.

### AVALON WAYNE, WAYNE, NJ

The new multifamily development will include 473 units across two 17-acre lots at Valley National Bank's current headquarters. Comprised of a four-and-a-half story building with 409 units, and 64 townhomes across 12 buildings, this new community includes a two-story clubhouse with fitness space and a swimming pool, along with 942 parking spaces.

### ★ ARLINGTON 360, ARLINGTON, MA

A new market-rate multifamily community located on the 18-acre former Symmes hospital campus offering 200 units in a mix of for-sale and townhomes and midrise buildings, with ample resident amenities, garage and surface parking.

### AVALON PISCATAWAY, PISCATAWAY, NJ

The master plan and design of a new LEED certified 360 unit multifamily community comprised of multiple mid-rise, walk-up, and direct entry townhome buildings. Resident amenities include a clubroom, fitness center, and an outdoor swimming pool.

Jiyoun's creative process is founded on the generation and evaluation of multiple design solutions through the lens of problem-solving, storytelling, and value-creation. A collaborative and hands-on team member, Jiyoun produces clear and effective schematic design documents that align with client objectives. Jiyoun's ability to communicate effectively, creatively resolve complex problems, attend to detail, and work in a time-conscious and time-effective manner makes her a valued member of the team.

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## JOINED THE ARCHITECTURAL TEAM 2020

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### EDUCATION

Ryerson University  
*Bachelor of Architectural Science*  
Boston Architectural College  
*Master of Architecture*

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### PROFESSIONAL AFFILIATIONS

American Institute of Architects  
Boston Society of Architects  
U.S. Green Building Council

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### AVALON PRINCETON, PRINCETON, NJ

A new multifamily development comprised of 221 units across seven townhomes, two three-story walk-up buildings, an elevator building, and a clubhouse. Amenities include multiple and varied private and communal work spaces, a pet spa, and bicycle parking.

### AVALON MARLBOROUGH PHASE III, MARLBOROUGH, MA

The third phase of a master planned multifamily development that will add 50 units. Adjacent to the first two phases, these additional units will share resident amenities, which include landscaped courtyards with grills, game area, fire pits, and lounge space.

### NORWICH GATE CLUBHOUSE, EAST NORWICH, NY

The expansion of an existing clubhouse for a 348 unit multifamily community. Resident amenities include a landscaped outdoor pool and exterior courtyard with grills, fire pits, and lounge space along with an indoor fitness center, private workspaces, and a main clubroom with a communal kitchen.

### AVALON NORTH ANDOVER, NORTH ANDOVER, MA

The construction of 221 units in a mix of studio, one-, two-, and three-bedrooms over two phases. Amenities include work pods throughout the corridors, workstations in the lobby, and an outdoor patio with vistas to an adjacent pond. The second phase completes the master plan of the multifamily community which features a clubhouse with a lounge, coworking spaces, a fitness center with two yoga studios and a pool with outdoor lounge space.

### VILLEBRIDGE ASHLAND, ASHLAND, MA

New construction of a mixed-use multifamily community with 100 mixed-income units. The design includes ground floor commercial space to enhance the pedestrian experience.





## Avalon Easton

Easton, MA

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### SERVICE

Architecture  
Interior Design

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### TYPE

Multifamily  
New Construction

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### CLIENT

AvalonBay Communities

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### SIZE

424,172 sf

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## Avalon Sudbury

Sudbury, MA

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### SERVICE

Architecture  
Interior Design  
Master Planning

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### TYPE

Multifamily  
New Construction

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### CLIENT

AvalonBay Communities

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### SIZE

415,000 sf

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# Avalon North Andover

North Andover, MA

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## SERVICE

Architecture  
Interior Design  
Master Planning

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## TYPE

Multifamily  
New Construction

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## CLIENT

AvalonBay Communities

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## SIZE

260,000 sf

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# COMPREHENSIVE PERMIT (CHAPTER 40B) DEVELOPMENTS

## **25 CASE STREET, Southbridge, MA**

Program: 100 one- and two-bedroom affordable multifamily units

Construction Type: Historic preservation and adaptive reuse of mill #13 of the former American Optical Company complex

