



## TOTAL UNIT COUNT

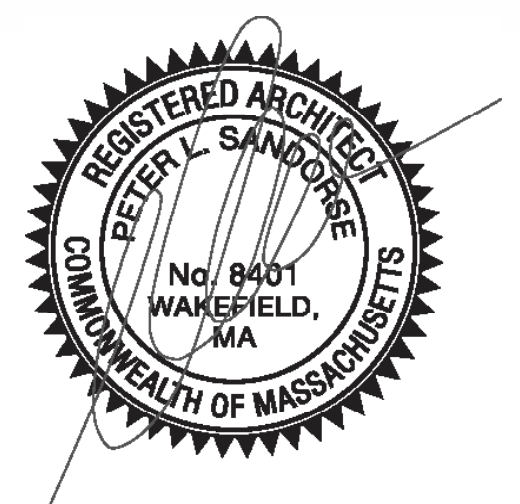
32 UNITS TOTAL

26 - 1 BED

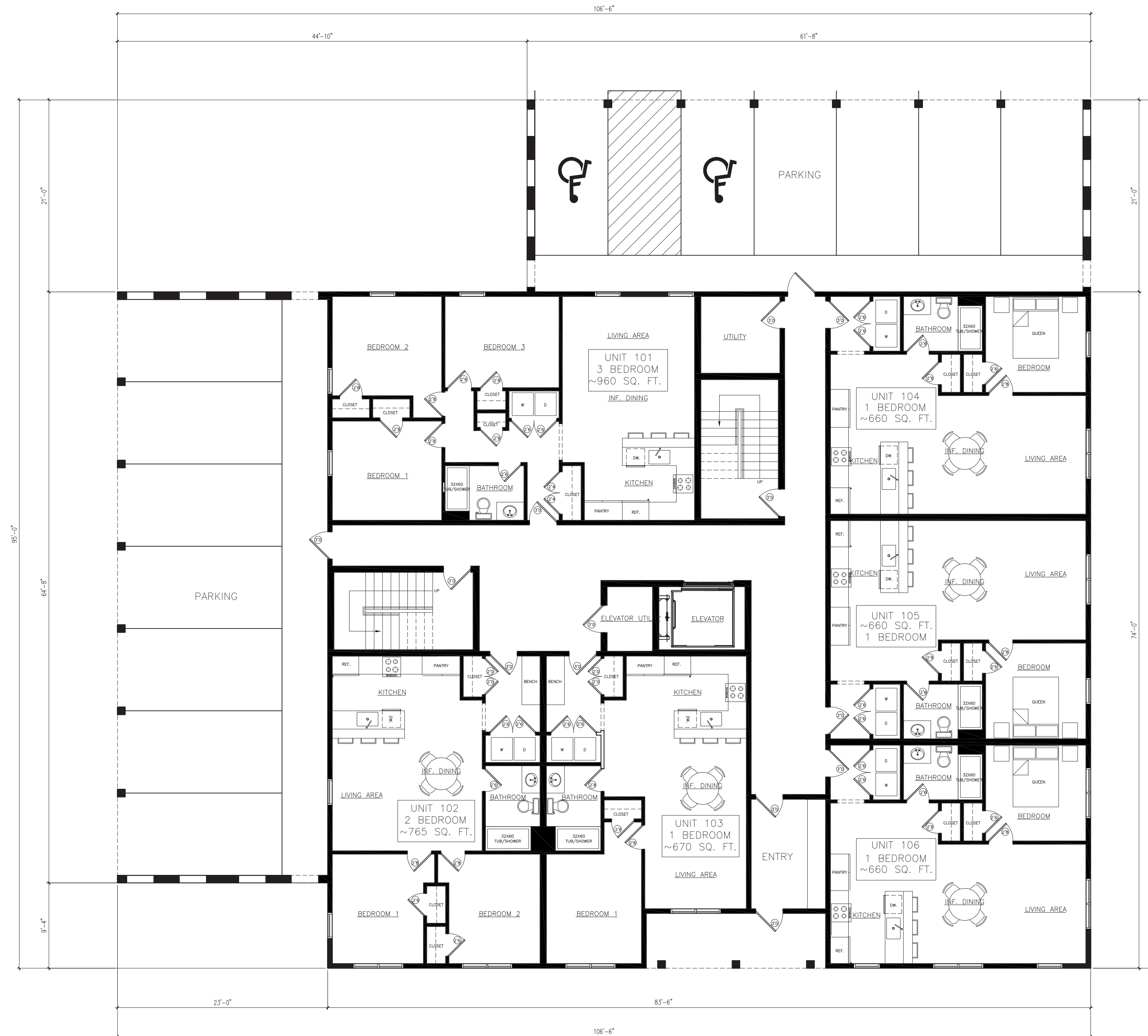
2 - 2 BED

4 - 3 BED

PROPOSED STREET GRAPHIC







## FIRST FLOOR UNIT COUNT

- UNIT 101: 3 BED 960 SQ. FT.
- UNIT 102: 2 BED 765 SQ. FT.
- UNIT 103: 1 BED 670 SQ. FT.
- UNIT 104: 1 BED 660 SQ. FT.
- UNIT 105: 1 BED 660 SQ. FT.
- UNIT 106: 1 BED 660 SQ. FT.

