

**Bob Murchison**  
**Fenix Partners**  
[bob.murchison@me.com](mailto:bob.murchison@me.com)  
**(617) 308-1961**

**Experience:**

- Yale University B.A. 1982
- Fidelity Investments Head of Trading 1992 to 2009
- Fenix Partners 2009 to Present

**Real Estate Development Projects:**

- Abbey Road, Sherborn MA (eighteen home 55+ community) 2016
- Portfolio of Bell Hill, Worcester triple decker homes (seventy (70) three bedroom apartments) developed 2019 to 2021
- Adaptive reuse eighteen (18) home new and historic in Auburndale MA 2021 to present

Paul J. Haverty, Esq.  
Blatman, Bobrowski, & Haverty, LLC  
9 Damonmill Square, Suite 4A4, Concord, MA 01742  
[paul@bbhlaw.net](mailto:paul@bbhlaw.net)

**Blatman, Bobrowski & Haverty, LLC, Concord, MA**

Partner, January 1, 2017 to Present

My practice is focused on representing private developers in the development process, with a continued strong focus on permitting, particularly permitting pursuant to G. L. c. 40B, §§ 20-23. I am also Town Counsel for the Town of Chelmsford, have acted as Special Town Counsel for numerous municipalities, and have represented many other municipalities on Chapter 40B applications as a consultant pursuant to the MHP Technical Assistance Program.

**Blatman, Bobrowski, Mead & Talerman, LLC, Newburyport, MA**

Senior Associate, April 2015 to December, 2016

My practice was focused upon representation of municipal clients, with a strong focus on permitting, including the comprehensive permit process. I also continued to represent developers seeking local permits, including comprehensive permit applications.

**Regnante, Sterio & Osborne LLP, Wakefield, MA**

Associate, September 2002 – March 2015

My practice consisted of representing clients seeking comprehensive permits pursuant to G. L. c. 40B, §§ 20-23. I represented developers in all facets of the comprehensive permit development process, including the project eligibility stage, representation before the local zoning board of appeals, representation at the Housing Appeals Committee, and subsequent litigation in the trial courts and appeals courts. I also represented some municipal clients while at this firm.

**Land Court Division of the Trial Courts, Boston, MA**

Law Clerk, September 2001 to August, 2002.

As law clerk for the Hon. Karyn F. Scheier, I participated in trials and motion sessions, assisted with the drafting of decisions, and conducted legal research on land use appeals.

**PUBLICATIONS**

Compelling Reasons Why the Legislature Should Resist the Call to Repeal Chapter 40B, 88 Mass L. Rev. 77.

Massachusetts Housing Appeals Committee Reporter – Case Commentary (2009-2015) (developer commentary) and 2019 to present (municipal commentary).

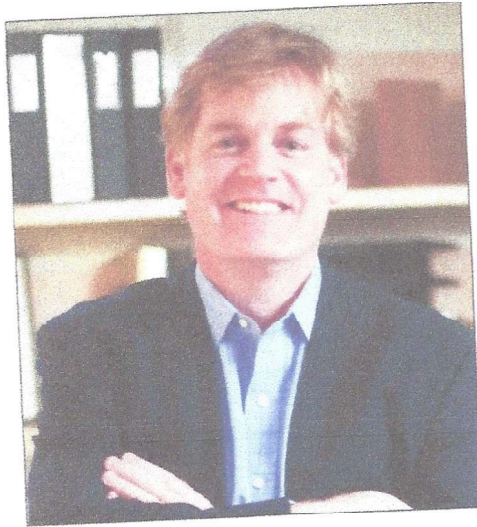
**EDUCATION**

Suffolk University Law School – JD, *magna cum laude*, 2001

Salem State College – BA *summa cum laude*, 1998

# DONALD POWERS AIA, LEED AP, CNU

## FOUNDING PRINCIPAL



Donald W. Powers has nearly three decades of experience in all aspects of architectural practice. His completed work includes urban and town planning, commercial and institutional buildings, affordable housing, historic restoration of landmark buildings, and single-family residences. In recent years, his work has concentrated on integrated, mixed-use planning and architectural design with the goal of creating truly diverse and vibrant neighborhoods. A 20-year association with the Congress for the New Urbanism and frequent collaboration with some of the best firms in the country doing traditional urban design has brought an expertise in the technique and art of creating livable communities and cherished places. Donald has a single minded vision to restore communities and save the world from sprawl.

### REGISTRATIONS

Registered Architect: Licensed in Rhode Island, Connecticut, Massachusetts, Michigan, and Virginia. LEED AP.

