

GEORGE CLEMENTS

George Clements has been a premier Braintree builder, permitting/zoning expert and design/build consultant for more than three decades.

Local Projects Include

<p><u>COCHATO CLUB BRAINTREE, MA</u></p> <p>Clements negotiated and purchased Braintree's much loved former Cochato Club which more recently had housed the Braintree Elks for decades in 2015</p> <p><u>RIVERWALK BRAINTREE</u></p> <p>Clements permitted and built 205 Elm Street, The Riverwalk Condominiums.</p> <p>At the request of the Town's leadership, Clements tastefully preserved the town's cherished Cochato Club, repurposing the 200 year old building into 5 luxury condominium units. This development also includes 8 additional units along Elm Street and abutting the Monatiquot River.</p> <p><u>Monatiquot River Restoration</u> was included in this development. Extensive invasive species eradication, cleaning and protecting the portion of the river abutting the development and beyond.</p> <p><u>Middle Street Riverwalk</u> Negotiation of adjacent sale of land and to the Town of Braintree which is now preserved as Middle Street/Monatiquot Riverwalk, an ADA compliant route on 6.4 acres of trails along the newly restored riverfront.</p>	<p><u>FIRST BAPTIST CHURCH, BRAINTREE, MA</u></p> <p><u>Purchase of First Baptist Church of Braintree 594 Washington Street.</u></p> <p>Clements purchased, perfected title and zoning inconsistencies on this long standing Baptist church built in 1893 with an eye toward elderly housing, eventually selling it to a Buddhist congregation in 2019.</p> <p><u>LIBERTY AND GOVE INTERSECTION, BRAINTREE, MA</u></p> <p>1790 Liberty Street, Braintree</p> <p>As part of Clements' purchase of several properties encompassing this entire intersection, Clements negotiated and agreed to sell to the town, 1790 Liberty Street, known as the "oldest House in Braintree" for historic preservation.</p> <p><u>GODDARD SCHOOL, BRAINTREE, MA</u></p> <p>As part of the redevelopment of the intersection at Liberty and Gove streets, Clements, carved off a portion of the lot and secured a national day care user as a tenant. Clements broke ground, constructed and had the <i>Goddard School</i> ready to serve the community in 18 months.</p>
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CVS PHARMACY AT LIBERTY AND GROVE STREET, BRAINTREE MA

After almost a decades' long negotiation, site analysis and zoning compliance work, Clements contracted with CVS Pharmacy to build its new stand-alone prototype now operating at the intersection of Liberty and Grove Streets, Braintree, MA.

PENN STREET LOFTS, QUINCY MA

Clements purchased a former dilapidated granite carving factory on Penn Street in Quincy, MA. Clements repurposed parts of the existing building into loft style apartments in conjunction with award winning Merge Architects to create the now much sought after Penn Street Lofts. Clements' development company won a Boston Society of Architect's Award in 2010 for his design/build of this project.

PURCHASE OF DUNKIN' DONUTS UNIVERSITY, BRAINTREE, MA

Clements negotiated and purchased the historic and nationally known *Dunkin' Donuts University* located on Granite Street in Braintree, MA in 2022. After proposals from many national medical users for this facility, Clements partnered with Leo Keka (Alba Restaurant Group) to permit the facility for an event and restaurant space.

LEO'S EVENTS AND RESTRARANT

Leo's event space, is a now thriving local event venue, with Leo's Restaurant/Bar to open in early 2026.

Consultation and Permitting Work

Clements is also well known for his consultation/permitting work throughout the South Shore and beyond, consulting for many well known owners, lenders and attorneys.

In addition to his development/build/consulting business Clements owns/restores and maintains many historic and other high profile properties throughout greater Boston and the South Shore.