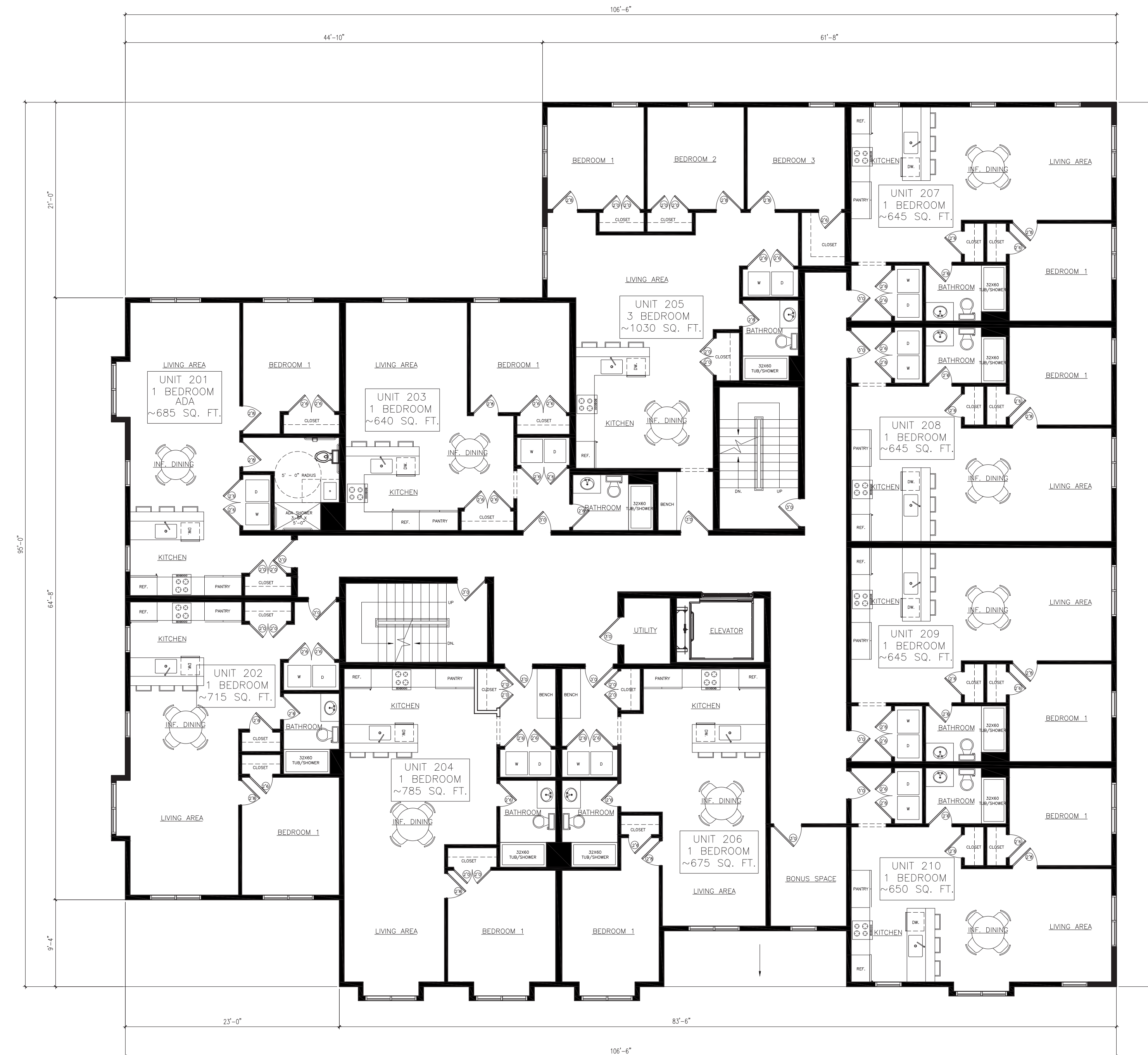
- TOTAL - 6 UNITS
- 4 - (1 BED)
  - 1 - (2 BED)
  - 1 - (3 BED)

## PROPOSED FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"







## SECOND FLOOR UNIT COUNT

- UNIT 201: 1 BED (ADA) 685 SQ. FT.
- UNIT 202: 1 BED 715 SQ. FT.
- UNIT 203: 1 BED 640 SQ. FT.
- UNIT 204: 1 BED 785 SQ. FT.
- UNIT 205: 3 BED 1030 SQ. FT.
- UNIT 206: 1 BED 675 SQ. FT.
- UNIT 207: 1 BED 645 SQ. FT.
- UNIT 208: 1 BED 645 SQ. FT.
- UNIT 209: 1 BED 645 SQ. FT.
- UNIT 210: 1 BED 650 SQ. FT.