### EDUCATION

**Harvard University, Graduate School of Design - Cambridge, MA**  
Master of Architecture

**University of Virginia, School of Architecture - Charlottesville, VA**  
Bachelor of Science in Architecture  
Awarded Annual Design Prize

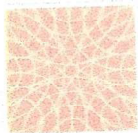
### PROFESSIONAL HISTORY

2000 - Present **Union Studio Architecture & Community Design**  
*Providence, RI*  
Principal & Founder

1993 - 1998 **Graham Gund Architects - Cambridge, MA**  
Project Architect/Designer

1992 - 1993 **Kyu Sung Woo Architects - Cambridge, MA**  
Architectural Designer

1987 - 1989 **Cooper Robertson + Partners - New York, NY**  
Architectural Intern/Designer



**UNION STUDIO**  
ARCHITECTURE & COMMUNITY DESIGN

140 Union Street Providence, Rhode Island 02903 401.272.4724



# DONALD POWERS AIA, LEED AP, CNU

FOUNDING PRINCIPAL

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## AFFILIATIONS

Grow Smart Rhode Island - *Board of Directors*  
Congress for New the New Urbanism (CNU) - *Member*  
CNU | New England Chapter - *Board of Directors*  
Institute for Classical Architecture | New England Chapter - *Founding Board Member*  
City of Providence Zoning Commission, Subcommittee for Form Based Zoning - *Committee Chairman*  
CNU IX Providence (held in June of 2006) - *Executive Committee & Program Co-Chair*

## SPEAKING ENGAGEMENTS

**Small Housing Trends: Recession Survival Tactics & Moving Forward**  
Presented at the 12th Annual New Partners for Smart Growth Conference 2013

**Innovating Community Design and Mass Market Housing - and -  
Deconstructing the Mass Appeal and Continued Relevance of Traditional Architecture**  
Presented at Residential Architect magazine's *Reinvention* 2012

**The Real Deal: Implemented Incremental Urbanism**  
Presented at CNU 20, 2012

**Cottage Housing & Innovative Zoning**  
Presented at the 6th Annual Massachusetts Housing Institute

**Principles of Compact Cottage Court Development**  
Presented at Build Boston 2011

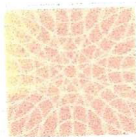
**Utopias: A Conversation**  
Presented at the List Art Gallery at Brown University 2011  
(a panel discussion responding to the David Winton Bell Gallery exhibition *Building Expectation: Past & Present Visions of the Architectural Future*)

**Planning and Designing Successful Mixed-Use Centers**  
Presented at the Healthy Places by Design Community Workshops 2011

**Small Site Development: Resources and Best Practices**  
Presented at the Massachusetts Municipal Association Conference 2011

**The "New" Increment of Urbanism: Opportunity & Technique**  
Presented at CNU NE 2009 (Donald Powers & Douglas Kallfelz)

**The Details of the New Urbanism: From Curb to Cupola - The Case for Simplicity**  
Presented at CNU 2007, CNU 2008, & CNU 2009 (with Douglas Kallfelz)



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN

140 Union Street Providence, Rhode Island 02903 401.272.4724



# Christina Carlson RA, CPHC, LEED AP

## Associate Principal

With over a decade of experience at Union, Christina shapes our traditional neighborhood designs at all scales, from a small cottage court to a mixed-use urban center. She has a strong background in classical architecture, planning, and sustainability with a passion for applying these skills to build great communities with strong sense of place.

Christina has served on Boards of Directors for the New England Chapter of the Congress for the New Urbanism and the Rhode Island Chapter of the ACE Mentor Program, which introduces high school students to careers in architecture, construction, and engineering. Now she spends leisure time with her family, encouraging her own children's interests in roller coaster design, hockey, and inventing.

### EDUCATION

**University of Miami**  
*Coral Gables, FL*  
Master of Urban Design

**University of Notre Dame**  
*South Bend, IN*  
Bachelor of Architecture  
*Honors: Valedictorian, Henry Adams Medal*

### REGISTRATIONS & CERTIFICATIONS

Registered Architect  
*Licensed in MA*  
NCARB Certified  
LEED Accredited Professional  
Certified Passive House Consultant  
Congress for the New Urbanism  
*Accredited*

### RELEVANT EXPERIENCE

**Eastdale Village**  
**Kirchhoff Companies**  
*Poughkeepsie, NY*  
New walkable community with smart-growth principles and a mixed-use center.

**Fieldstone Way**  
**Northland Residential**  
*Wellesly, MA*  
A community connected to nature with the convenience of town living.

**Idea House**  
**This Old House Magazine**  
*Various Locations*  
Three unique New England homes featuring design that is both innovative and timeless.

**Emerson Green**  
**MassDevelopment**  
*Devens, MA*  
A new neighborhood focused on pedestrian-friendly streets, ample green space, and access to recreational amenities.

**Ludlow Cove Cottages**  
**Port Ludlow Associates**  
*Port Ludlow, WA*  
A cottage neighborhood situated to enjoy the beautiful vistas of Puget Sound.

