

High-Profile Feature: Award Winning Caldwell Farms

C.P. Berry Receives Five Prism Awards for Adult Living Community

J. Masterson Provides Site Work for Exemplary Open Space Residential Design by MZO Group

Newbury, MA - Spring has arrived and the spectacular, natural landscape at Caldwell Farm is coming into full bloom. Spring also brings the return of the landscape construction season and other outdoor construction activities. Here's a Progress Report on what's been happening, and what is planned for the coming months at Caldwell Farm, a 125-acre, 66 unit, adult living community being developed by C.P. Berry Construction Company in Newbury.

. During the winter months the framing of all Phase 3 buildings was completed;

. Several Phase 2 homes were completed and occupied during the winter;

. The restoration of the original early 1800's Caldwell family homestead (located adjacent to the entrance to Caldwell Farm) was completed;

. The final phase of the landscape irrigation system, servicing Phase 3 began in March;

. Over one mile of walking trail through the 100 acres of Open Space at Caldwell Farm was marked and cleared. A trail map is being produced so that residents may enjoy walking the trail along the Great Salt Marsh and through the uplands.

. The final paving of the entranceway, all roads, driveways and sidewalks in Phases 1 and 2 is scheduled for April. This leaves just the final paving in Phase 3 for later this year;

The landscaping of all Phase 3 buildings started in April

The gated entry system will be made

operational for residents and visitors in the coming months. The gatehouse is now staffed seven days per week;

Phase 3 granite curbing and paver driveways will be installed this season;

Completion of the interiors of units in Phase 3 will be on-going during the coming months;

All heavy site construction has been completed minimizing any disruption to residents of Caldwell Farm.

C.P. Berry Construction Company has been honored with Five Prism Awards for Caldwell Farm. Every two years the Builders Association of Greater Boston recognizes companies that demonstrate exceptional performance in the building industry. This year, there were 46 categories with a potential for a Gold and Silver winner in each category. C.P. Berry submitted entries in 5 of the 46 categories and won an award in each of the entered categories. Caldwell Farm won a gold prism award as the "Best Attached Community of the Year" - the Top award in all categories.

Caldwell Farm took a gold prism award for "Best Multi-Family Design Attached - Over \$600,000. Award presented to C.P. Berry and Caldwell Farm architect, MZO Group.

Caldwell Farm also took a gold prism as the Best Innovative Land Planning - Residential or Commercial.

C.P. Berry also was presented with the gold prism award "Community Service Award" for their partnership with the Newbury Elementary School PTA.

And Caldwell Farm received a silver prism award for "Best Landscape Design attached or detached homes" The award was presented to C.P. Berry and Caldwell Farm landscape designer, The Green Company.

"We are extremely honored that our Caldwell Farm community has been recognized with PRISM awards for exceptional design, architectural quality, and landscape," said Carl Berry. "Our company has built its reputation by developing award-winning communities in Massachusetts. We

designed Caldwell Farm to accommodate the over 55 population and their desire for classic design, high-quality construction and numerous amenities."

In addition to the Awards from the Builders Association of Greater Boston, C.P. Berry was one of eight builders from across the country to be awarded the Builder Achievement Award for Outstanding Community Service from the National Housing Endowment of Washington, D. C.

Quoting from the award..."This award program was established in 2005 to honor builder, developer members of the National Association of Home Builders for their exceptional philanthropic endeavors. The large volume of entries received in this initial year was an astounding tribute to the bigheartedness of the home building industry. As an entrant and winner in the premier year of this award, we wanted to commend you and your organization for the community service and charitable projects orchestrated during 2005. Efforts such as yours are essential to fostering awareness among consumers of the generosity of our industry and our unwavering commitment to the communities in which we build..."

"Caldwell Farm is truly a unique community and we appreciate the recognition from the Builders Association," said Alan J. Berry, vice president of C.P. Berry Construction.

Caldwell Farm is over 60% sold out. Phase One is completely sold out and occupied. Phase Two homes are nearly 75% sold

Caldwell Farm is being used as an example of an exemplary Open Space Residential Design by the Commonwealth of Massachusetts. A publication to assist cities and towns with smart growth planning has featured Caldwell Farm as a Case Study. Open Space Residential Design represents an approach to residential development that promotes open space preservation based on environmental and social priorities. It is a partnership development design between municipal officials and developers that provides innovative flexible incentives for highest marketability, mixed housing types and land uses, and minimal disturbance to the natural terrain. At Caldwell Farm, 100 acres of the 125 acres parcel are designated as Open Space.

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with several occupied. Phase Three foundations are poured, construction is underway and sales have commenced. As this community evolves there's always something new at Caldwell Farm.

The hallmark of C.P Berry Construction Company is not innovation or new ideas.

"We are all hands-on and take pride in what we do," founder Carlton P. Berry said recently in explaining the family owned firm's time-tested approach to building residential properties throughout the North Shore. Three generations are active in the company founded by Berry in the mid-1960s, including brothers Robert and Amos Berry, who both do masonry work for Caldwell Farm.

The 125-acre parcel sports a 15 ft high stone wall contributed by Robert Berry, who at age 75 is the eldest of four Berry siblings adept at masonry.

According to Carlton Berry Caldwell Farm fit right in with what Newbury was seeking. i.e., a tax-generating project that will not burden the local school system or other town services.

C.P. Berry has provided its own wastewater system, as well as snowplowing and other maintenance.

The design also was careful not to overburden or alter the site.

Besides retaining the name of the family which owned the property for centuries and restoring an 18th century farm-



Early aerial view of Caldwell Farms site.

house near the front, Caldwell Farm also has 100 acres of open space as a result of the clustered development approach, offering a series of walking trails and two man-made ponds built to enhance the aesthetics.

"It is probably one of the best settings we've ever had," said Carlton Berry, crediting son Alan J. Berry's background in civil engineering and geo-technical science for bringing out the most in the property.

Having grown up in the business and working as a geotechnical company prior to returning to the family firm full time, Alan J. Berry is playing a lead role in moving the firm forward, said his father, calling him "gifted" and praising his skills in dealing with clients and the public. Carlton Berry's daughter works in the firm's Topsfield office, while another son is a successful carpenter.

As for Caldwell Farm, the public ap-

pears to have responded favorably, with the initial phase of the 66-unit complex already sold out and the majority of the second phase spoken for as well. Besides an on-site fitness center, heated swimming pool and community garden, Caldwell Farm has such exterior architectural features as copper-topped cupolas, classic weathervanes and granite stoops, while many units feature attached garages and master suites on the ground floor. Units have sold in recent months at prices such as \$675,000, \$790,000 and \$890,000, and sales director Mark O'Hara reported substantial interest for the remaining condos.

"We're encouraged by the reaction," O'Hara said in a recent interview, while Carlton Berry said he believes market demographics and an aging population should create an opportunity for similar projects in the future.

Alan J. Berry concurred, but said the firm is moving at a measured pace to ensure quality is not compromised.

Carlton Berry cited his family and other C.P. Berry staff for producing the results, which he acknowledged were especially welcomed given the firm's attention to detail. The company namesake also agreed that age-restricted development is on the rise in Massachusetts, and predicted it will be a viable concept through at least the next decade. "It will sell," he said, "if it's done right."

Architect



So Nice to Be Home

Caldwell Farm



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