## **ALEXAN 3 NORTH, Billerica, MA**

Program: 178 unit multifamily development consisting of three buildings

Construction Type: New construction

## **ASHER'S PATH, Mashpee, MA**

Program: 56 units of affordable senior housing

Construction Type: New construction

## **ATWOOD, Saugus, MA**

Program: 300 unit multifamily community

Construction Type: New construction

## **AVALON ACTON PHASE II, Acton, MA**

Program: The addition of 86 direct entry multifamily units and townhomes

Construction Type: New construction

## **AVALON EASTON, Easton, MA**

Program: Mixed-income multifamily community with 246 apartments, 44 townhouse units, clubhouse, and amenity space

Construction Type: New construction

## **AVALON EASTON PHASE II, Easton, MA**

Program: 44 direct-entry multifamily units

Construction Type: New construction

## **AVALON SUDBURY, Sudbury, MA**

Program: Redevelopment of the Raytheon site into 250 units, adjacent to 80,000 sf of retail space

Construction Type: New construction

## **BARSTOW VILLAGE, Hanover, MA**

Program: 66 units of LEED-certified affordable senior housing with a community room, outdoor courtyard, and in-house laundry facility

Construction Type: New construction

## **BRUSHWOOD FARMS, Lenox, MA**

Program: 65 Townhouse units of low income and workforce housing

Construction Type: New construction

## **CONANT VILLAGE, Danvers, MA**

Program: An affordable rental community with 60 apartments, fitness center, and parking

Construction Type: New construction

## **ELM PLACE, Swampscott, MA**

Program: 128 units of mixed-income housing

Construction Type: New construction

## **GREENWAYS AT WAYLAND, Wayland, MA**

Program: 17 senior condominiums

Construction Type: New construction

## **HANCOCK VILLAGE | SHERMAN + ASHEVILLE BUILDINGS**

Brookline, MA

Program: 12 buildings with a combined 377 units and 11 townhomes

Construction Type: New construction

## **ISLAND CREEK VILLAGE, Duxbury, MA**

Program: Expansion of existing multifamily community comprised of 214 units in multiple buildings

Construction Type: New construction

## **JACOB'S POND ESTATES, Norwell, MA**

Program: 44 senior condominium units

Construction Type: New construction

## **KESSLER WOODS, Brookline, MA**

Program: 80 unit multifamily housing community

Construction Type: New construction

## **LITTLETON DRIVE, Wareham, MA**

Program: 92 units of senior and multifamily housing

Construction Type: New construction

## **MEETING HOUSE AT STOW, Stow, MA**

Program: 60 units of senior independent living

Construction Type: New construction

## **MEETING HOUSE ESTATES, Scituate, MA**

Program: 35 units of senior housing

Construction Type: New construction

## **MODERA MARSHFIELD, Marshfield, MA**

Program: Multifamily community consisting of 248 units across 15 buildings

Construction Type: New construction

## **MODERA NEEDHAM, Needham, MA**

Program: Multifamily development with 136 units

Construction Type: New construction



**MODERA WESTON**, Weston, MA

Program: 180 units including 10 townhomes, 2 historic buildings, and a new clubhouse

Construction Type: New construction and adaptive reuse

**NORTH FARM SENIOR ESTATES**, Somerset, MA

Program: 90 units of senior housing

Construction Type: New construction

**OAKWOOD ESTATES**, Swansea, MA

Program: 120 units of senior housing

Construction Type: New construction

**PENNROSE CAPE COD**, Orleans, MA

Program: 62 units of affordable housing

Construction Type: New construction

**PILOT GROVE II**, Stow, MA

Program: 30 units of affordable housing

Construction Type: New construction

**SHERBORN MEADOWS**, Sherborn, MA

Program: 24 senior condominium units

Construction Type: New construction

**SOUTHBRIDGE MILLS**, Southbridge, MA

Program: 48 one-, two-, and three-bedroom affordable multifamily units

Construction Type: Historic preservation and adaptive reuse of mill #12 of the former American Optical Company complex

**THE COOLIDGE AT SUDBURY PHASE I + II**, Sudbury, MA

Program: 120 units of affordable senior living

Construction Type: New construction

**THE ESPLANADE**, Hudson, MA

Program: 140 senior condominium units and 10,000 sf of retail

Construction Type: New construction

**THE LEDGES**, Ashland, MA

Program: 64 units of affordable senior housing

Construction Type: New construction

**THE MACHON**, Swampscott, MA

Program: 38 one-bedroom units of affordable senior housing

Construction Type: Restoration and adaptive reuse of an elementary school and new construction of an addition

