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## **Fodera of East Coast Dev. completes four townhouses on Berlandi rooming house site**

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On the site of a former crack house near downtown stand four new custom townhouse condominiums with a planned bicycle path behind them. It is the first known project in the U.S. with a developer demolishing a crack house and constructing new housing in its place.

East Coast Developments, Inc., Frank Fodera, president, is the developer. The project was financed by Cambridge Trust Co., Diane Scianna, vice president, for \$665,000.

The abandoned Berlandi rooming house and adjacent two-family home, long an eyesore littered with hypodermic needles, were razed last March, with the site now transformed into the new Commonwealth Townhouses by East Coast Developments. The Woburn Loop Bikeway will be constructed behind the new homes, replacing an old railroad yard, and linked with the planned Tri-Community Bikeway.

After condemning the property, the city of Woburn gave solid backing to East Coast Developments to raze the buildings at 239-241 Main St. and build condominiums on the site, with the city council calling the property "a public nuisance, a nuisance to the neighborhood, a dilapidated or dangerous building" (Chapter 139 of the Mass. General Laws).

"We took a risk by demolishing this property and building new housing," Fodera said. "But we were confident about transforming the site into an attractive residential community, with new homes and an expanded property tax base for the city of Woburn. We see the real estate market turning around and know that these modestly priced new condominiums are meeting a need in the marketplace."

"I'm thankful that Frank Fodera, came in and provided this new housing," state rep. James Dwyer, D-Woburn said. "He's significantly upgraded the quality of life for residents in that area."

"We're fortunate that East Coast Developments has invested in this neighborhood and completely transformed it with these beautiful townhouses," Woburn mayor Thomas McLaughlin said. "We welcome all the homeowners."

The three-level townhouses are each 1,450 s/f with three bedrooms, 1-1/2 bathrooms, 15'-high cathedral ceilings, hardwood floors, granite countertops, porcelain tile and recessed lighting. Unit 1 has just been placed on the market at \$329,900.

"What impressed me was that Frank invited all the neighbors to see his plans and voice our concerns," Walton said. "Developers don't normally invite the neighbors over. Frank has embraced all our suggestions for off-street parking and green space. He's come in and left the earth better than he found it."

Fodera recently donated his expertise to design and participate in the construction of the new fountain in front of the Woburn Senior Center.