

The Residences at Nahant

A Proposed Chapter 40B Multi-family Housing Development
127-135 Nahant Street
Wakefield, Massachusetts

Project Team



The Panos Law Group, through its Principal, Jason A. Panos, Esq. is a leader in project permitting and the Comprehensive Permit Process with over 20 years of legal experience in land use, permitting, and commercial and residential real estate development.




SV Design, based on the North Shore, specializes in the creation of beautiful and functional buildings that are lasting and woven into their communities. Principal Thaddeus Siemasko, AIA created the firm 35 years ago with a focus on quality custom residential architecture of all types.



Hayes Engineering, Inc. has provided civil engineering, land surveying and permitting services for since 1947. Project manger Tony Capachietti, PE has over 20 years of experience with large-scale residential and commercial developments and complex infrastructure design.

Chapter 40B

- MGL c. 40B §§20-23, known as “Chapter 40B” or the Comprehensive Permit Law – is a state law that facilitates the construction of low- or moderate-income housing. It consolidates the local review and approval process allowing the Zoning Board of Appeals to act for all Town Boards, Offices, Departments and Commissions that encompass all Town bylaws and regulations for the issuance of one Comprehensive Permit for property development to meet the Town’s local need to construct affordable housing.
- There are five (5) key stages to 40B Developments:
 1. Project Eligibility 
 2. Comprehensive Permit Process, Hearings and Decision
 3. Final Approval
 4. Construction and Occupancy
 5. Post-Occupancy Oversight

Project Eligibility Overview

Determination of Project Eligibility is a pre-qualification requirement which must occur before proponent can file an Application to the Zoning Board of Appeals.

THERE IS NO APPLICATION PENDING BEFORE THE TOWN FOR DELIBERATION AND/OR APPROVAL.

760 CMR 56.04 Prescribes the process for Project Eligibility and responsibilities of a “Subsidizing Agency” summarized as follows:

- Project Eligibility. To be eligible to submit an application to the Zoning Board of Appeals for a Comprehensive Permit or to file or maintain an appeal before the Committee, the Applicant and the Project shall fulfill certain project eligibility requirements. (See 760 CMR 56.04(1))
- Review and Comment Process. Upon receipt of the application, the Subsidizing Agency shall provide written notice to the Chief Executive Officer of the municipality... initiating a 30-day review period of the Project. During the course of the review period the Subsidizing Agency shall conduct a site visit, which “Local Boards” may attend, and it shall accept written comments from “Local Boards” and other interested parties. The Subsidizing Agency shall consider any such comments prior to issuing a determination of Project Eligibility. (See 760 CMR 56.04 (3))
- Findings in Determination. A determination of Project Eligibility, to be issued by the Subsidizing Agency after the close of the 30-day review period, shall make certain findings, based upon its review of the application, and taking into account information received during the site visit and from written comments (See 760 CMR 56.04(4)).

Project Eligibility Overview

- MassHousing is the qualified Subsidizing Agency to which a Project Eligibility Application under the Federal Home Loan Bank of Boston New England Fund by The Residences at Nahant LLC which has the subject property under agreement with the Property Owners, Kearney Nahant LLC, 127 Nahant Realty Trust, and Jason W. & Christine Kearney.
- The Applicant submitted its Project Eligibility application to MassHousing on April 12, 2023 in compliance with the requirements of 760 CMR 56.04(1) and (2) as follows:
 - The Applicant is a limited dividend organization;
 - The Project is fundable by MassHousing under a Low or Moderate Income Housing subsidy program through the New England Fund;
 - The Applicant has Site control through its agreement with the Property Owners.
- Notice of the Application was given to the Town by the Applicant providing full hard and electronic copies to the Town and by MassHousing on or about April 14, 2023 in accordance with 760 CMR 56.04 (3), a subsequent revised filing was submitted on August 1, 2023 to MassHousing and August 2, 2023 to the Town of Wakefield initiating a 30-day review period of the Project.
- MassHousing conducted its Site visit on May 8, 2023 at which several “Local Boards” through their representatives were present in compliance with 760 CMR 56.04(3).

Project Eligibility Overview

Related to the above, MassHousing reviews consistent with 760 CMR 56.04(1) are the following:

1. Is the site of the Project generally appropriate for residential development?
2. Is the conceptual project design generally appropriate for the Site taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns resources?
3. Is the Project financially feasible?
4. Is the land valuation and project pro-forma consistence with DHCD's guidelines?