**TURTLE CROSSING**, Braintree, MA

Program: 201 condominiums, a community center, swimming pool, and fitness room

Construction Type: New construction

**VILLAGE AT NAUSET GREEN**, Eastham, MA

Program: 65 units of affordable and workforce housing

Construction Type: New construction



## **Engineering Consultant**

**Philip Henry, P.E.:**

**Principal, Civil Design Group, LLC**

Mr. Henry is a principal of Civil Design Group, LLC. Mr. Henry's engineering career includes almost two decades of experience designing, permitting, and overseeing construction of a diverse mixture of projects of all sizes and levels of complexity throughout New England. Mr. Henry's professional land development experience includes residential housing units ranging from single family homes to large apartment buildings, national retail establishments, commercial institutions, and industrial facilities. Mr. Henry's career includes years of experience with prominent Boston area civil engineering firms and more recently as the owner of an engineering company providing clients with civil engineering planning, design, permitting, and construction services.



**MARK BOBROWSKI**

mark@bbhslaw.net

Blatman, Bobrowski, Haverty & Silverstein, LLC  
9 Damonmill Square, Suite 4A4  
Concord, MA 01742  
(978) 371-3930

New England School of Law  
154 Stuart Street  
Boston, MA 02116

**EDUCATION**

J.D., New England School of Law, Boston, Massachusetts (1985)  
M.A., University of Oregon, Eugene, Oregon (1975)  
B.A., Ithaca College, Ithaca, New York (1973)

**PROFESSIONAL EXPERIENCE**

1985 - Present: Partner and Principal, Blatman, Bobrowski, Haverty & Silverstein, LLC,  
Concord, MA

Statewide practice focused on land use, real property, and municipal law.

1986 - Present: Emeritus Professor of Law, New England School of Law, Boston, MA

Courses included Land Use, Local Government, Property, and Administrative Law.  
Emeritus status awarded in 2014.

1981 - 1985: Executive Director, Rural New England, Inc., Wakefield, RI

Headed nonprofit agency which used federal and Ford Foundation funds to assist more than 75 towns in six New England states with land use strategies for resource protection. Supervised all day to day operations and staff of five.

1978 - 1981: Executive Director, R.I. Projects for the Environment, Inc., Wakefield, RI

Headed nonprofit agency which used federal, state, and foundation funding to assist rural towns and families with water quality issues. Supervised all day to day operations and staff of eight.



## **PUBLICATIONS**

*Handbook of Massachusetts Land Use and Planning Law*; Aspen (6th ed. 2024); supplemented bi-annually.

AThe Regulation of Formula Businesses and the Dormant Commerce Clause Doctrine,@ The Urban Lawyer, (Winter 2012).

AThe Massachusetts >Smart Growth= Experiment: Chapter 40R.@ 94 Mass. Law Review 1 (2009).

AAffordable Housing v. Open Space: A Proposal for Reconciliation,@ Boston College Environmental Affairs Law Review, (2003)

"Reform of the Zoning Act," Suffolk Univ. L. Rev. (2001).

"The Zoning Act's 'Person Aggrieved' Standard: From Barvenik to Marshlian," 18 Western New England L. Rev. 385 (1996).

"Local Protection of the Scenic Landscape," 22 Boston College Environmental Affairs Law Review 697 (1995).

"Planners and Lawyers: Toward a Division of Labor," The Urban Lawyer, (Summer 1990); also published in Land Use Law & Zoning Digest (March 1991).

"Recent Developments in Community Growth Control," 73 Mass. Law Rev. 36 (1988).

## **PROFESSIONAL ASSOCIATIONS AND HONORS**

Admitted to Practice in Massachusetts and Federal Courts

Member, Governor Romney=s 40B Task Force, 2003

Member, Governor Patrick=s Zoning Reform Task Force, 2009

Member, Abstract Club



## **SUMMARY OF ATTY. MARK BOBROWSKI'S MUNICIPAL LAW PRACTICE**

Attorney Bobrowski's past projects as special municipal counsel are summarized below:

### **DRAFTING MUNICIPAL BY-LAWS AND ORDINANCES:**

Acton, MA (1995): Prepared outline of impact fee by-law for town in conjunction with Strategic Planning Grant from EOCD.

