



Jesse D. Schomer
Partner & Principal
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Biography

Jesse's legal practice focuses on Massachusetts real estate development, land use, and zoning & permitting in the Greater Boston area. He primarily represents developers, entrepreneurs, and landowners in the context of residential and commercial land use permitting, development, and construction, including in particular the following specializations:

- *Affordable housing development (Mass. General Laws Ch. 40B & 40R)*
- *Zoning/Permitting under Mass. General Laws Ch. 40A and the Boston Zoning Code (variances, special permits, findings, etc.)*
- *Subdivision Control and Approval-Not-Required (ANR) permitting*
- *Site Plan Review permitting*
- *Environmental permitting (wetlands protection, public waterways, septic/sewer, etc.)*
- *Real estate/land use litigation (title, easements, adverse possession, etc.)*
- *Registered Land matters, S-Cases, & land deregistration*
- *Age-restricted housing development*

Professional Licenses

State Bar Admissions: Massachusetts, New Jersey, New York

Federal Court Admissions: DMass, SDNY, EDNY, DNJ

Attorney/Real Estate Broker

Notary Public

Professional Associations

Real Estate Bar Association for Massachusetts (REBA)

Boston Bar Association

Citizens' Housing and Planning Association (CHAPA)

Massachusetts Housing Appeals Committee Reporter (MHACR)

Education

University of Notre Dame – J.D.

Graduate Center, City University of New York – M.Phil.

Hendrix College – B.A.

- *Historical protection permitting (a/k/a demolition delay)*
- *Zoning Amendments*
- *Municipal licensing/regulation, including alcohol & automotive*
- *Private Client Services (real estate conveyancing, land use and development agreements, corporate structuring, condominium matters, development team formation, etc.)*

Jesse's primary focus is the permitting and development of affordable housing under Mass. General Laws Chapter 40B. In this field, he is one of a handful of go-to attorneys in the Commonwealth with the specialized knowledge, experience, and knowhow to guide a 40B development from concept to shovels in the ground, and his recent development portfolio includes permitting of projects valued at over \$500m.

In addition to his permitting practice, Jesse is an experienced real estate and land use litigator specializing in Land Court litigation, zoning & permitting appeals, land use rights & title disputes, adverse possession, historical rights of way, and Registered Land matters.

Jesse is a commentator for Landlaw's Massachusetts Housing Appeals Committee Reporter (MHACR), a featured presenter for the Real Estate Bar Association for Massachusetts (REBA), and Special Town Counsel to the Town of Saugus, MA for development and permitting.

Recent Successes

Obtained approval for a 173-unit rental development in Wakefield

Obtained approval for an 86-unit mixed rental/ownership development in Reading

Obtained approval for an 86-unit rental adaptive reuse development in Milton

Obtained approval for a 116-unit rental development in Milton

Obtained approval for a 12-unit rental development in Belmont

Successfully mediated the denial of a 54-unit Chapter 40B development in Peabody, resulting in the issuance of a Comprehensive Permit

Obtained approval of variances and site plan approval to develop various site amenities/upgrades for a biomedical campus in Danvers

Obtained approval of variances authorizing site upgrades to a nonconforming gas station and repair shop in a residential district in Cambridge

Obtained judgment overturning the denial by the local ZBA of a special permit to develop a 23-unit apartment development in Lynnfield

Obtained judgment dismissing an abutter's appeal of Chapter 40B development in Reading

Obtained judgment awarding title by adverse possession to a derelict fee in South Boston and adjudging a Colonial-era road to be abandoned/defunct

Obtained judgment that the constructive endorsement of an ANR plan required adding the applicable access way to the Town of Georgetown's Official Town Map

Successfully defended at MassDEP's Office of Appeals and Dispute Resolution (OADR) the issuance of an Order of Conditions for a pier in Nahant