After Project Eligibility: The ZBA Hearing

What happens after MassHousing issues its Determination of Project Eligibility?

- This is the Town's opportunity, through its ZBA to carefully vet the details and technical aspects of the Developer's application.
- The Applicant files its Comprehensive Permit Application with the Zoning Board of Appeals which must open its open within 30 days of filing.
- The ZBA Application contains more information than provided to MassHousing such as a traffic study, stormwater management plan and other materials to assist the ZBA in making its decision.
- The ZBA provides the Application to other boards and municipal departments for their comments.
- ZBA Comprehensive Permit hearings are open to the public who may provide testimony for consideration of the ZBA in rendering its ultimate decision.
- At Hearing opening, the ZBA will set a schedule for subsequent hearings and arrange "Technical Reviews" of the Applications.
- Once the ZBA determines the issues it needs to focus on, the procurement process for technical (peer) review consultants should proceed unless in-house staff can provide support to the board. Peer review should focus on important issues that are appropriate for the ZBA to consider.
- The typical peer review services for comprehensive permit projects: Traffic, Site Civil Engineering, Environmental Impact, Design Review.
- The ZBA must close its hearing within 180 days of opening it and it has an additional 40 days to render its decision.

Town Comments May 31, 2023

- Town Manager Stephen P. Maio issued a letter to Mass Housing with preliminary concerns. Many of the matters raised are not a subject for Project Eligibility Review however we address the following:
 - Massing, scale, and density were reduced by removing a floor and modulating the roof line
 - Roof access and an additional hydrant were added to the plan
 - Site circulation and turning for fire apparatus has been improved

DELETED 2 UNITS AT REAR OF 5TH FLOOR

DELETED ENTIRE 6TH FLOOR

5 FOOT STEP BACK AT NAHANT STREET

Roof 161'-3"
Level 6 150'-9"
Level 5 140'-3"
Level 4 129'-9"
Level 3 119'-3"
Level 2 108'-9"
Level 1 98'-9"

127-135 NAHANT STREET

NAHANT STREET

VARIES TO PROPERTY LINE

102.13 ROOF PEAK
98.33 GRADE
97.31 APPROX GRADE
100.00 GRADE
100.12-100.87 FEET BEYOND 8'-0" DIA. CLEARING
104.71 ROOF PEAK

DELETED ENTIRE 6TH FLOOR

5 FOOT STEP BACK AT NAHANT STREET

PROPERTY LINE
103.3 ROOF PEAK
98 APPROX GRADE
93 APPROX GRADE
94 APPROX GRADE

143 NAHANT STREET

127-135 NAHANT STREET

109 NAHANT STREET

DELETED ENTIRE 6TH FLOOR

DELETED 2 UNITS AT REAR OF 5TH FLOOR

5 FOOT STEP BACK AT NAHANT STREET

Roof 161'-3"
Level 6 150'-9"
Level 5 140'-3"
Level 4 129'-9"
Level 3 119'-3"
Level 2 108'-9"
Level 1 98'-9"

102.8 ROOF PEAK
102.7 ROOF PEAK
117.4 GRADE BEYOND
111.1 GRADE
94.36 GRADE
94.5 GARAGE ENTRY

127-135 NAHANT STREET

NAHANT STREET



ORIGINAL




REVISED



ORIGINAL



REVISED



SV DESIGN

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN
126 Dodge Street
Beverly, Massachusetts 01915
www.svdesign.com
1 978 827 3705

RENDERINGS

R104

Revisions

Issue	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Project Eligibility Filing July 2023

Checked By: ☐ Drawn By: ☐ Date: ☐

Checked By: ☐ Drawn By: ☐ Date: ☐

Project # 11012100



Development Summary

Proposed Multi-Family Apartment Complex
127-135 Nahant Street



Locus Parcels

- 1.72 acres comprised of four (4) parcels of Land:
 - 0 Nahant Street
 - 119 Nahant Street
 - 127 Nahant Street
 - 135 Nahant Street
- The Parcel is located partially in the Business (B) and Single Residence (SR) Zoning Districts.
- Access to the Parcel is from Nahant Street, a public way.