Agawam, MA (1999): Completely recodified zoning ordinance.

Alford, MA (2001-2002): Completely recodified zoning by-law. Adopted 2002.

Andover, MA (2000-2001): Completely recodified zoning by-law. Adopted 2001.

Ashland, MA (2008): Recodified zoning by-law. Adopted 2008.

Becket, MA (2006-2007): Completely recodified zoning by-law. Adopted 2007.

Bellingham, MA (1985): Prepared water resource district overlay district for groundwater protection and municipal by-law for hazardous substance storage. Adopted 1986.

Berkley, MA (2021): Preparing complete revision of the zoning by-law for action in the Fall of 2021.

Bernardston, MA (1985-1988): Prepared complete revision of zoning by-laws and subdivision regulations, including cluster provisions, growth control devices, and resource protection overlays. Enacted in 1987 (zoning) and 1988 (subdivision).

Boxborough, MA (1991): Prepared complete recodification of zoning by-law. Adopted 1991.

Bridgewater, MA (2018-20): Prepared complete recodification of the City Zoning Ordinance. Awaiting approval 2021.

Brookline, MA (2001-2002): Served as consultant to prepare zoning revisions. Enacted 2002.

Burlington, MA (2008 and 2012): Prepared recodified zoning by-law. Adopted 2009. Prepared Planned Commercial Development By-Law and Manual. Adopted 2012.



Canton, MA (2010): Recodified zoning by-law. Adopted 2010.

Carlisle, MA (1997): Prepared residential cluster by-law and subdivision regulations.

Carver, MA (1997-1998): Prepared complete recodification of zoning by-law, amendments to subdivision regulations under the auspices of a Municipal Incentive Grant. Enacted 1998.

Carver-Plymouth-Wareham Task Force (2000-2001): Represented three towns in negotiations with A.D. Makepeace Co. for by-law to develop 9,000 acres.

Center for Rural Massachusetts, UMASS (1987-1990): Prepared model zoning by-laws and model subdivision regulations for dissemination to Massachusetts towns.

Chelmsford, MA (1998): Prepared complete recodification of the zoning by-laws under Municipal Incentives Grant. Adopted 1998.

Chelsea, MA (2000-2002): Completely recodified zoning ordinance. Adopted 2004.

Concord, MA (2009-2016): Drafted sections of the Zoning By-law as Planning Board member or special town counsel.

Clinton, MA (2000-2001): Completely recodified zoning by-law. Adopted 2001.

Dartmouth, MA (1999-2004): Completely recodified zoning by-law and all general by-laws.

Dedham, MA (2003-05)(2011-12): Recodification of zoning by-law. Adopted 2004. Review of Senior Campus By-law amendment for intergenerational campus. Adopted 2004. Recodified zoning by-laws. Adopted 2012.

Deerfield, MA (1985-1999): Prepared revisions to zoning by-laws for water resource protection, agricultural preservation, village center development, commercial district, and growth control in two (2) separate Strategic Planning Grants from the Massachusetts EOCD. Prepared complete revision of subdivision regulations. Recodified zoning by-law. Enacted 1998.

Dighton, MA (2000): Completely recodified zoning by-law. Enacted May 2000. Prepared new subdivision regulations for Planning Board. Enacted November 2000.

Douglas, MA (2002-2003): Recodified zoning by-laws. Adopted 2004.

Dracut, MA (2002-2004): Prepared zoning amendments to promote affordable housing.

Easton, MA (2007-2014): Prepared zoning amendments for two Chapter 40R smart growth districts. Prepared new Commercial District. Completely recodified zoning by-law. Adopted 2014.



Edgartown, MA (1988-1994): Prepared revisions to town's B-II Commercial District to promote maximum design review available under law. Enacted 1989. Preparing recodified zoning by-law.

Egremont, MA (2003): Recodified zoning by-laws.

Erving, MA (2023): Completely recodified zoning by-law. Adopted 2023.

Fitchburg, MA (2000-2001): Completely recodified zoning ordinance. Adopted 2001.

Foxborough, MA (2009): Prepared recodified zoning by-law. Adopted 2009.

Framingham, MA (1996-2000): Prepared revisions to the town's special permit, site plan review, and parking by-laws, and revised subdivision regulations. Enacted 1996.

