

April 2, 2021

BY HAND

Town of Wakefield
Board of Appeals
One Lafayette Street
Wakefield, MA 01880
Attn: David W. Hatfield, Chairman

**Re: Site Plan Review in Conjunction with Special Permit Application to
Wakefield Zoning Board of Appeals —
200-400 Quannapowitt Parkway, Wakefield, Massachusetts**

Dear Chairman Hatfield:

CCF Quannapowitt Property Company, LLC, an affiliate of Cabot, Cabot & Forbes (the “**Applicant**”), presents the enclosed materials relevant to the proposed redevelopment of 200-400 Quannapowitt Parkway (the “**Site**”) into a 485-unit mixed-use residential multifamily community (the “**Project**”). The enclosed plans and materials are provided to specifically update and revise the Project plans previously submitted with the applications on March 19, 2021. The enclosed plans with the revision date of March 31, 2021 shall be considered the plans of record for consideration of the Board.

Accordingly, pursuant to the Board of Appeals requirements, we are submitting 30 copies (unless otherwise noted) of the following revised plans and filing materials in support of our request for Site Plan Review and Special Permits relief to develop the Project:

1. Site, Landscape, Architectural Plans and Drainage Study, prepared by Allen & Major Associates, Inc. (A&M), Copley Wolff Design Group (CWDG), and Cube 3 Architects, including the following plan sheets:
 - a. Civil (A&M)
 1. Existing Conditions Plan (Sheet 1 – Sheet 4)
 2. Abbreviations & Notes (C-101A)
 3. Context Plan (C-101B)
 4. Erosion Control Plan (C-102)
 5. Site Preparation Plan (C-103A/B)
 6. Layout & Materials Plan (C-104A/B)
 7. Grading & Drainage Plan (C-105A/B)
 8. Utility Plan (C-106A/B)
 9. Site Lighting Plan (C-107A/B)
 10. Fire Truck Turning & Hydrant Location Plan (C-108)

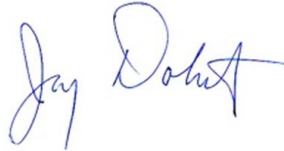
11. Average Grade Plan (C-109A/B)
12. Details (C-501 – C-505)
- b. Landscape (CWDG)
 1. Tree Mitigation Plan (L-000)
 2. Overall Plan (L-100)
 3. Landscape Plan (L-101A/B)
 4. Site Details (L-200 – L-202)
- c. Architectural (Cube3)
 1. Unit Mix & Project Metrics (A-003)
 2. Site Plan (A-080)
 3. Buildings 1 and 2 First Floor Plan (A-101)
 4. Buildings 1 and 2 Second Floor Plan (A-102)
 5. Buildings 1 and 2 Third Floor Plan (A-103)
 6. Buildings 1 and 2 Roof Plan (A-104)
 7. Building 3 First Floor Plan (A-111)
 8. Building 3 Second Floor Plan (A-112)
 9. Building 3 Third Floor Plan (A-113)
 10. Building 3 Fourth Floor Plan (A-114)
 11. Building 3 Roof Plan (A-115)
 12. Conceptual Exterior Elevations (A-200)
 13. Conceptual Exterior Renders (A-201)
 14. Conceptual Building Sections (A-300)
2. Narrative in support of Site Plan Approval in Conjunction with Special Permit Relief under the following provisions of the By-law: (i) pursuant to By-Law Section 190-32, a special permit to allow multifamily Mid-rise and Garden Apartment buildings containing 485 residential units as a mixed-use development combined with a Restaurant use; (ii) pursuant to By-Law Section 190-23, a special permit to allow for a Restaurant use.
3. Sewer and Water Usage Summary Spreadsheet prepared by A&M dated March 31, 2021.
4. Stormwater Report prepared by A&M dated March 16, 2021 and revised through March 31, 2021.
5. Traffic Impact Report prepared by Vanasse & Associates Inc. (provided under separate cover).

For the avoidance of doubt, because of the revisions to the Project plans, the Applicant is no longer seeking special permit relief under Section 190-32.1 of the By-law related to height in excess of the Dimensional Controls under Section 190-32D/Table 2 of the By-law.

If you require any further information please do not hesitate to contact me. We look forward to appearing before the Board of Appeals as soon as possible.

Thank you for your assistance.

Very truly yours,



John J. Doherty

Enclosures

cc: Brian McGrail, Esq. (via e-mail)
Peter Tamm, Esq. (via e-mail)
Louise B. Giannakis, Esq. (via email)