

The Residences at Essex Pastures

Development Team

Sponsor/ Developer:	36 Essex Road Limited Partnership John J. Bruni, Managing Partner 36 Essex Road Ipswich, MA 01938 john@brunismarketplace.net 978-356-9381
Attorney:	Ankeles, Vontzalides, Ambeliotis & Delaney David Ankeles 246 Andover St. Peabody, MA 01960 david@avdalaw.com 978-531-7000
Development/ 40B Consultant:	EHM/Real Estate Advisor Edward H. Marchant 9 Rawson Road Brookline, MA 02445 emarchant@msn.com 617-739-2543
Architect:	MZO Group Andrew Zalewski, AIA 335 Main Street, Suite 201 Stoneham, MA azalewski@mzogroup.com 781-279-4446

**Civil
Engineering:**

Eastern Land Survey
Christopher Mello, P.L.S.
104 Lowell Street
Peabody, MA 01960
easternlandsurvey@gmail.com
978-531-8121

**Traffic
Consultant:**

Bayside Engineering, Inc.
Kenneth P. Cram, P.E.
Director, Traffic Engineering
600 Unicorn Park Drive
Woburn, MA 01801
kcram@baysideengineering.com
781-932-3201 ext. 624

**Environmental
Consultant:**

Wetlands & Land Management
William J. Manuell, Wetlands Scientist
100 Confer Hill Drive # F 516
Danvers, MA 01923
bill@wetlandslm.com
978-777-0004

36 Essex Road Limited Partnership

36 Essex Road
Ipswich, MA 01938

Sponsor Experience

36 Essex Road Limited Partnership. has owned and managed the property since 2003. The property consists of both commercial and residential tenants.

The Sponsor has retained an expert team of consultants with years of experience permitting, constructing, 40B residential developments.

John Bruni, Managing Partner, holds an unlimited construction supervisors license in good standing from the Commonwealth and will act a General Contractor on the project.

The development will be professionally managed by a reputable and competent residential management firm competent to prepare an Affirmative Fair Housing Plan (AFHP) and manage the property in accordance with the agency approved (AFHMP), lotteries and affordable housing audit requirements in Massachusetts.

John@brunismarketplace.net

978-356-9381



The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
IN THE *Miquele* TRADITION

Andrew T. Zakowski AIA
President
Lic. in MA, PA, NJ, CT, RI, NH (94)

John J. Cronin Jr., AIA
Vice President
Lic. in VT, MD, TX

Claude H. Miquelle
Senior Advisor

40B Experience

Island Creek Village
130 Units
Duxbury, MA

Island Creek Village North
238 Units
Duxbury MA

21 Crowninshield Road
8 Townhomes
Brookline, MA

Coolidge Common
40 Units
Manchester By-the-Sea

269 North Avenue
16 Units
Weston, MA

The Heritage at Bedford Springs
168 Units
Bedford, MA

Stone Brook Farms
(Now known as Eaves by Avalon)
140 units
Burlington, MA

Meetinghouse Village
20 Units
Norfolk, MA

Washington Place
44 units
Norwell, MA

Eastern Land Survey Associates, Inc.

Professional Land Surveyors & Civil Engineers

ESSEX SURVEY SERVICE

1958 - 1968

OSBORN PALMER

1911 - 1970

BRADFORD & WEED

1885 - 1972

October 13, 2016

Mr. John Bruni
36 Essex Road
Ipswich, MA 01938

RE: F 10855
ESSEX ROAD
IPSWICH, MA

Dear John:

Pursuant to our discussion, Eastern Land Survey has provided Site Development Plans and support data for the following comprehensive Chapter 40B permits.

Middlewood, Wenham	20 Units Townhouses
Scotland Estates, Bridgewater	24 Single Family Dwellings
Post Office Crossing, Acton	12 Unit Single Family Dwellings
Rosewood, Ipswich	47 Unit Townhouses
O'Sheas Field, Peabody	80 Unit Multi Family
Bartholomew Street, Peabody	28 Unit Multi Family
Richardson Road, Burlington	16 Unit Townhouses

Sincerely,



Christopher R. Mello, PLS
President

CRM:ic

104 LOWELL STREET
PEABODY, MASS. 01960

TELEPHONE: 978-631-8121

FAX: 978-631-6920



Edward Marchant's Chapter 40B Comprehensive Permit Experience

Provided or Providing Technical Assistance to Zoning Boards of Appeal and/or Public Agencies (51 Municipalities / 109 Projects)

Andover	Marblehead (2)
Ashland	Marlborough
Barnstable (3 developments)	Merrimac
Bedford (3)	Methuen (4)
Bolton (4)	Millis
Bridgewater (4)	Nantucket (4)
Dedham (2)	Norwood
DHCD (Hingham)	Revere
Dighton (5)	Rutland (2)
Dover (3)	Saugus (4)
Easton (4)	Seekonk (2)
Falmouth	Sharon
Foxborough (3)	Southborough (3)
Georgetown (2)	Stoughton (2)
Gloucester	Sturbridge
Hanover (2)	Sudbury (6)
Harvard (2)	Swampscott
Harwich	Taunton
Hudson (4)	Townsend
Ipswich (4)	Waltham (2)
Lancaster	West Boylston
Lexington	Westminster
Littleton (4)	Winchester
Lynnfield	Winthrop
Manchester-by-the-Sea	Yarmouth (2)
Mansfield (4)	

Provided or Providing Development Consulting Services on Potential Chapter 40B Projects (39 Municipalities / 52 Projects)

Acton (3 developments)	North Andover
Andover	Norwood
Ashland	Oxford
Bellingham	Pepperell
Billerica (2)	Plainville (2)
Burlington	Salisbury
Brookline	Sharon
Chelmsford (5)	Sherborn
Cohasset	Sterling
Dartmouth	Stoneham
Dracut (3)	Tewksbury
Duxbury	Tyngsborough
Easton	Wakefield (2)
Hopkinton	Walpole
Ipswich	Wareham
Littleton	Weston
Marshfield	Westford (2)
Merrimac	Woburn (2)
Middleborough	Wrentham
Newton	

Other Chapter 40B-Related Experience

Speaker at Chapter 40B Training Conferences [Sponsored by Citizens' Housing & Planning Association (CHAPA), MA Department of Housing & Community Development (DHCD), Massachusetts Housing Partnership (MHP) and MassHousing] and the MHP-sponsored Massachusetts Housing Institute.

November 2015