Franklin, MA (1995-1999): Part of the interdisciplinary team that drafted comprehensive impact fee ordinance for fastest growing city in the Commonwealth. Prepared growth management by-laws and moratorium. Special town counsel for zoning matters.

Gloucester, MA (2002-2003): Prepared nonzoning and zoning ordinances for West Gloucester sewer expansion project. Adopted 2003.

Great Barrington, MA (2009-10). Prepared recodified zoning by-law. Adopted 2010.

Groton, MA (1990-2005): Served as counsel to the Planning Board to prepare zoning amendments resulting from Master Plan update. Adopted 1991. Served as Planning Board consultant on zoning amendments.

Hamilton, MA (2015-216): Completely recodified zoning by-law. Adopted 2016.

Hanson, MA (1988): Prepared site plan review, commercial and industrial special permit provisions, and resource overlay districts under Strategic Planning Grant from EOCD. Enacted 1990.

Harvard, MA (1994-1997): Prepared draft by-laws for the (Fort) Devens Regional Enterprise Zone, for enactment by the Massachusetts Land Bank, the Devens Commission, and the three underlying towns of Harvard, Ayer, and Shirley. Reviewed proposed Devens performance standards for joint Boards of Selectmen of Harvard, Shirley and Ayer. Reviewed Harvard's by-law provisions for exempt uses and proposed changes.

Haverhill, MA (2001-2019): Revised inclusionary zoning ordinance and developed deed restrictions for affordable housing. Prepared Downtown District and River Corridor District. Recodified Zoning Ordinance. Prepared Solar Ordinance. Adopted 2019.



Hingham, MA (2007-2008): Prepared zoning amendments for Chapter 40R smart growth district.

Holbrook, MA (2017): Advised Planning Board with regard to Rail Transit Overlay District proposed for Town Meeting action. Enacted 2004. Prepared Downtown Overlay District. Adopted 2015. Recodified Zoning by-law. Adopted Fall 2017.

Holliston, MA (2010 – 2019): Drafted major revised sections of the zoning by-law. Adopted annually.

Holyoke, MA (1999-2001): Completely recodified zoning ordinance and subdivision regulations. Adopted 2001.

Hudson, MA (2017-2019): Recodified zoning by-law.

Ipswich, MA (1999-2002): Conducted partial recodification of zoning by-law (enacted 2000); drafted Great Neck zoning changes.

Lee, MA (2005): Completely recodified zoning by-law. Reviewed adult business amendments. Lenox, MA (2007-2008): Prepared recodified zoning by-law. Adopted 2008.

Leverett, MA (1985-1999): Prepared complete revision of subdivision regulations (enacted 1988) and complete revision of zoning by-laws including site plan review, driveway standards, aesthetic resource protection, and flexible development. Enacted 1991.

Lexington, MA (2009-12): Prepare Site Plan Review Regulations for the Planning Board. Adopted 2009. Prepared complete recodification of zoning by-laws. Enacted 2012. Completely rewrote subdivision regulations and Planning Board special permit regulations. Enacted 2014.

Lincoln, MA (1995-1997): Prepared changes to town's zoning by-laws for exempt educational and religious uses and wireless communications facilities, and drafted general by-law for highway access permits. Enacted 1995.

Lowell, MA (2002-2003): Prepared recodified zoning ordinance. Adopted 2003.

Lynnfield, MA (2017): Recodified Zoning By-Law. Adopted Spring 2018.

Manchester-by-the-Sea, MA (2020-2021): Recodified zoning by-law. Adopted 2021.

Mansfield, MA (1993-2002): Prepared zoning revisions under the auspices of Strategic Planning Grant to address concerns in the Great Woods Study Area. Prepared recodified by-law. Adopted 2003.



Marion, MA (1996-2003): Prepared revisions to the zoning by-law's business and commercial, residential development, and growth management by-laws. Prepared revisions to the subdivision regulations. Trained Planning Board on all aspects of special permits, variances, and subdivision control.

Medfield, MA (1997-1998): Prepared complete recodification of the zoning by-law and subdivision regulations.

Medford, MA (2022): Completely recodified zoning ordinance. Adopted 2022.

Mendon, MA (1996-1997): Prepared zoning changes in accordance with town's growth management plans; recodified zoning by-laws.