**The Birdhouse**  
*Scarborough, ME*  
A renovated home whose code requirement-driven, narrow, three-story design creates its distinctive look.





### EASTDALE VILLAGE

Poughkeepsie, NY

Inspired by traditional Northeast villages, this new neighborhood features a street of mom & pop shops where people shop, dine, and enjoy vibrant community events.



### IDEA HOUSE

Narragansett, RI

A modern beach bungalow with innovative features and timeless charm featured in This Old House Magazine.

### PROFESSIONAL AFFILIATIONS

Congress for the New Urbanism

Member, 2014–Current

NE Chapter, Board of Directors, 2014–2016

### COMMUNITY ENGAGEMENT

ACE Mentor Program, Rhode Island

RI Chapter, Board of Directors, 2010–2012

Mentor, 2008–2012

Roger Williams University

Frequent guest critic at design studios,  
2011–present

DESIGNxRI - Design Forward Program

Advance Cohort, Fall 2017

### FEATURED WORK

This Old House Magazine

October 2016

Farmhouse at Emerson Green

This Old House Magazine

October 2017

Beach House at East Matunuck

This Old House Magazine

October 2018

Beach-Town Bungalow

This Old House Magazine

November/December 2018

In Fine Detail

This Old House Magazine

2020 Season (TV)

Idea House Build: Cottage on the Cape

“Architecture is a civic art – one that shapes the very world around us. Every building bears the responsibility of contributing in a positive way to create homes, neighborhoods and places for people to love.”



# Cutting-edge Technology, Rooted in a Legacy of Excellence

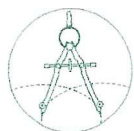


DGT Associates, Inc. is New England's premier surveying and engineering firm, providing a full catalog of services to a variety of stakeholders, from developers and construction managers to municipalities and homeowners.

Whether a residential boundary survey or a commercial headquarters site design, DGT's proven capabilities and expertise are designed to support the diverse needs of businesses, institutions and individuals.

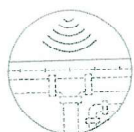
We are committed to thoughtful innovation in the surveying and engineering industries. Our team is flexible and prepared to take on projects of varying scales, timeframes and complexity.

## Our Services



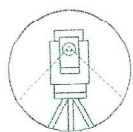
### **SURVEYING**

From start to finish, DGT delivers the surveying expertise to meet your project demands. Our fully licensed and certified field crews and technicians are trained and equipped to the highest standards of precision, safety and professionalism.



### **SUE/SUM**

A decisive factor in a project's success depends on accurately knowing the intricacies of your project's subsurface environment. When combined with underground utility records, subsurface utility mapping delivers the insights on which your team can rely.



### **ENGINEERING**

Our civil engineering team provides the precision and quality of service across small-to-large scale projects for a wide variety of clients and partners — including architects, attorneys, homeowners, commercial developers, municipalities, hospitals and private and public schools.

## Markets Served

- Municipalities
- Commercial Development
- Residential Development
- Higher Education
- Mixed Use
- Healthcare
- Utility Companies
- Energy Companies
- Public Transportation
- Airports
- Architects
- Engineers

**BOSTON / FRAMINGHAM / WORCESTER / CONNECTICUT**

[www.dgtassociates.com](http://www.dgtassociates.com)

## **OUR HISTORY**

### **1877**

Aspinwall & Lincoln Civil Engineers and Surveyors founded in Boston

### **1922**

John F. Hennessy establishes civil engineering practice in Brookline

### **1926**

Aspinwall & Lincoln renamed to William S. Crocker, Civil Engineer in the 1930s

### **1932**

New England Survey Service, Inc. (NESS) founded by H.B. Ullian

### **1937**

Schofield Brothers established in Framingham

### **1983-85**

Through acquisitions, Gunther Engineering of Boston becomes successor to Aspinwall & Lincoln, Wm. S. Crocker, NESS, and J.F. Hennessy Co.

### **1996**

Digital Geographic Technologies, Inc. (DGT) is founded in Boston's Seaport District

### **2006-11**

DGT acquires the assets and archives of Gunther Engineering and its predecessor firms, as well as Cullinan Engineering; DGT Survey Group North Shore LLC is formed with new office in Newburyport, Mass.

### **2015**

Acquisition of Schofield Brothers; Worcester, Mass. office opens

### **2017**

Acquisition of Sullivan Surveying.

### **2018**

DGT Survey Group unveils new name and brand: DGT Associates

### **2021**

DGT acquires Mattern Land Surveyors, a woman-owned firm with deep Connecticut roots. This acquisition signifies DGT's first office outside of Massachusetts.





## Surveying

From start to finish, DGT delivers the surveying expertise to meet your project demands. Our fully licensed and certified field crews and technicians are trained and equipped to the highest standards of precision, safety and professionalism.