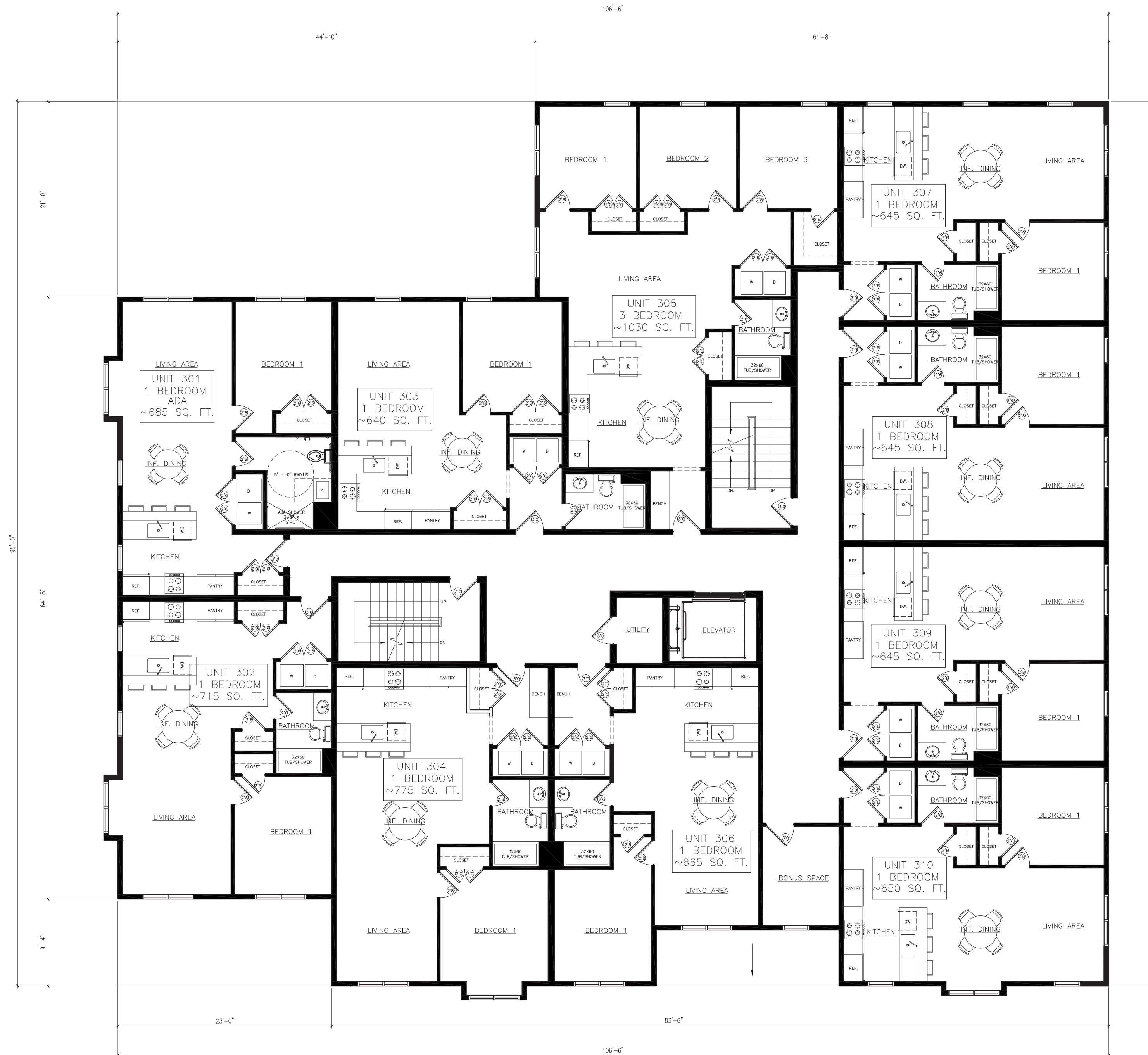
TOTAL - 10 UNITS  
9 - 1 BED  
1 - 3 BED