The Project Site :

- Conveniently located to Public Transportation
 - Within $\frac{1}{2}$ Mile of Route 137 Bus Route
 - Approximate $\frac{3}{4}$ Mile from Commuter Rail
- Within walking distance to:
 - Downtown shops and dining
 - Wakefield Dog Park
 - Woodville School
 - Wakefield High School
 - Beebe Library
 - North Avenue shops and dining



Development Summary

- The Project consists of 100 residential units in a 5-story (4 stories above a parking level) building.
- The unit mix focuses on 1- and 2-bedroom units, making up 90% of the Project:
 - 63 Studio and One-Bedroom Units
 - 27 Two Bedroom Units
 - 10 Three Bedroom Units (the Minimum Allowed by Chapter 40B)
- All 100 units will count toward Wakefield's Subsidized Housing Inventory
- 135 Parking Spaces providing 1.35 spaces per unit / 0.92 spaces per bedroom

Site Design Elements

- Site access drive at eastern portion of site for improved site distances
- 100 units with 135 Parking Spaces providing 1.35 spaces per unit / 0.92 spaces per bedroom. ITE recommends 1.31 spaces per unit and 0.75 spaces per bedroom
- Building will be served by municipal water and wastewater systems
- Stormwater will be handled on-site with subsurface detention/infiltration systems
- Lighting is dark-sky compliant, shielded LED fixtures with no overspill beyond property lines



Project Architecture





Color Legend

- STUDIO
- 1 BEDROOM
- 1 BEDROOM W/ DEN
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON
- GARAGE
- UTILITY

UNIT MIX				
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
GROUND FLOOR	0	3	0	1
FLOOR 2	3	12	7	3
FLOOR 3	3	12	7	3
FLOOR 4	3	12	7	3
FLOOR 5	3	12	6	0
TOTAL	12	51	27	10

- ★ ACCESSIBLE UNIT (5%) 5 UNITS
- INCLUSIONARY UNIT (25%) 25 UNITS

① THIRD FLOOR PLAN
1/16" = 1'-0"



Residences at Nahant LLC 127-135 Nahant Street Wakefield MA

SV
DESIGN



THIRD FLOOR PLAN

A1.03

THIRD FLOOR PLAN

Revisions	Project	Design	July 2022
1	127-135 Nahant Street	Wakefield, MA	01880
2	127-135 Nahant Street	Wakefield, MA	01880
3	127-135 Nahant Street	Wakefield, MA	01880
4	127-135 Nahant Street	Wakefield, MA	01880
5	127-135 Nahant Street	Wakefield, MA	01880
6	127-135 Nahant Street	Wakefield, MA	01880
7	127-135 Nahant Street	Wakefield, MA	01880
8	127-135 Nahant Street	Wakefield, MA	01880
9	127-135 Nahant Street	Wakefield, MA	01880
10	127-135 Nahant Street	Wakefield, MA	01880
11	127-135 Nahant Street	Wakefield, MA	01880
12	127-135 Nahant Street	Wakefield, MA	01880
13	127-135 Nahant Street	Wakefield, MA	01880
14	127-135 Nahant Street	Wakefield, MA	01880
15	127-135 Nahant Street	Wakefield, MA	01880
16	127-135 Nahant Street	Wakefield, MA	01880
17	127-135 Nahant Street	Wakefield, MA	01880
18	127-135 Nahant Street	Wakefield, MA	01880
19	127-135 Nahant Street	Wakefield, MA	01880
20	127-135 Nahant Street	Wakefield, MA	01880
21	127-135 Nahant Street	Wakefield, MA	01880
22	127-135 Nahant Street	Wakefield, MA	01880
23	127-135 Nahant Street	Wakefield, MA	01880
24	127-135 Nahant Street	Wakefield, MA	01880
25	127-135 Nahant Street	Wakefield, MA	01880



① FOURTH FLOOR PLAN
1/16" = 1'-0"

UNIT MIX				
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
GROUND FLOOR	0	3	0	1
FLOOR 2	3	12	7	3
FLOOR 3	3	12	7	3
FLOOR 4	3	12	7	3
FLOOR 5	3	12	6	0
TOTAL	12	51	27	10
				<u>100</u>