### LAND SURVEYS

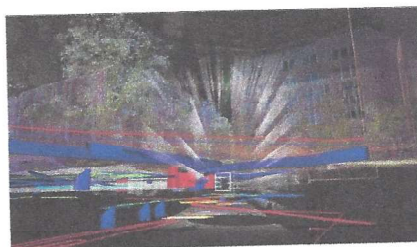
- ALTA/NSPS Land Title; BOMA; Existing Conditions; Flood Zones; Geodetic Control; Massachusetts Land Court; Riparian and Tideland Boundary
- Topographic and Right-of-Way Mapping
- Plans for: Certified Plots, Condominiums, Subdivisions
- Aerial Mapping and Photo Control
- G.L. Chapter 91 Tidal Licensing Studies
- Zoning Research and Studies

### CONSTRUCTION SUPPORT

- As-Built, Deformation Monitoring, Earthwork Volume
- Building (including High-Rise) and Site Work Control
- Construction Layout
- Settlement Levels

### 3D SERVICES

- 3D Laser Scanning (Ground-based LiDAR)
- Building Modeling: BIM, Existing Conditions, Façade Mapping
- Revit, 2D CAD Modeling and Drawing
- Forensic and Floor Flatness Surveys
- BOMA Floor Area Measurement
- Historic Resource and Site Documentation
- Legal, Forensic and Accident Scene Documentation



## SUE/SUM

A decisive factor in a project's success depends on accurately knowing the intricacies of your project's subsurface environment. When combined with underground utility records, subsurface utility mapping delivers the insights your team can rely on.

As a global leader in SUE/SUM services, we help our clients by creating detailed CAD and BIM maps of underground facilities at project sites.

- Subsurface Utility Engineering/Mapping to ASCE 38-02 Standard of Care
- Compilation and analysis of subsurface utility record plans and legacy documents
- Non-destructive remote sensing subsurface investigation technologies
- Ground-Penetrating Radar (GPR) Surveys and other shallow geophysical investigations
- Electromagnetic line detection and tracing
- Utility Mapping in BIM/Revit and 2D/3D CAD
- Creation and Management of Facility-wide Digital Utility Atlases



## Engineering

Our civil engineering team provides the precision and quality of service across small-to-large scale projects for a wide variety of clients and partners – including architects, attorneys, homeowners, commercial developers, municipalities, hospitals and private and public schools.

### SITE ASSESSMENT & PLANNING

Zoning, Regulatory, Wetland, Soil and Site Feasibility

### CIVIL/SITE DESIGN

Residential, Commercial, Subdivision, Roadways, Sewer and Water, Drainage, Pavement Layout, Flood Modeling, Site Utilities, Erosion, Sediment Control, Collaboration with Project Design Teams

### PERMITTING

Wetland, Riverfront, Stormwater Prevention, Site Plan, Subdivisions, MGL 40B, Boston Water and Sewer Commission, Scenic Roads, Curb Cut and Driveways, MESA and MEPA Filings, Peer and Professional Review, Municipal Consulting, Expert Witness Review and Testimony

### INSPECTION & CONSTRUCTION

#### ADMINISTRATION

Title 5 Inspections, Septic System, Shop Drawing Submittals, RFIs, PCOs, Construction-Related Sketch Plans, On-site Construction Inspection, Environmental Monitoring, Erosion and Sediment Control

### BOSTON

803 Summer St., Fl. 1  
Boston, MA 02127  
617-275-0541

### FRAMINGHAM

1071 Worcester Rd.  
Framingham, MA 01701  
508-879-0030

### WORCESTER

255 Park Ave., Ste 508  
Worcester, MA 01609  
508-762-9470

### CONNECTICUT

148 Route 2 Preston,  
Connecticut 06365  
860-889-1999

[www.dgtassociates.com](http://www.dgtassociates.com)



**DGT Associates**  
Surveying &  
Engineering





## Bert E. Corey, PE

Engineering Department Manager

### FULL BIO

Bert is a licensed Professional Engineer, Soil Evaluator and Title 5 System Inspector in Massachusetts, with over 20 years of experience in the industry. In his role as Engineering Department Manager at DGT Associates, Bert manages a diverse array of commercial, industrial, residential and municipal projects of all scales. His responsibilities include conducting and overseeing all civil engineering site planning developments, roadway design, residential subdivisions, storm-water management, and creating sewage system designs and evaluations. Bert also has a background in soil testing and conveying site/property assessments.

Bert earned his B.S. in Civil Engineering from the University of Massachusetts at Lowell, and his M.S. in Environmental Engineering from Worcester Polytechnic Institute. Bert calls Northborough home, and enjoys hiking, woodworking, and all sports, particularly indoor soccer.