

Sturbridge's Premier Active Adult Community

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Sturbridge Planning Board
308 Main Street
Sturbridge, MA 01566

Re: Conceptual 55+ Manufactured Housing Community
30 Main Street & 20 Fiske Hill Road

Attached you will find a conceptual plan for a 55+ Manufactured Housing Community that would be located on a portion of the property at 30 Main Street and 20 Fiske Hill Road. Construction of this development would begin once access to the site has been provided by Matthew Sosik's proposed subdivision road at the same address.

We feel the community will be a valuable addition to the Town of Sturbridge and will help meet the current need for affordable 55+ housing. Manufactured homes are more affordable than similar site built homes for multiple reasons. For instance, site and foundation costs are significantly less. Also, the manufacturers are able to purchase their materials in bulk at discounted costs and the homes are built in controlled environments, which means fewer building delays and quicker delivery dates. Lastly, cost of living expenses are typically lower for the homeowner in this type of community versus other types of housing.


The community would be privately owned, operated, and maintained. The residents would own their homes, while a monthly land fee would cover all managerial expenses, as well as maintenance and costs associated with the infrastructure. We, the owners, would be responsible for all water, sewer, & real estate tax bills, while the residents would be responsible for their electric, heating fuel, cable tv, and internet bills.

We are seeking input and recommendations from all Town Boards & Departments associated with the construction of this community. Our goal is to gather as much feedback as possible. We would be willing to move straight to the definitive engineering & planning process, assuming that we have the support of the Town Boards & Departments.

Also included in this packet are some conceptual pictures and floor plans of manufactured homes, as well as some information on ourselves and our past projects.

We look forward to meeting with the Board to present this conceptual plan and are happy to answer any questions regarding the plan at that time.

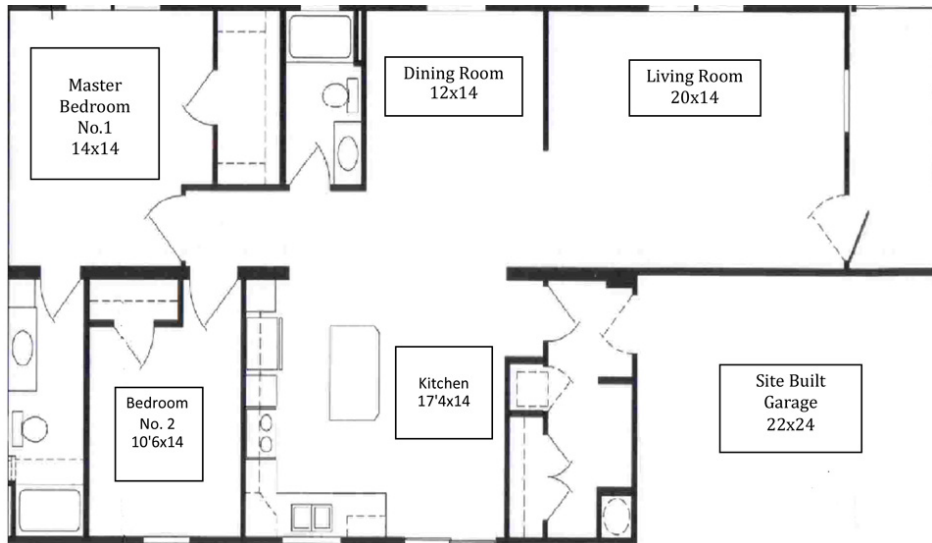
Thank you.