- * ACCESSIBLE UNIT (5%) 5 UNITS
- INCLUSIONARY UNIT (25%) 25 UNITS



Residences at Nahant LLC
127-135 Nahant Street Wakefield MA



FOURTH FLOOR PLAN

A1.04

FOURTH FLOOR PLAN		Revisions	Project	Designity	File	Date
		1	100	100	100	100
		2	100	100	100	100
		3	100	100	100	100
		4	100	100	100	100
		5	100	100	100	100
		6	100	100	100	100
		7	100	100	100	100
		8	100	100	100	100
		9	100	100	100	100
		10	100	100	100	100
		11	100	100	100	100
		12	100	100	100	100
		13	100	100	100	100
		14	100	100	100	100
		15	100	100	100	100
		16	100	100	100	100
		17	100	100	100	100
		18	100	100	100	100
		19	100	100	100	100
		20	100	100	100	100
		21	100	100	100	100
		22	100	100	100	100
		23	100	100	100	100
		24	100	100	100	100
		25	100	100	100	100



Color Legend

- STUDIO
- 1 BEDROOM
- 1 BEDROOM W/ DEN
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON
- GARAGE
- UTILITY

UNIT MIX				
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
GROUND FLOOR	0	3	0	1
FLOOR 2	3	12	7	3
FLOOR 3	3	12	7	3
FLOOR 4	3	12	7	3
FLOOR 5	3	12	6	0
TOTAL	12	51	27	10
				<u>100</u>

- * ACCESSIBLE UNIT (5%) 5 UNITS
- INCLUSIONARY UNIT (25%) 25 UNITS

FIFTH FLOOR PLAN
1/16" = 1'-0"



FIFTH FLOOR PLAN

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN



FIFTH FLOOR PLAN

A1.05

Revisions	Issue	Date	By	Check
1	Issue	07/11/2021	SV	SV
2	Issue	07/11/2021	SV	SV
3	Issue	07/11/2021	SV	SV
4	Issue	07/11/2021	SV	SV
5	Issue	07/11/2021	SV	SV
6	Issue	07/11/2021	SV	SV
7	Issue	07/11/2021	SV	SV
8	Issue	07/11/2021	SV	SV
9	Issue	07/11/2021	SV	SV
10	Issue	07/11/2021	SV	SV
11	Issue	07/11/2021	SV	SV
12	Issue	07/11/2021	SV	SV
13	Issue	07/11/2021	SV	SV
14	Issue	07/11/2021	SV	SV
15	Issue	07/11/2021	SV	SV
16	Issue	07/11/2021	SV	SV
17	Issue	07/11/2021	SV	SV
18	Issue	07/11/2021	SV	SV
19	Issue	07/11/2021	SV	SV
20	Issue	07/11/2021	SV	SV
21	Issue	07/11/2021	SV	SV
22	Issue	07/11/2021	SV	SV
23	Issue	07/11/2021	SV	SV
24	Issue	07/11/2021	SV	SV
25	Issue	07/11/2021	SV	SV
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94	Issue	07/11/2021	SV	SV
95	Issue	07/11/2021	SV	SV
96	Issue	07/11/2021	SV	SV
97	Issue	07/11/2021	SV	SV
98	Issue	07/11/2021	SV	SV
99	Issue	07/11/2021	SV	SV
100	Issue	07/11/2021	SV	SV



