

Who is behind the new ‘Cascade’ development?

The applicant is:

1) CASCADE DEVELOPMENT ASSOCIATES, LLC

Massachusetts Foreign Limited-Liability Company (Llc) · Updated 3/30/2022

[Cascade Development Associates, LLC](#) is a Massachusetts Foreign Limited-Liability Company (Llc) filed on March 24, 2022. The company's File Number is listed as [001571782](#).

The Registered Agent on file for this company is Cogency Global Inc. and is located at 45 School St., Suite 202, Boston, MA 02108. The company's principal address is 831 Beacon St. #268, Newton Center, MA 02459.

The company has 1 contact on record. The contact is Bpr Capital Partners, LLC from Newton Center MA.

- Note that this is a “foreign” LLC, which under MA law could mean a company from another state or nation.
- The contact is BPR Capital Partners, LLC, so let’s take a look at them.

2) BPR CAPITAL PARTNERS, LLC

Massachusetts Foreign Limited-Liability Company (Llc) · Updated 3/24/2022

<https://www.bizapedia.com/ma/bpr-capital-partners-llc.html>

BPR Capital Partners a Massachusetts Foreign Limited-Liability Company (Llc) filed on March 24, 2022. The company's File Number is listed as [001571639](#).

The Registered Agent on file for this company is Cogency Global Inc. and is located at 45 School St., Suite 202, Boston, MA 02108. The company's principal address is 831 Beacon St. #268, Newton Center, MA 02459.

The company has 1 contact on record. The contact is Bpr Cp Manager, LLC from Newton Center MA.

- Note that BPR Capital Partners LLC was created on the same day, by the same agent, with the same address.

- “BPR” probably represents “Boston Post Road”
- This company’s contact is: “BPR CP MANAGER, LLC” with the same address as the Agent for all three: Cogency Global Inc., 45 School St., Suite 202, Boston, MA 02108. So let’s take a look at them.

3) BPR CP MANAGER, LLC

Massachusetts Foreign Limited-Liability Company (Llc) · Updated 3/24/2022

[Bpr Cp Manager, LLC](#) is a Massachusetts Foreign Limited-Liability Company (Llc) filed on March 24, 2022. The company's File Number is listed as [001571516](#).

The Registered Agent on file for this company is Cogency Global,inc and is located at 45 School St. Suite 202, Boston, MA 02108. The company's principal address is 831 Beacon St. #268, Newton Center, MA 02459.

The company has 1 contact on record. The contact is Menemsha Capital Strategies,llc from Newton Center MA.

- So now we have a layer-cake of three LLCs, all created on the same day, by the same Agent, at the same location.
- Why? This layered group of LLCs can be used to (a) limit liability, and (by) obscure ownership interests.
- Menemsha Capital Strategies, LLC is the contact. So let’s take a look at them.

4) Menemsha Capital Strategies, LLC

This is a trademarked company name. Curiously, there does not appear to be a matching Massachusetts LLC company registration. This is questionable, because the use of “LLC” in a company name requires registration as an LLC. See the trademark registration:

<https://www.trademarkelite.com/trademark/trademark-detail/88796909/MENEMSHA-CAPITAL-STRATEGIES>

This does lead to an actual company – at the same address on Beacon Street:

<https://www.menemshacapital.com>

The Principle at Menemsha is Zachary Deese-Laurent:

<https://www.crunchbase.com/person/zachary-deese-laurent>

<https://www.linkedin.com/in/zachary-deese-laurent-6817545/>

So we have finally identified a real company and a real person behind the new 'Cascade' development – after digging through the layers of LLC companies.

This raises a key question for Wayland's Conservation Commission, Planning Board and Zoning Board of Appeals:

- Who stands behind and is actually responsible / liable for the commitments made for this development – e.g. the proper design, operation and maintenance of the sewage treatment facility? Which LLC – or Mr. Zachary Deese-Laurent?
- Who will be liable if the sewage treatment plant fails?
- What happens if one of the LLCs simply folds, after a problem occurs?

Proper operation and maintenance of the sewage treatment facility would be vital to Pine Brook – the #1 breeding site for endangered Eastern Brook Trout in the entire Boston Metrowest region, according to MA Fisheries and Wildlife.