## PROPOSED SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"







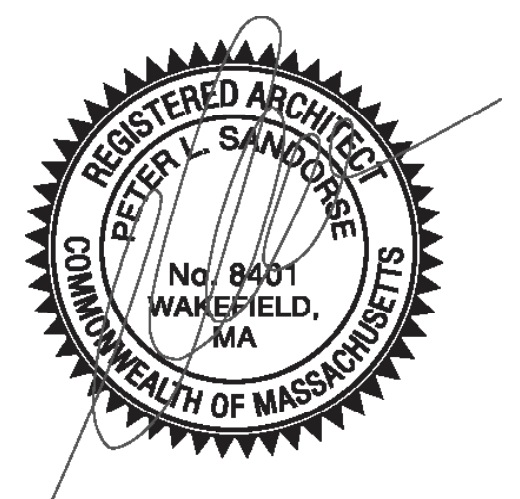
## THIRD FLOOR UNIT COUNT

- UNIT 301: 1 BED (ADA) 685 SQ. FT.
- UNIT 302: 1 BED 715 SQ. FT.
- UNIT 303: 1 BED 640 SQ. FT.
- UNIT 304: 1 BED 775 SQ. FT.
- UNIT 305: 3 BED 1030 SQ. FT.
- UNIT 306: 1 BED 665 SQ. FT.
- UNIT 307: 1 BED 645 SQ. FT.
- UNIT 308: 1 BED 645 SQ. FT.
- UNIT 309: 1 BED 645 SQ. FT.
- UNIT 310: 1 BED 650 SQ. FT.

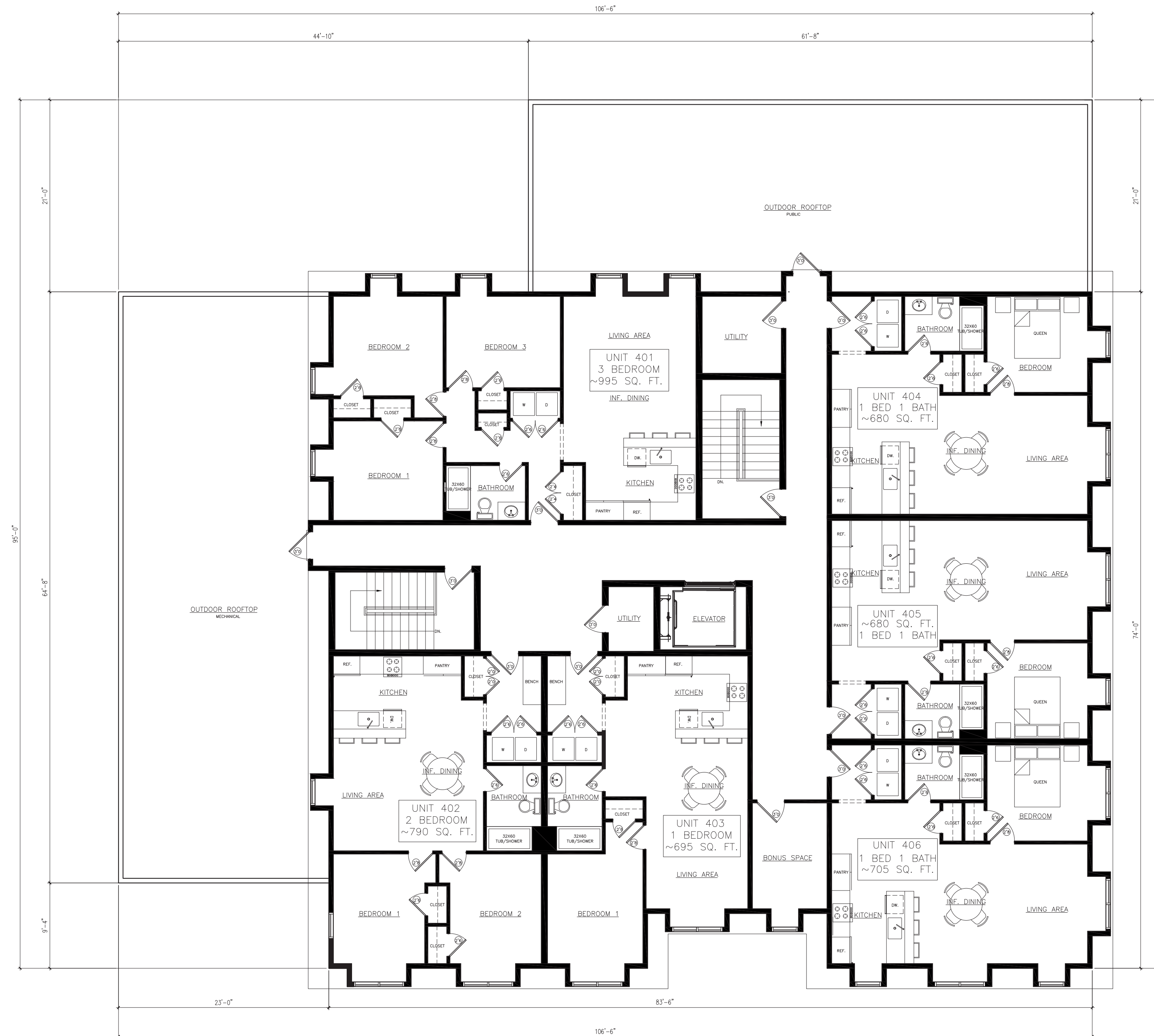
TOTAL - 10 UNITS  
9 - 1 BED  
1 - 3 BED

