

## **DEVELOPMENT TEAM**

### **APPLICANT/DEVELOPER**

Kevin W. Lobisser, President Lobisser  
Building Corp.

<https://lobisserbuildingcorp.com/index.php>

(See additional information below and at Section 6.2)

### **OWNERSHIP ENTITY (LLC to be formed prior to Final Approval application)**

Kevin W. Lobisser, Manager Steven  
Greenwald, Member

<http://www.gglaw409.com/home.html>

(See additional information below)

### **DEVELOPMENT CONSULTANT**

Edward H. Marchant  
EHM/Real Estate Advisor

(See additional information below)

### **PROJECT ATTORNEY** John Smolak, Esq.

Smolak & Vaughn LLP

<https://www.smolakvaughan.com/>

<https://www.smolakvaughan.com/attorneys-2/john-smolak>

### **CIVIL ENGINEER** Michael

Dean, P.E.

D&L Design Group, Inc.

(See additional information below)

### **ARCHITECT**

Jeremy Baldwin, R.A.

Cora McComiskey

Maugel Destefano Architects, Inc.

<https://www.maugel.com/multi-family-design>

<https://www.maugel.com/team/jeremy-baldwin>

### **TRAFFIC ENGINEER**

Jeffrey Dirk, P.E., PTOE, FITE Vanasse

& Associates <https://rdva.com/>

<https://rdva.com/meet-the-team/jeffrey-s-dirk/>

### **WETLANDS SCIENTIST**

Scott Goddard, PWS

Andrew Thibault, WPIT Goddard

Consulting LLC

<https://goddardconsultingllc.com/>

<https://goddardconsultingllc.com/meet-the-founder/>

**GENERAL CONTRACTOR**

Kevin W. Lobisser, President  
Lobisser Building Corp. (or related party)  
<https://lobisserbuildingcorp.com/index.php>

**LOTTERY AGENT**

Maureen O'Hagan MCO  
Housing Services, LLC  
<https://mcohousingervices.com/>

**PROPERTY MANAGER**

Jennifer Michalik, Manager Madison  
Management, LLC  
<https://www.madisonmgmt.com/our-projects>

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**APPLICANT/DEVELOPER and OWNERSHIP ENTITY**

Kevin Lobisser, Owner and President of Lobisser Building Corp., has planned, designed, permitted, and developed over 761 residential single-family homes, condos, and rental units since 1995.

All of Mr. Lobisser's projects are constructed through Lobisser Building Corp. Lobisser Building Corp. includes 22 talented and dedicated professionals which include Project Managers, Site Supervisors, Laborers, Accountants and Office staff.

Currently Kevin Lobisser owns over 182 rental apartment units and approximately 100,000 sq. ft. of medical office space, flex buildings and retail space.

Representative past and current residential projects are listed below: ○  
Crystal Way, Bellingham MA / 21-residential condo units ○ Woodland Hills, Bellingham, MA / 12-residential custom homes ○ Rockwood Meadows, Upton, MA / 62-residential condo units ○ Village at Cooks Farm, Franklin, MA / 55-residential condo units ○ Kenneth Village, Upton, MA / 8-residential condo units ○ Hecla Canal, Uxbridge, MA / 12-residential condo units ○ 169 Medway Rd. Milford, MA / 24-residential rental units ○ 75 Water St. Milford, MA / 7-residential rental units ○ Minuteman Estates, Oxford, MA / 38-residential homes ○ 149 Main, Upton, MA / 44-residential rental units (Chapter 40B) ○ Landmark Place Apartments, Milford, MA / 38-residential rental units ○ Whitewood Preserve, Milford, MA / 29-residential condo units ○ Lake Point Village, Lakeville, MA / 33-residential condo units ○ Northwoods, Sudbury, MA / 19-residential condo units ○ Sleepy Hollow, Douglas, MA / 24-residential custom homes ○ Preserve at Dean Pond, Upton, MA / 14-residential custom homes ○ Hopkinton Village, Hopkinton, MA / 9-residential condo units

Mr. Lobisser will be the Manager of the Special Purpose LLC Entity that will be formed to be the ownership entity for Upton Apartments.