Methuen, MA (1997): Prepared recommendations to guide city's growth management policies and reviewed zoning ordinance under the auspices of a Municipal Incentive Grant.

Metropolitan Area Planning Council (MAPC)(2000): Prepared model cluster zoning by-law for dissemination to MAPC towns.

Middleborough, MA (2011-2012): Prepared recodified zoning by-laws. Adopted 2012.

Middleton, MA (2007-2008): Prepared recodified zoning by-law. Enacted 2008.

Monson, MA (2002): Prepared zoning changes in conjunction with Master Plan by Daylor Engineering.

Monterey, MA (2011-12): Prepared recodified zoning by-laws. Adopted 2012.

Mount Washington, MA (2019): Drafted recodified zoning by-law for our second smallest town. Adopted 2021.

Newbury and Newburyport, MA (2000-2001): Prepared zoning amendments for Plum Island to limit growth during water/sewer expansion. Adopted 2001.

New Bedford, MA (1999): Completely recodified zoning ordinance. Adopted 2004.

North Reading, MA (1985-1989): Prepared aquifer protection overlay district, site plan review, congregate elderly housing, accessory apartment, and commercial growth by-laws. Enacted in part 1987 and 1988.

Northbridge, MA (1995): Strategic Planning Grant to prepare residential, commercial, industrial, and water resource protection amendments to the zoning by-law.

Norton, MA (2023-24): Preparing recodified zoning by-laws for Fall 2024 Town Meeting.

Norwell, MA (1999-2001): Prepared Village Housing District to implement Modern Continental's 45 unit senior housing cluster project. Enacted 1999. Revised subdivision regulations. Adopted 2001.

Norwood, MA (2009): Prepared recodified zoning by-law. Adopted 2009.

Oak Bluffs, MA (2002-2004): Complete revision of the town's zoning by-laws Adopted 2004.

Orange, MA (1985): Prepared a complete revision of the town's zoning by-laws. Enacted 1985.

Otis, MA (2006-2000): Complete revision of the town's zoning by-laws. Adopted 2008.

Pawcatuck Valley, RI (1999): Under auspices of state grant, designed model ordinances for Rhode Island communities to promote resource protection, economic development, and residential alternatives.

Peabody, MA (2003): Prepared substantial revisions to zoning ordinance. Enacted 2004.

Pepperell, MA (2000-2001): Completely recodified zoning by-law. Adopted 2001.

Petersham, MA (2004-05): Completely recodified zoning by-law.

Pittsfield, MA (2005): Completely recodified zoning ordinance. Reviewed adult business amendments.

Quincy, MA (2001-2005): Completely recodified zoning ordinance. Adopted 2012.

Raynham, MA (1999-2000): Prepared zoning changes in conjunction with Master Plan by Koff & Associates. Revised subdivision regulations.

Rehoboth, MA (2013): Completely recodified zoning by-law.

Revere, MA (1995-1996): Strategic Planning Grant to prepare revisions to the city's general business, neighborhood business, and industrial districts. Adopted 1996.

Salem, MA (2000-2009): Completely recodified zoning ordinance. Adopted 2009. Prepared waterfront overlay district for harbor.

Sandwich, MA (1996): Municipal Incentive Grant to promote economic development in town's industrial district by revising local regulations.

Scituate, MA (2002): Recodification of subdivision regulations. Adopted 2002.



Sharon, MA (2022): Completely recodified zoning by-law. Adopted 2022.

Sheffield, MA (2005): Completely recodified zoning by-law. Adopted 2005.

Somerville, MA (2002-2003): Prepared ordinance to replace Assembly Square IPOD.

South Kingstown, RI (1997-1999): Prepared subdivision and zoning regulations to promote open space residential development and affordable housing.

Southwick, MA (1996): Reviewed proposed growth management by-law and drafted revised version.

Sterling, MA (1998): Completely recodified zoning by-laws and subdivision regulations. Enacted April 1999.

Stoughton, MA (2105 - 2019): Completely recodified zoning by-law. Adopted 2015. Revised Downtown and Industrial District regulations.

Sudbury, MA (1999-2001): Completely recodified zoning by-laws. Adopted 2001.

Swampscott, MA (1999): Completely recodified zoning by-laws. Enacted May 2000.

Swansea, MA (2002-2003): Prepared zoning changes in conjunction with Master Plan by Koff & Associates. Recodified zoning by-law. Adopted 2012.