## PROPOSED THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"



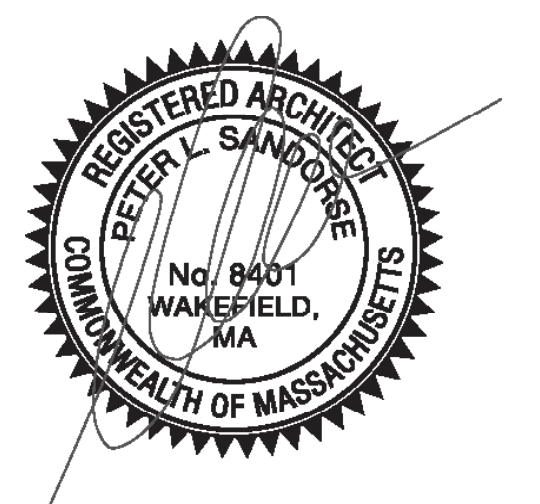




## FOURTH FLOOR UNIT COUNT

- UNIT 401: 3 BED 995 SQ. FT.
- UNIT 402: 2 BED 790 SQ. FT.
- UNIT 403: 1 BED 695 SQ. FT.
- UNIT 404: 1 BED 680 SQ. FT.
- UNIT 405: 1 BED 680 SQ. FT.
- UNIT 406: 1 BED 705 SQ. FT.

**TOTAL - 6 UNITS**  
4- (1 BED)  
1 - (2 BED)  
1 - (3 BED)







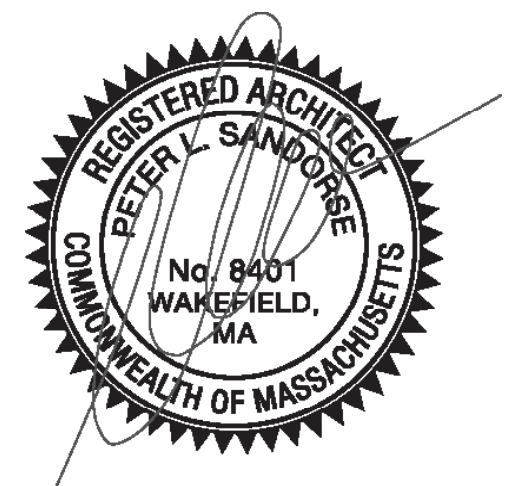
## PROPOSED LEFT ELEVATION

Scale: 1/8" = 1'-0"



## PROPOSED FRONT ELEVATION

Scale: 1/8" = 1'-0"







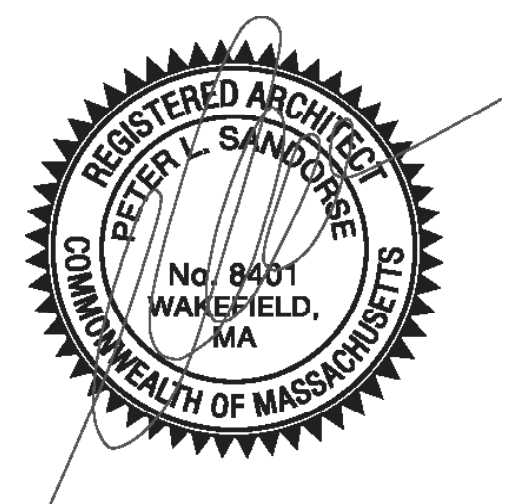
## PROPOSED RIGHT ELEVATION

Scale: 1/8" = 1'-0"



## PROPOSED REAR ELEVATION

Scale: 1/8" = 1'-0"





SHEET LIST TABLE		
SHEET NO.	DRAWING NO.	SHEET TITLE
1	C1.1	LOCATION PLAN
2	C2.1	TAX MAP
3	C3.1	EXISTING CONDITION PLAN
4	C4.1	SITE PLAN
5	C5.1	LAYOUT PLAN
6	C6.1	CONSTRUCTION DETAILS

ZONE: GENERAL RESIDENCE (GR)	
	REQUIRED/ALLOWED
MINIMUM LOT AREA	8,000 ft <sup>2</sup>
MINIMUM LOT FRONTAGE	80 ft.
MINIMUM FRONT SETBACK	15 ft.
MINIMUM SIDE SETBACK	15 ft.
MINIMUM REAR SETBACK	20 ft.
MAXIMUM STORIES	3
MAXIMUM BUILDING COVERAGE	35%
MINIMUM OPEN AREA	30%
REGULARITY FACTOR	>0.65