VIEW FROM NAHANT STREET LOOKING SOUTHWEST



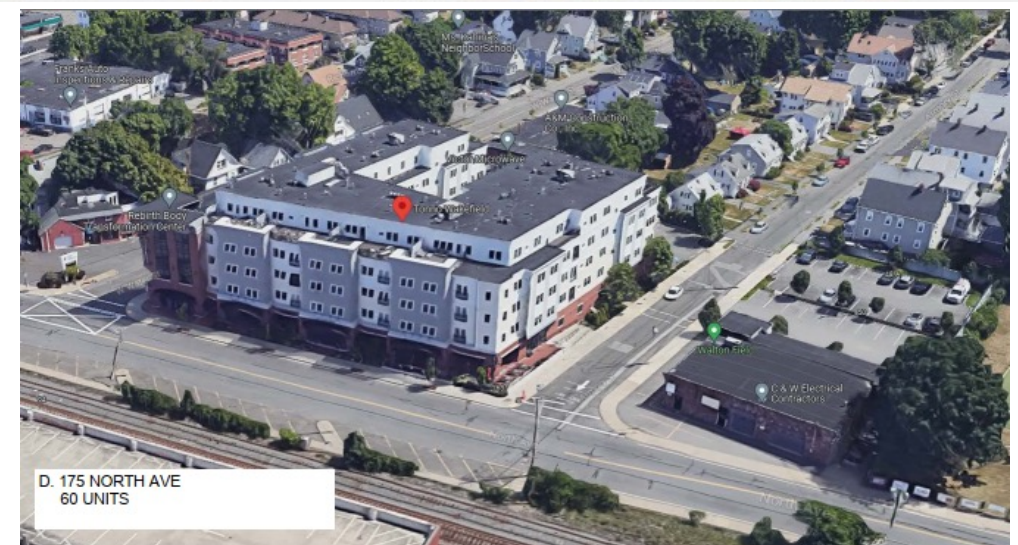
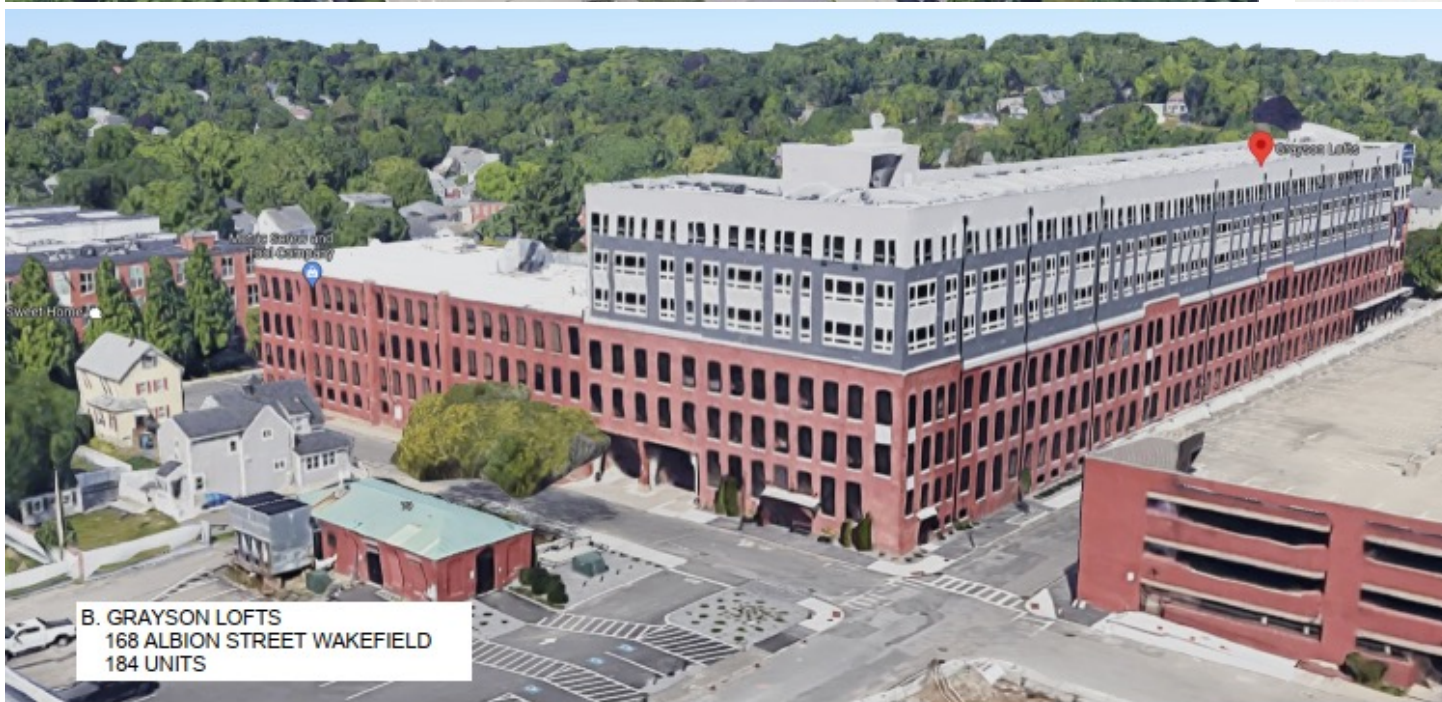
VIEW FROM FRONT OF PARKING LOT LOOKING NORTH



VIEW FROM REAR OF PARKING LOT LOOKING NORTHWEST



VIEW FROM OUTDOOR TERRACE LOOKING EAST



Nearby Multi-family Developments



Site Amenities

- Fitness Center
- Club Room
- Roof Deck
- Solar Ready
- EV Charging