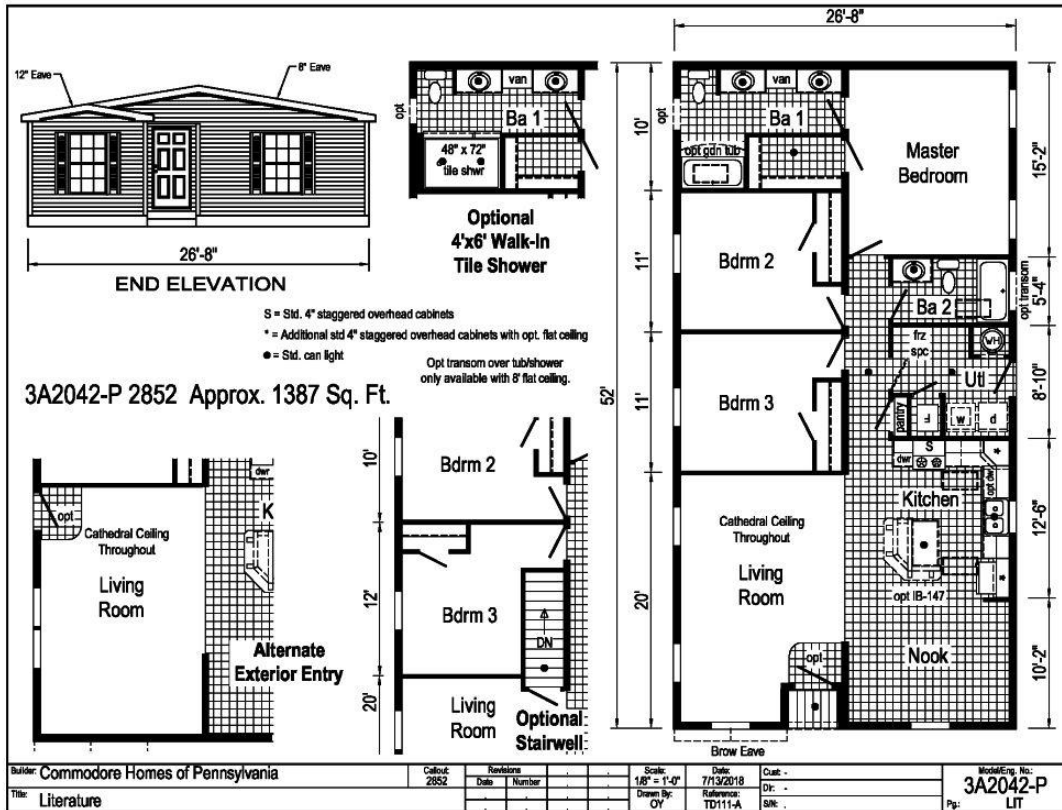


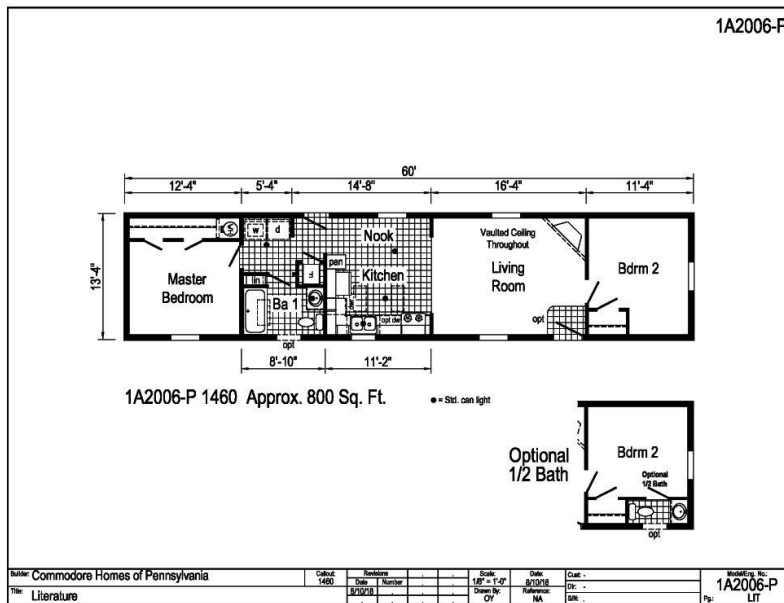
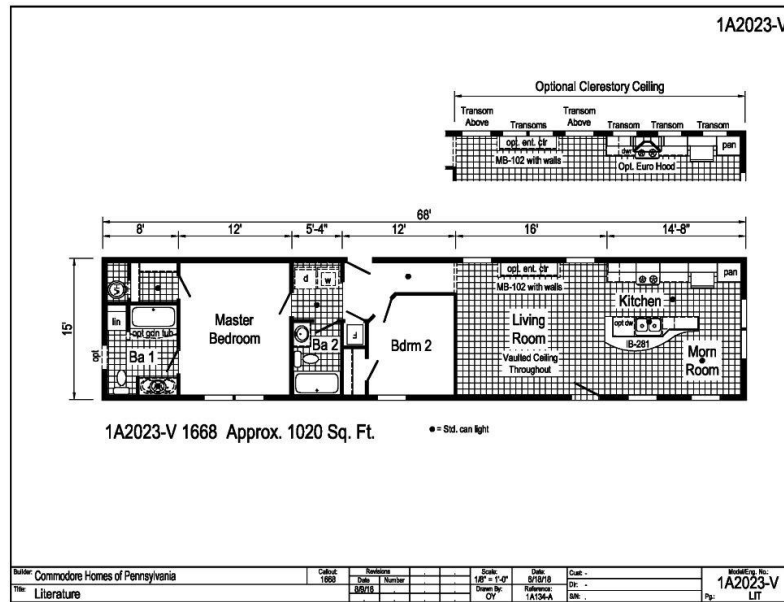
Justin Stelmok