**CURRENT OWNER OF RECORD:**  
 32 NAHANT STREET, LLC  
 9A MELVIN STREET, WAKEFIELD, MA 01880

LOCUS PARCEL #1  
 32-32A NAHANT STREET  
 ASSESSORS ID: 19-162-01A  
 DEED BOOK 79892 PAGE 311

LOCUS PARCEL #2  
 36 NAHANT STREET  
 ASSESSORS ID: 19-163-003  
 DEED BOOK 80784 PAGE 434

**PLAN REFERENCES:**

- 1894 COUNTY LAYOUT OF NAHANT STREET.
- PLAN 167 OF 1981.
- PLAN 81 OF 2020.
- PLAN 278 OF 2015.

\*DEED AND PLAN REFERENCES ARE AS RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS, SOUTHERN DISTRICT UNLESS OTHERWISE NOTED.

**FLOOD NOTE:**  
 THE SUBJECT PROPERTY IS LOCATED IN A ZONE X: AREA OF MINIMAL FLOOD HAZARD ABOVE THE 500-YEAR FLOOD LEVEL AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25017C0427E, WHICH HAS AN EFFECTIVE DATE OF JUNE 4, 2010.

**PLAN NOTES:**

- VERTICAL DATUM IS DERIVED BY GPS OBSERVATIONS AND REFERENCES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- HORIZONTAL DATUM IS THE MASSACHUSETTS MAINLAND STATE PLANE COORDINATE SYSTEM.



LOCUS MAP  
 SCALE: 1"=100'±

**WILLIAMS & SPARAGES**  
 REGISTERED PROFESSIONAL ENGINEERS  
 150 NORTH MAIN STREET  
 SUITE 101  
 MIDDLETON, MA 01949  
 TEL: (978) 338-8200  
 FAX: (978) 338-8200  
 WWW.WSENGINEERS.COM

Owner / Applicant:  
 32 Nahant Street, LLC  
 9A Melvin Street  
 Wakefield, MA 01880

Designed By: JST  
 Drawn By: JST  
 Reviewed By: CPS  
 Project Manager: CPS  
 Job File Number: WAKE-0081  
 Drawing File Folder: WAK81

Drawing Issued for Review Only  
 Drawing Issued for Permit  
 Drawing Issued for Construction

SEAL

*Christ P. Sparages*  
 (4/19/23)

LOCATION PLAN  
 NAHANT STREET APARTMENTS  
 #32-32A & 36 NAHANT STREET

SCALE: 1"=100'

APRIL 17, 2023

DRAWING: C1.1  
 SHEET 1 OF 6





LOCUS MAP  
SCALE: 1"=100'



Owner/ Applicant:  
32 Nahant Street, LLC  
Reviewed By: CPS  
Project Manager: CPS  
Job File Number: WAKE-0081  
Drawing File Folder: WAK81



TAX MAP / ASSESSORS MAP  
NAHANT STREET APARTMENTS  
#32-32A & 36 NAHANT STREET

Designed By: JST  
Drawn By: JST  
Reviewed By: CPS  
Project Manager: CPS  
Job File Number: WAKE-0081  
Drawing File Folder: WAK81

Drawing Issued for Review Only  
 Drawing Issued for Permit  
 Drawing Issued for Construction

