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East Coast Dev. demolishes Berlandi House with plan to build condos

April 30, 2008 - Owners Developers & Managers

The Berlandi rooming house and adjacent two-family home near downtown has finally been razed. City officials attended the demolition March 31. Attending the demolition were mayor Thomas McLaughlin; Alderman Richard Gately; fire chief Paul Tartolano; building inspector Mark LeLumiere; attorney Mark Salvati representing owner Robert Adams; Frank Fodera, president of East Coast Developments of Woburn, which is demolishing the building; Chuck Mabardi, of C.J. Mabardi, Inc., which is assisting East Coast Developments; Donald Socorelis, owner of My Glass Company & Auto Body adjacent to the Berlandi building, and Mel Lieberman, whose father purchased the property in the early 1900s.

The city gave solid backing to East Coast Developments, Inc., which was hired by owner Robert Adams to raze the property at 239-241 Main St. and build condominiums on the site.

The city council last year condemned the 10-unit, 6,934 s/f Berlandi building and the 1,600 s/f structure to the rear under Chapter 139 of the Mass. General Laws.

The smaller structure to the rear was demolished late last week.

The development team from East Coast Developments has been meeting with city officials to coordinate the demolition procedures for both buildings. Utility companies had to issue notifications from Keyspan Gas, NStar Electric and Verizon that all utilities had been disconnected and removed from both structures.

Developer Frank Fodera of East Coast Developments has received approval for 3 townhouse condos at 2,200 s/f each, but with the market conditions another permit is being worked on. The new permit would allow for 4 townhouse condos to be build at 1,650 s/f each rather than the 3 larger condos. The construction cost for this project can not be estimated until the new permit is approved.

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