John Stelmok









Developer Information

- Resumes
- Professional Background Information
- Project List

JOHN E. STELMOK

122 Malden Street
West Boylston, MA 01583
Office: (508) 754-9641

PROFESSIONAL EXPERIENCE:

1996 to Present - Vice President and Co-Partner
Emerson Realtors, Auburn, MA

Duties: Management and oversight of 35-person real estate company involved in general practice including residential, commercial and land sales in the Worcester market area. Direct involvement in accounting, sales management, hiring, policy development, staff training and general marketing programs.

1983 to Present - President and Owner
Homes by Emerson, Worcester, MA

Duties: Residential building and general contracting company. Oversight of design, site development, engineering, all phase construction, sub-contract services, and coordination of local permitting authorities. Additional responsibilities include cash management, accounting & billing, coordination of lender services, project estimating and budget control.

1983 to Present - President and Owner Southwest Manufactured Housing Community, Worcester, MA

1983 to Present - Manager Marty's M.H. Community, Worcester, MA

2008 to Present - President and Owner Mara Vista Manufactured Housing Community, Auburn, MA

2012 to Present - President and Owner Mogan's M.H. Community, Wareham, MA

2017 to Present - President and Owner Red Wing M.H. Community, Wareham, MA

Duties: Owner and General Manager of multiple manufactured housing communities with 300+ sites total. Responsibilities include maintaining park operations for 64 residential units, maintenance of utilities services, rental collection and cash management. Additional duties include rental of company owned units, re-sale of owner units, repurchase units from residents and replace units.

1989 to 1990 - Commercial Real Estate Broker
C-21 Maher Real Estate, Auburn, MA

Duties: Direct commercial sales marketing in the Worcester County area including price analysis, land development and financial projections, contract negotiations, and forecasting. Direct involvement and sales to end users, national franchise organization, and corporate buyers and sellers.

1980 to 1983 - Construction Foreman, Sales/Marketing and General Operating Manager
East Myakka River Resort, Venice, FL

Duties: Development a 73-unit residential community. Project development included necessary permitting, installation of utilities systems, roadway construction, and pad/site development. Installation of all units including contract negotiations for unit purchase as developer, placement of units, construction management and sub-contract scheduling, All marketing and sales responsibilities including direct contact with consumers, contract negotiations, legal coordinator, and finance planning for purchases.

1976 to 1980 - Construction Foreman
Forest Park Estates, Jaffrey, NH

Duties: General duties included overall development of 100-unit residential community. Specific areas of responsibilities included site planning, manage engineering services, installation of all utilities services, installation of roadways and site access. Directly responsible for unit installation including utility services, unit placement, and furnish work.

EDUCATIONAL BACKGROUND

Bachelor of Science
Whittemore School of Business & Economics
University of New Hampshire
Durham, New Hampshire

MEMBERSHIPS & PROFESSIONAL ASSOCIATIONS

Massachusetts Home Builders Association
Worcester County Builders Association
Massachusetts Manufactured Housing Association
National Association of Realtors
Massachusetts Association of Realtors
Central Massachusetts Association of Realtors
Small Business Service Bureau

LICENSES & CERTIFICATES

1983 - Present - Massachusetts Real Estate Broker
1983 - Present - Massachusetts Unrestricted Construction Supervisor License CS-040198
1985 - Present - Commonwealth of Massachusetts, Auburn Drain Layers License

VOLUNTEER EXPERIENCE:

1990-1996 - Board of Directors and State Membership Chairman
Massachusetts Manufactured Housing Association

1985 to 1987 - State Coordinator and Board of Directors
N. E. Manufactured Housing Association

1980 to 1983 - West Coast Director
Florida Small Business Association

1980 to 1983 - West Coast Director
Florida Hotel and Motel Association

JUSTIN A. STELMOK

55 Prospect Street
Auburn, MA 01501
Phone: (508) 868-3996

PROFESSIONAL EXPERIENCE

2017 to Present - Owner
Homes by Emerson, Auburn, MA

Duties: Residential building and general contracting company. Oversight of design, site development, engineering, all phase construction, sub-contract services, and coordination of local permitting authorities. Additional responsibilities included cash management, accounting & billing, coordination of lender services, project estimating and budget control.