DRAWING: C2.1  
SHEET 2 OF 6

APRIL 17, 2023



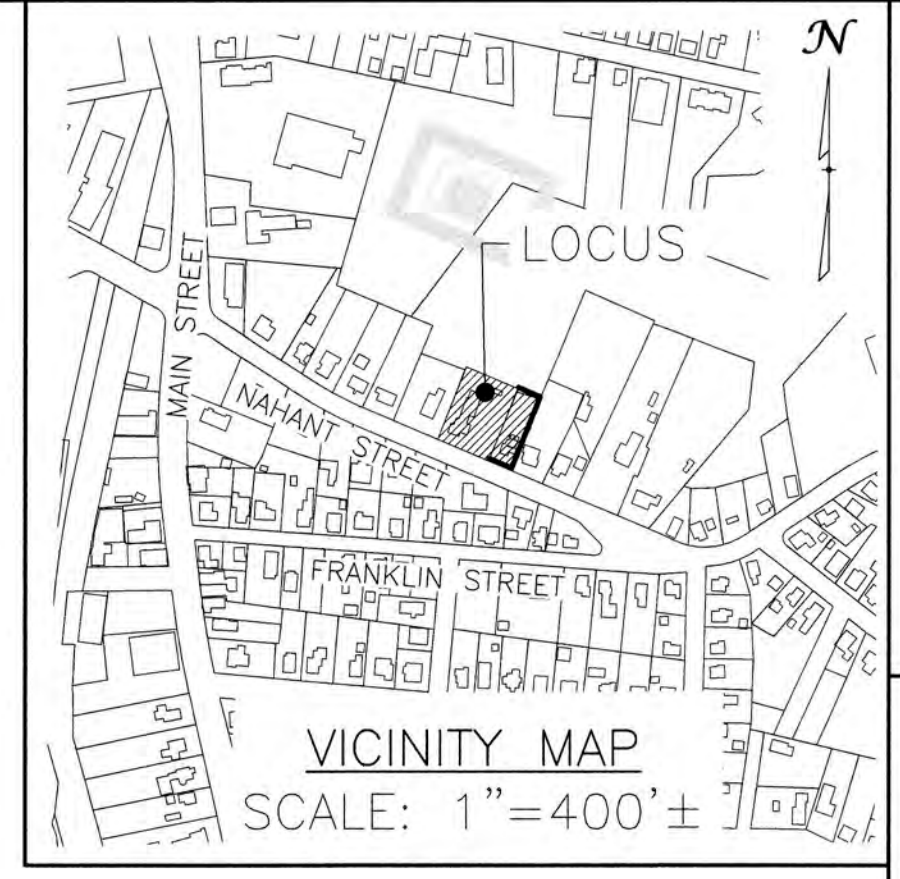
N:3006587.19  
E: 772924.14

N/F  
TOWN OF WAKEFIELD  
19-177-1E  
7692/441

N/F  
KAREN BAILEY  
#30 NAHANT STREET  
19-161-002  
53964/245

N/F  
KYLA & JOSHUA MACKAY-SMITH  
#40 NAHANT STREET  
19-164-04A  
77528/410

N:3006393.54  
E: 772971.01



Owner/ Applicant:  
32 Nahant Street, LLC  
9A Melvin Street  
Wakefield, MA 01880

Designed By: JST  
Drawn By: JST  
Reviewed By: CFS  
Project Manager: CFS  
Job File Number: WAKE-0081  
Drawing File Folder: WAK81



SEAL

**EXISTING CONDITIONS PLAN**  
**NAHANT STREET APARTMENTS**  
#32-32A & 36 NAHANT STREET

6	20'
5	10'
4	5'
3	1"
2	1"
1	1"

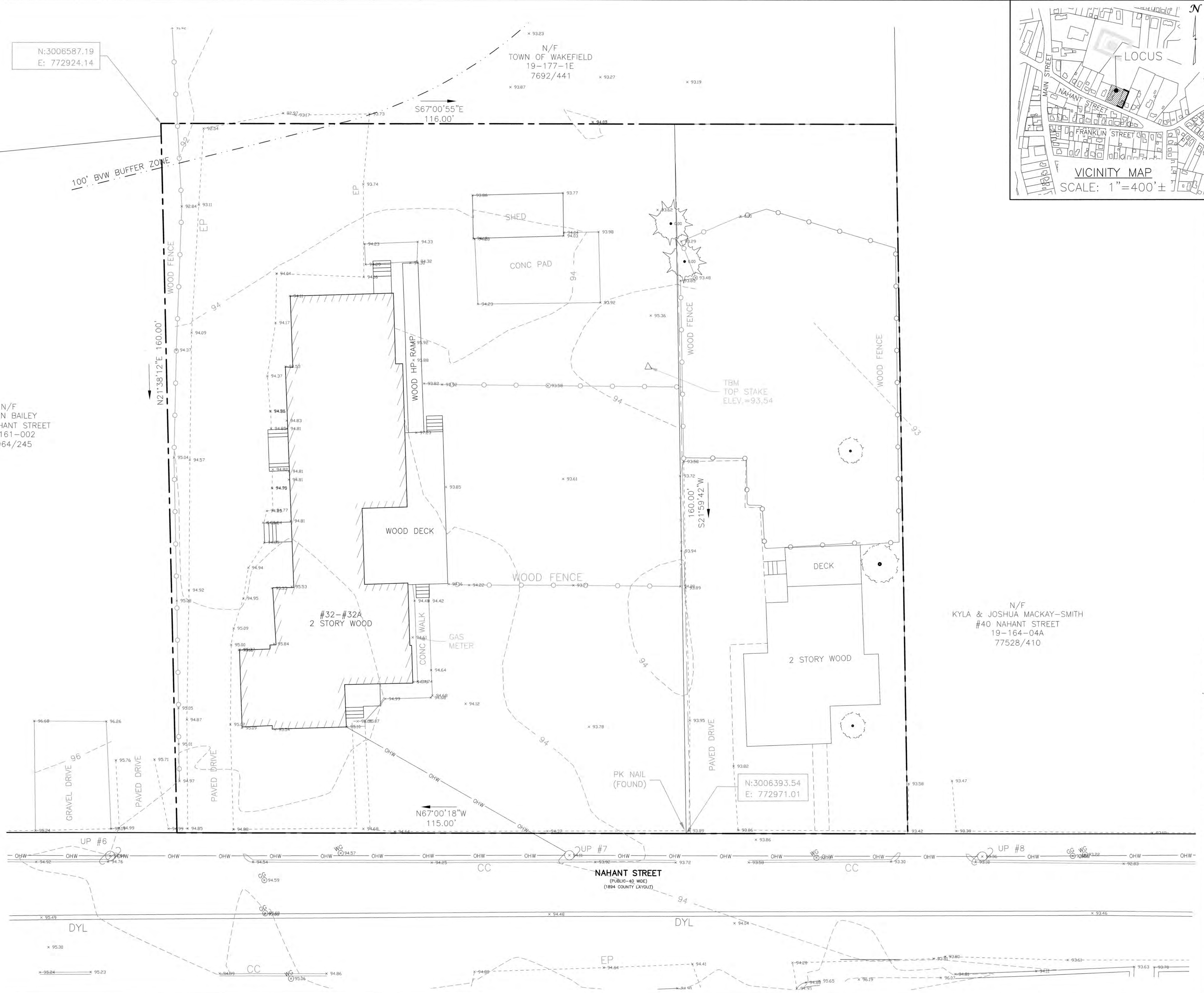
SCALE: 1"=10'