Templeton, MA (1996-2002): Municipal Incentive Grant to train the Planning Board in all aspects of the Subdivision Control Law, draft new regulations, prepare modules for dissemination to other towns. Prepared partial recodification of zoning by-law (enacted 2002).

Tewksbury, MA (1999-2001): Completely recodified zoning by-law. Enacted 2002. Prepared Shopping Center District for 1.2 million square foot mall. Adopted 2004.

Upton, MA (2006): Completely recodified zoning by-law. Enacted 2007.

Uxbridge, MA (2008): Prepared recodified zoning by-law and changes for Chapter 43D.

Wakefield, MA (2023-2024): Preparing recodified zoning bylaw for Fall 2024 Town Meeting.

Wayland, MA (1987-2005): Prepared Incentive Zoning By-Law to promote inclusionary housing in major residential projects. Enacted in part 1989. Prepared site plan review regulations for Planning Board (1994), and reviewed new subdivision regulations (1996). Prepared wireless communications, interim planning overlay district and mixed use residential by-laws to implement Paine Estate project. Prepared Town Center District zoning amendment.

Webster, MA (1991-2001): Assisted in zoning recodification by regional planning agency. Special town counsel for Planning Board and Board of Appeals.

Wenham, MA (2007-2008) and (2012): Prepared recodified zoning by-law. Adopted 2009. Prepared Independent Living Overlay District. Adopted 2012.

West Bridgewater, MA (2001): With Koff & Associates, prepared Master Plan.

Westford, MA (1995-2004): Reviewed growth management by-law instituting building permit cap and subdivision phasing. Prepared revisions to aquifer protection, townhouse, hazardous materials, mill conversion, assisted living, and site plan review by-laws. Special town counsel for planning board and water department. Prepared recodified zoning by-law. Adopted 2001. Prepared performance standards for major development projects. Adopted 2004.

Westwood, MA (2002-2004): Completely recodified zoning by-law. Adopted 2004.

Whately, MA (1988): Provided legal review for complete revision on zoning by-laws under Strategic Planning Grant from EOCD. Enacted 1988.

Winchester, MA (2006-2008): Completely recodified zoning by-law. Adopted 2009. Drafted several overlay districts for various projects.

Worcester, MA (2007-2008): Prepared Chapter 43D zoning amendments.

### **DRAFTING CHAPTER 40R SMART GROWTH BY-LAWS AND ORDINANCES:**

The firm has represented both municipalities and private clients in all aspects of the preparation of Chapter 40R Smart Growth Districts:

Dartmouth, MA (2006): Lincoln Park Smart Growth Overlay District. Enacted 2006. Represented Town in preparation of mixed use 40R District; Expanded 2009.

Easton, MA (2008): Queset Smart Growth Overlay District. Enacted 2008. Represented Town.

Grafton, MA (2006): Fisherville Smart Growth Overlay District. Enacted 2006. Represented Fisherville Redevelopment Corp.

Grafton, MA (2023): Prepared amendment for Claremont Companies to North Grafton Smart Growth Overlay District to create new subzone with 233 units at North Grafton MBTA station. Enacted 2023.

Haverhill, MA (2006): Downtown Smart Growth Overlay District. Enacted 2006. Represented City.



Lunenburg, MA (2006): Tri-Town Smart Growth 40R District. Enacted 2006. Represented Mass. Housing Opportunities Corp.

Northampton, MA (2007): Sustainable Growth District. Represented MassDevelopment. Also drafted Smart Growth Overlay District for former state hospital. Adopted 2008.

North Attleborough, MA (2022): Drafted Kelley Boulevard Smart Growth Overlay District for Marcus Partners. Enacted 2022.

Norwood, MA (2006): St. George Avenue Smart Growth Overlay District. Enacted 2006. Represented Karsten Company of Weymouth.

Norwood, MA (2014): Prepared Guild Street Smart Growth Overlay District. Represented Regal Press. Adopted 2014.

Pittsfield, MA (2008): Downtown Smart Growth Overlay District. Enacted 2008. Represented City.

Sharon, MA (2007-08): Prepared Sharon Commons smart Growth Overlay District for Old Post Development Realty Trust. Enacted 2008.