Mr. Lobisser's partner in the development of Upton Apartments, Steven Greenwald, will be a Member of the LLC that will be formed to be the ownership entity. Mr. Greenwald is also a Member of 149 Main Street LLC, the ownership entity for 149 Main.

Mr. Greenwald is the managing partner of the law firm Greenwald & Greenwald LLP, located in Milford, MA. He has been practicing law since 1983, devoting virtually all of his time to representing developers and landlords. This work includes drafting leases and contracts and appearing before local town boards and courts. He has also personally been a residential landlord on a continuous basis since 1982, owning numerous properties in five towns. In addition to 149 Main, Mr. Greenwald has previously partnered with Kevin Lobisser on several real estate developments.

### **DEVELOPMENT CONSULTANT**

Ed Marchant has been actively involved with the development of residential and commercial real estate over the past fifty years. As Director of Development at GBCD, Inc., now known as The Community Builders (TCB), Mr. Marchant worked with a wide range of community-based housing sponsors in the development of numerous affordable and mixed-income housing projects throughout Greater Boston. His involvement with mixed-income housing and public housing continued as a Vice President at John M. Corcoran & Co., where he also worked on several commercial projects. As an independent real estate advisor since 1990, Mr. Marchant has worked with a variety of private, public, and institutional clients on assignments ranging from the development of a single asset to the planning and development of large-scale, mixed-use projects.

Mr. Marchant has been actively involved with one hundred and eighty-two (182) Chapter 40B Comprehensive Permit projects in Massachusetts where he has advised either local Zoning Boards of Appeals (112 Projects in 51 Municipalities) or developers (70 Projects in 49 Municipalities).

A graduate of Cornell University and Harvard Business School, Mr. Marchant served as an Adjunct Lecturer in Public Policy at Harvard Kennedy School for forty years where he taught courses jointly offered at the Harvard Graduate School of Design (GSD) on real estate development and finance and on the development, financing, and management of mixed-income and affordable housing. He continues to teach his jointly offered affordable and mixed-income housing course as a Lecturer in Urban Planning and Design at GSD, where he also teaches in several Executive Education programs. Mr. Marchant served on the Board of Directors for TCB (a non-profit organization) for twenty-three years and continues to serve as a non-Board member of TCB's Real Estate Committee.

### **CIVIL ENGINEER**

Michael Dean, P.E. is a Registered Professional Civil Engineer (Massachusetts Registration #46255) in the Commonwealth of Massachusetts. He is also a State Certified Soil Evaluator and State Licensed Title V Inspector in the Commonwealth of Massachusetts.

Currently the Owner and President of D&L Design Group, Inc., Mr. Dean has over thirty-five years of experience working in the field of Civil Engineering and Land Surveying, including twenty-eight years with Guerriere & Halnon, Inc (G&H), six years with the Town of Milford as the Town Engineer, and just over ten months as the owner of D&L Design Group, Inc.

While at G&H, Mr. Dean started working summers in the field surveying, progressed to Party Chief, then to Jr. Engineer, Project Engineer, Professional Engineer, and Engineering Manager. His final position at G&H was Office Manager. As the Office Manager, Mr. Dean was responsible for managing the daily operations of an office comprised of ten to fifteen civil engineers and land surveyors. Prior to becoming Office Manager at G&H, Mr. Dean held the position of Engineering Manager leading a team of civil engineers.

Through his many years of engineering experience, Mr. Dean has developed an extensive knowledge of municipal, commercial, residential, institutional, and industrial site plan design and construction, utility design, subdivision/roadway design, and septic system design. Mr. Dean has also developed a sound understanding of local zoning bylaws and regulations as they relate to the real estate permitting process.

Mr. Dean is a graduate of Wentworth Institute of Technology with a BSCE degree (Cum Laude).