

Theodore C. Regnante
(Biographical Information)

Ted Regnante is the Senior Partner of the law firm Regnante, Sterio & Osborne LLP in Wakefield, Massachusetts.

Ted is a magna cum laude graduate of Tufts University and a graduate of Boston College Law School where he was a Presidential Scholar and Editor of the Boston College Commercial and Industrial Law Review.

Ted concentrates his practice in real estate development and land use, zoning, wetlands and environmental issues. While Ted has significant experience in all areas of real estate development, over the past several years he has become one of Massachusetts' most well-known and well-regarded attorneys in the area of affordable housing under Chapter 40B, representing developers throughout the Commonwealth before local zoning boards, the Housing Appeals Committee and in both the trial and appellate courts. Ted has acted as counsel to over 75 Chapter 40B projects throughout the Commonwealth. He has served as a member of the Department of Housing and Community Development Housing Appeals Committee Advisory Committee, which served as a catalyst for the implementation of revised regulations and procedures designed to streamline the hearing process at the Housing Appeals Committee. Additionally, Ted has conducted numerous lectures on Chapter 40B, including programs for Massachusetts Continuing Legal Education, Citizens Housing and Planning Association, and the Inns of the Court.

Ted is a former member of the Board of Directors and Treasurer of the state Real Estate Bar Association and is presently serving on the Governor's Task Force studying revisions to Chapter 40A, the Massachusetts Zoning Enabling Act. Ted is also a contributing editor of Land Law. Ted has been named a "Super Lawyer" in real estate law and is rated AV the highest rating for a lawyer by Martindale Hubbell the national rating service for attorneys.

Ted has been a practicing attorney since 1962 after having served as a Captain in the Judge Advocate General Corps. of the 26th Infantry Division.

Jesse D. Schomer
Biography

Jesse D. Schomer is a Senior Associate at the law firm of Regnante, Sterio & Osborne LLP in Wakefield, Massachusetts. Jesse is an attorney who has been actively engaged in legal practice for over thirteen years. He is a graduate, with distinction, of Hendrix College (B.A.), and a graduate, *cum laude*, of the University of Notre Dame Law School (J.D.), where he was an Eli J. Shaheen Law Fellow. He is also a graduate, *magna cum laude*, of the Graduate Center of the City University of New York (M.Phil.). He is admitted to practice law in the Commonwealth of Massachusetts, the State of New York, and the State of New Jersey, as well as all local federal courts in those jurisdictions.

Jesse's primary area of expertise is in the field of real estate development and litigation, including zoning, land use and title matters, wetlands/environmental issues, tax title disputes, and land registration. Within this field of practice, he focuses in particular on representing developers of affordable housing under Chapter 40B of the Massachusetts General Laws in both the permitting process and, when necessary, in litigation.

Jesse's prior experience includes service as judicial law clerk to the Hon. Alexander H. Sands, III, now-retired Justice of the Massachusetts Trial Court, Land Court Department. At the Land Court, Jesse also worked closely with present Justices Keith C. Long and Michael D. Vhay. In this position, Jesse was responsible for principal drafting of numerous decisions of the Land Court, with an appellate affirmance rate of 92%. Prior to his work with the Land Court, Jesse worked as a staff attorney for the United States Court of Appeals for the First Circuit. Before that, he worked in private practice for a regionally-recognized, boutique real estate litigation firm in Manhattan, New York City. In that position, he successfully represented clients at all city, state, and federal courts in New York City, at both the trial and appellate levels.