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WAKEFIELD, MA

2021 MAR 24 AM 11: 01

March 24, 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 Mr. Hatfield:

CCF Quannapowitt Property Company, LLC, an affiliate of Cabot, Cabot & Forbes (the "**Applicant**"), is pleased to make this filing for the proposed redevelopment of 200-400 Quannapowitt Parkway (the "**Site**") into a 485-unit mixed-use residential multifamily community (the "**Project**").

We have been working diligently for the past year in productive dialogue with various stakeholders in the Town of Wakefield to advance conceptual plans for a mixed-use redevelopment proposal for the Site. These efforts just recently culminated in an agreement, in principle, with the Friends of Lake Quannapowitt whereby we have agreed to reduce the number of stories and the height of the proposed buildings and to adjust their configuration to reflect two (2) three-story buildings nearest Lake Quannapowitt and one (1) four-story building including a parking garage nearest Route I-95. These design revisions are not yet reflected in the plans enclosed with this application, because we could not delay this filing to reflect those revisions, but we are committed to revising the Project plans accordingly as part of the hearing process. To that end, we intend to file a revised plan set, as detailed above and consistent with our commitment to the Friends of Lake Quannapowitt, with the Board in advance of the initial hearing on the Project. During the hearings we will also be prepared to review with the Board the additional measures that we have agreed to implement in connection with the Project pursuant to our understanding with the Friends of Lake Quannapowitt.

Accordingly, pursuant to the Board of Appeals requirements, we are submitting 25 copies (unless otherwise noted) of the following plans and filing materials in support of its request for Site Plan Review and Special Permit relief to develop the Project:

1. Three (3) of the Town of Wakefield Board of Appeals Applications for zoning relief, requesting Site Plan Review in Conjunction with Special Permit Application under Section 190-45 of the Town of Wakefield Zoning By-Law (the "**By-Law**"), for each of the three (3) following special permits under the referenced 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; and (iii) pursuant to By-Law Section 190-32.1 a special permit to allow reductions and/or alterations to Dimensional Controls which are required under Section 190-32D and/or Table 2 (Table of Dimensional Regulations) of the By-law, including, but not limited to, requirements relating to height<sup>1</sup>.

2. One (1) original of the Certified Abutter's List from the Town of Wakefield Board of Assessors, dated March 2 2021.
3. Checks for all applicable filing fees.
4. Site and Architectural Plans and Drainage Study, prepared by Allen & Major Associates, Inc. and Cube 3 Architects.

Again, upon finalization of the revised plan set as stated above and prior to the initial hearing for the Project, we will submit these revised Project materials to the Board of Appeals. 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)

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<sup>1</sup> We anticipate that the revised plans to be filed will no longer require special permit relief from height requirements under the By-Laws.

TOWN OF WAKEFIELD  
Board of Appeals  
One Lafayette Street  
Wakefield, MA 01880  
781-246-6388



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2021 MAR 24 AM 10: 54

**APPLICANT: COMPLETE THREE (3) COPIES OF THIS FORM**

1) Applicant name: CCF Quannapowitt Property Company, LLC Phone: 617-603-4000

Street address: 185 Dartmouth Street City: Boston State: MA

Representative(s): Peter Tamm, Esquire of Goulston & Storrs Phone: 617-482-1776

Mailing street address: 400 Atlantic Avenue City: Boston State: MA

2) Owner name (if different from applicant): Waterstone Wakefield LLC Phone: 781-559-3301

Street address: 117 Kendrick St Ste 325 City: Needham State: MA

Representative(s): \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing street address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

3) If the applicant is not the property owner, indicate the interest in the premises:

- ☒ Prospective purchaser ☐ Lessee  
☐ Other, please specify

4) Application is hereby made pursuant to Chapter 190 "Zoning Bylaws of the Town of Wakefield."

**Select one: a separate application is required for each relief**

- ☐ a. Variance under Article \_\_\_\_\_ Section \_\_\_\_\_
- ☒ b. Special Permit under Article VI Section 190-32
- ☐ c. Party aggrieved; for review of a decision made by the Building Inspector or other authority (attach decision)
- ☐ d. Determination and/or finding with respect to a continuation and extension of nonconforming uses under  
Article \_\_\_\_\_ Section \_\_\_\_\_
- ☐ e. Application is hereby made for: a modification of  
Decision(s) # \_\_\_\_\_ or for the extension of \_\_\_\_\_  
Decision(s) # \_\_\_\_\_ [attach decision(s)]
- ☐ f. Comprehensive permit pursuant to M.G.L. Chapter 40B

Note: Special permit requirements are not all in one Article or Section. Refer to Chapter 190 "Zoning Bylaws of the Town of Wakefield" for additional information.

FILING FEE PAID  
\$ 34,162.00

5) Characteristics of the premises.

a) Address of premises affected: 200-400 Quannapowitt Parkway, Wakefield, MA

b) Premises affected is land with frontage on (street): Quannapowitt Parkway

in a Limited Business zoning district, with area 1,044,397 s.f. and frontage of 180' plus feet.

c) Assessors' map number(s) 01 Lot/parcel(s) AM1

d) Has there been any previous appeal or decision to the Board involving these premises?

☐

Yes, attach application(s) and decision(s)

☐

No

☒

Unknown

6) Building description

a) Size of existing building, if applicable: See plans filed herewith.

Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_ Number of stories: \_\_\_\_\_

☐

Unknown

b) Present use of each floor: 1<sup>st</sup>: Commercial 2<sup>nd</sup>: Commercial 3<sup>rd</sup>: Commercial

c) Size of proposed building: See plans filed herewith.

Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_ Number of stories: \_\_\_\_\_

☐

Unknown

7) Description of proposed work and/or use:

Applicant proposes a multifamily mixed-use apartment community to contain 485 residential units including multiple amenity spaces, associated parking, a restaurant use and proposed improvements to the Lake Quannapowitt frontage/recreational area, which improvements are intended to benefit both the residential and public users thereof.

8) Reason(s) for the relief requested are as follows (please attach additional sheets if needed):

A Special Permit and Site Plan Approval in conjunction therewith, pursuant to Section 190-32 and 190-45 of the Wakefield Zoning Bylaw, are required to allow the multifamily Mid-rise and Garden Apartment buildings containing 485 residential units mixed and combined with a Restaurant use. Applicant believes that the requested use meets the general conditions for the issuance of the requested Special Permit and Site Plan Approval.

9) I, John J. Doherty, Manager, as the owner, prospective purchaser, lessee, or representative, hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief. Signed under the pains and penalty of perjury.

Print name: John J. Doherty, Manager

Signature: John J. Doherty

Date: 3-24-21

16-21

TOWN OF WAKEFIELD  
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**APPLICANT: COMPLETE THREE (3) COPIES OF THIS FORM**

1) Applicant name: CCF Quannapowitt Property Company, LLC Phone: 617-603-4000

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Representative(s): Peter Tamm, Esquire of Goulston & Storrs Phone: 617-482-1776

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2) Owner name (if different from applicant): Waterstone Wakefield LLC Phone: 781-559-3301

Street address: 117 Kendrick St Ste 325 City: Needham State: MA

Representative(s): \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing street address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

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☐ Other, please specify

4) Application is hereby made pursuant to Chapter 190 "Zoning Bylaws of the Town of Wakefield."

**Select one: a separate application is required for each relief**

- ☐ a. Variance under Article \_\_\_\_\_ Section \_\_\_\_\_
- ☒ b. Special Permit under Article VI Section 190-32.1
- ☐ c. Party aggrieved; for review of a decision made by the Building Inspector or other authority (attach decision)
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Decision(s) # \_\_\_\_\_ or for the extension of \_\_\_\_\_  
Decision(s) # \_\_\_\_\_ [attach decision(s)]
- ☐ f. Comprehensive permit pursuant to M.G.L. Chapter 40B

Note: Special permit requirements are not all in one Article or Section. Refer to Chapter 190 "Zoning Bylaws of the Town of Wakefield" for additional information.

FILING FEE PAID  
\$ 212 .00

5) Characteristics of the premises.

a) Address of premises affected: 200-400 Quannapowitt Parkway, Wakefield, MA

b) Premises affected is land with frontage on (street): Quannapowitt Parkway

in a Limited Business zoning district, with area 1,044,397 s.f. and frontage of 180' plus feet.

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Yes, attach application(s) and decision(s)

☐

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8) Reason(s) for the relief requested are as follows (please attach additional sheets if needed):

A Special Permit pursuant to Section 190-32.1 of the Wakefield Zoning Bylaw allowing reductions and/or alterations to Dimensional Controls which are required under Section 190-32D and/or Table 2 (Table of Dimensional Regulations) is requested. The requested reductions and/or alterations include, and are not limited to, requirements relating to height. Applicant believes that the requested reductions and/or alterations meet the general conditions for the issuance of the requested Special Permit.

9) I, John J. Doherty, Manager, as the owner, prospective purchaser, lessee, or representative, hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief. Signed under the pains and penalty of perjury.

Print name: John J. Doherty, Manager

Signature: 

Date: 3-24-21

17-21

TOWN OF WAKEFIELD  
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☐ Other, please specify \_\_\_\_\_

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Select one: a separate application is required for each relief

☐ a. Variance under Article \_\_\_\_\_ Section \_\_\_\_\_

☒ b. Special Permit under Article IV Section 190-23

☐ c. Party aggrieved; for review of a decision made by the Building Inspector or other authority (attach decision)

☐ d. Determination and/or finding with respect to a continuation and extension of nonconforming uses under

Article \_\_\_\_\_ Section \_\_\_\_\_

☐ e. Application is hereby made for: a modification of

Decision(s) # \_\_\_\_\_ or for the extension of \_\_\_\_\_

Decision(s) # \_\_\_\_\_ [attach decision(s)]

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c) Assessors' map number(s) 01 Lot/parcel(s) AM1

d) Has there been any previous appeal or decision to the Board involving these premises?

☐

Yes, attach application(s) and decision(s)

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No

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Unknown

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a) Size of existing building, if applicable: See plans filed herewith.

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c) Size of proposed building: See plans filed herewith.

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8) Reason(s) for the relief requested are as follows (please attach additional sheets if needed):

A Special Permit, pursuant to Section 190-23 of the Wakefield Zoning Bylaw, is required to allow the Restaurant use. Applicant believes that the requested use meets the general conditions for the issuance of the requested Special Permit.

9) I, John J. Doherty, Manager, as the owner, prospective purchaser, lessee, or representative, hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief. Signed under the pains and penalty of perjury.

Print name: John J. Doherty, Manager

Signature: Jay Doherty

Date: 3-24-21