2014 to Present - Manager Southwest Manufactured Housing Community, Worcester, MA
2014 to Present - Manager Marty's M.H. Community, Worcester, MA
2014 to Present - Manager Mara Vista Manufactured Housing Community, Auburn, MA
2014 to Present - Manager Mogan's M.H. Community, Wareham, MA
2017 to Present - Owner Red Wing M.H. Community, Wareham, MA

Duties: Owner and General Manager of multiple manufactured housing communities with 300+ sites total. Responsibilities include operation of the Community's day to day activities, maintenance of all utilities services, roads, & Community owned units, as well as rental collection and cash management. Additional duties include purchase of existing homes for either rehab or removal and installation of new homes.

2008 - 2014 - Applications Analyst
Suffolk Construction, Boston, MA

Duties: Assisted project teams & corporate offices across the country with the use, maintenance, and upgrading of all software platforms. Worked with project teams to improve & streamline business practices and processes, including project forecasting, budget control, profit & loss processes, company forecasting, purchasing, & document control.

EDUCATIONAL BACKGROUND

Bachelor of Science Degree in Business Administration
Northeastern University
Boston, Massachusetts

MEMBERSHIPS & PROFESSIONAL ASSOCIATIONS

Massachusetts Home Builders Association
Worcester County Builders Association
Massachusetts Manufactured Housing Association
National Association of Realtors
Massachusetts Association of Realtors
Central Massachusetts Association of Realtors
Small Business Service Bureau

LICENSES & CERTIFICATES

2014 - Present - Massachusetts Real Estate License
2015 - Present - Massachusetts Unrestricted Construction Supervisor License CS-108910
2016 - Present - HUD Manufactured Home Installer License IL20170417

VOLUNTEER EXPERIENCE:

2016 - Present - Board of Directors
Massachusetts Manufactured Housing Association

Project List

LAND DEVELOPMENT

▪ Marty's M.H. Community	Worcester MA	72 Unit Community	Currently Own & Manage
▪ Southwest M.H. Community	Worcester MA	64 Unit Community	Currently Own & Manage
▪ Mara Vista M.H. Community	Auburn MA	19 Unit Community	Currently Own & Manage
▪ Mogan's M.H. Community	Wareham MA	102 Unit Community	Currently Own & Manage
▪ Red Wing M.H. Community	Wareham MA	44 Unit Community	Currently Own & Manage
▪ Forest Park Estates	Jaffrey NH	90 Unit Community	Completed
▪ Riverside Oaks	Punta Gorda FL	102 Unit Community	Completed
▪ East Myakka River	Venice FL	72 Unit R.V. Park	Completed
▪ Curtis Meadow Estates	Auburn MA	21 Lot Subdivision	Completed
▪ Lowes Brook Estates	Oxford MA	18 Lot Subdivision	Completed
▪ Prospect Hill Estates	Auburn MA	11 Lot Subdivision	Completed
▪ Jacobs Way	Auburn MA	9 Lot Subdivision	Completed
▪ Cedar Street	Auburn MA	3 Lot Subdivision	Completed
▪ School Street	Auburn MA	4 Lot Subdivision	Completed
▪ Harrison Avenue	Auburn MA	4 Lot Subdivision	Completed
▪ Prospect Hill Estates II	Auburn MA	31 Lot Subdivision	Completed
▪ Spot Lot Development	Multiple	10 Lots	Completed
▪ Oak Ridge Estates Condos	Leicester MA	75 Units	Under Construction
▪ Windmill Estates Condos	Auburn MA	26 Units	Under Construction
▪ Windmill Estates Single Family	Auburn MA	4 Lots	Completed

MARKETING/CONSULTING/PARTICIPATION

▪ Maywood Circle	Auburn MA	4 Lot Subdivision	Completed
▪ Prospect Estates (Fenwick)	Auburn MA	18 Lot Subdivision	Completed
▪ Potter Farm Estates	Auburn MA	81 Lot Subdivision	Completed
▪ Crowl Hill Estate	Auburn MA	4 Lot Subdivision	Completed