## **CHAPTER 43D ASSISTANCE**

The firm has helped the following communities with Chapter 43D planning and regulatory change:

Worcester  
Uxbridge  
Boylston

Greenfield  
Clinton  
Douglas

## **MBTA COMMUNITIES**

The firm has helped the following communities or developers with the preparation of MBTA Communities projects and/or legislation:

Grafton  
Lexington  
Mansfield

## **LEGAL ASSISTANCE TO LOCAL BOARDS:**

The firm serves as Special Town Counsel to land use boards to (1) assist in the review of permit applications and subdivision plan submittals, (2) prepare written decisions under the direction of the Board, and (3) represent Towns, if necessary, in appeals before the courts.

The firm has successfully handled the following matters on behalf of governmental clients:

- \* **Special Town Counsel or City Solicitor for Land Use Issues** - Including appeals of special permit, variance, and other administrative decisions. (Haverhill, Brockton, Chelsea, Holyoke, Spencer, Rochester, Dighton, Deerfield, Westford, Bernardston, Franklin, Dartmouth, Mansfield, Sterling, Berkley, Framingham, West Tisbury, Norfolk, Belmont, Canton, Clinton, Falmouth, Holliston, Methuen).
- \* **Section 1983 of the Civil Rights Act** - Defense of Towns of Ipswich and Wenham in Federal District Court.
- \* **Comprehensive Permit Review** - with a team of interdisciplinary professionals, including civil engineer, traffic engineer, wetlands specialist, landscape architect, and others as required, review comprehensive permit application as legal counsel to the Board of Appeals or as a consultant under the Massachusetts Housing Partnership Fund Program\* in the following cities and towns:

Taunton	Tewksbury	Dartmouth
Oak Bluffs	Merrimac*	Deerfield
Canton	Charlton*	Amesbury*
Tyngsborough	Brewster*	Marshfield*
Brookline*	Marion*	Danvers*
West Tisbury.	Billerica*	Chelmsford*
Palmer*	Wilbraham*	Hanover
Cohasset	Haverhill*	Newburyport
Revere	Dracut*	Scituate*
Lancaster	Sturbridge*	Harvard*
Groton	Sterling	Groveland*
Westford*	Templeton	Methuen
Holliston	Hopedale*	West Newbury*
- \* **Representation of Essex County** - Special Counsel in County Charter dispute.
- \* **Representation of Carver-Plymouth-Wareham Task Force** - Negotiations with A.D. Makepeace Company in the development of 9,000 acres in the three towns.

#### **LEGAL COUNSEL TO HOUSING AUTHORITIES:**



The firm has served as general legal counsel to three housing authorities, covering all aspects of day to day operations and special projects:

Concord Housing Authority (1997-2003): Obtained comprehensive permits for various dwelling units.

Dukes County Regional Housing Authority (1985-95): Prepared format for successful Resident Homesite Program in which Martha's Vineyard towns provide low income families with discount building lots. Prepared grant applications to EOCD and HUD. Prepared Memoranda of Agreement with five island towns under Strategic Planning Grant from EOCD. Legal counsel for comprehensive permit projects in two island towns.

Wayland Housing Authority (1987-1996): Prepared accessory apartment by-law with incentives for agreement with Authority to rent to low-income families. Provided day to day legal counsel in all matters of Authority business, from evictions to government contracts. Coordinated successful comprehensive permit applications (1991).

### **REPRESENTATION OF PRIVATE CLIENTS:**

The firm has represented responsible development clients and abutters in a host of communities, including these examples:

Groton Hill Music Center: Development of a major new music school and 1,300-seat concert facility in Groton, MA.

Claremont Companies: Permitting 233 unit Chapter 40R smart growth apartment complex at the MBTA Station in Grafton, MA. MBTA Communities project.

A.W. Perry, Inc.: Development of several residential subdivisions on the South Shore.

Toll Bros.: Development of 300 units of affordable housing under Chapter 40B in Saugus.

The Dolben Company, Inc.: Development of market rate apartment projects in Randolph and Gloucester.

GFI Partners: Permitting 1.2 million square feet of logistical space in Charlton, MA.

Primrose Schools: Permitting child care centers in Mansfield, Andover, Woburn, Canton, Danvers, Sudbury, and Franklin.

Specific questions regarding the services provided by the firm, or requests for references, should be directed to [mark@bbhslaw.net](mailto:mark@bbhslaw.net).