APRIL 17, 2023

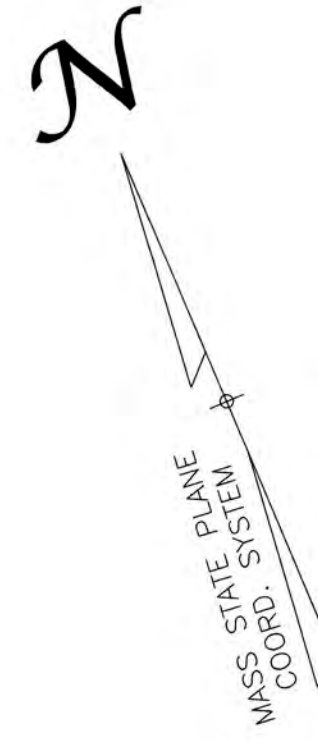
DRAWING: C3.1

SHEET 3 OF 6

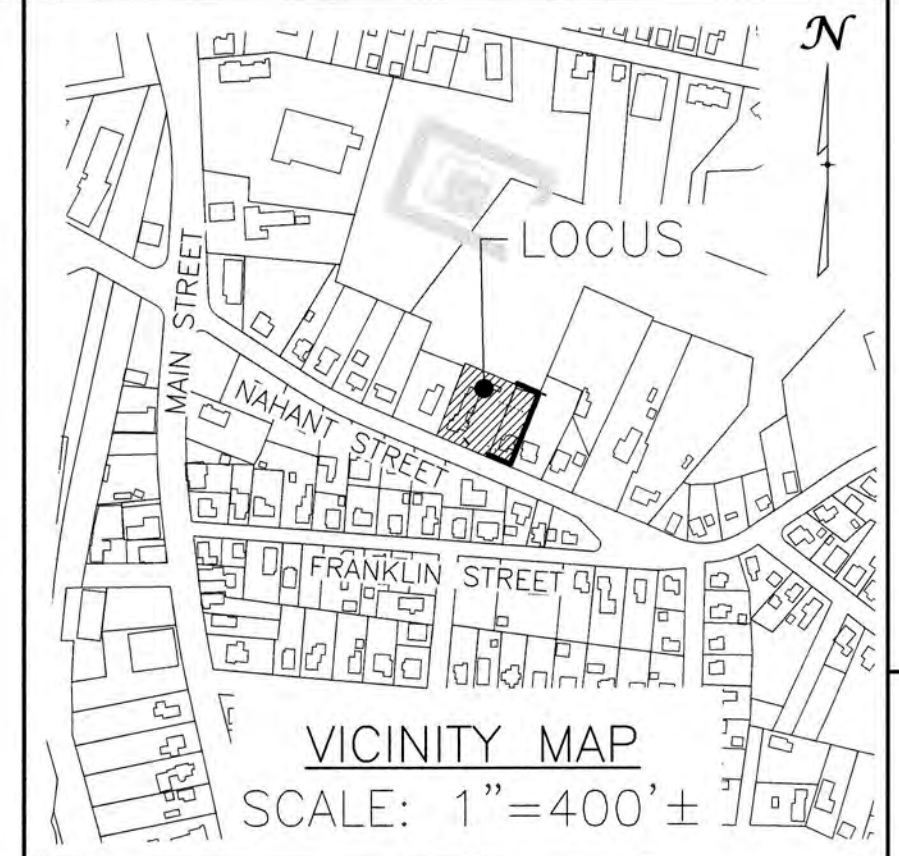
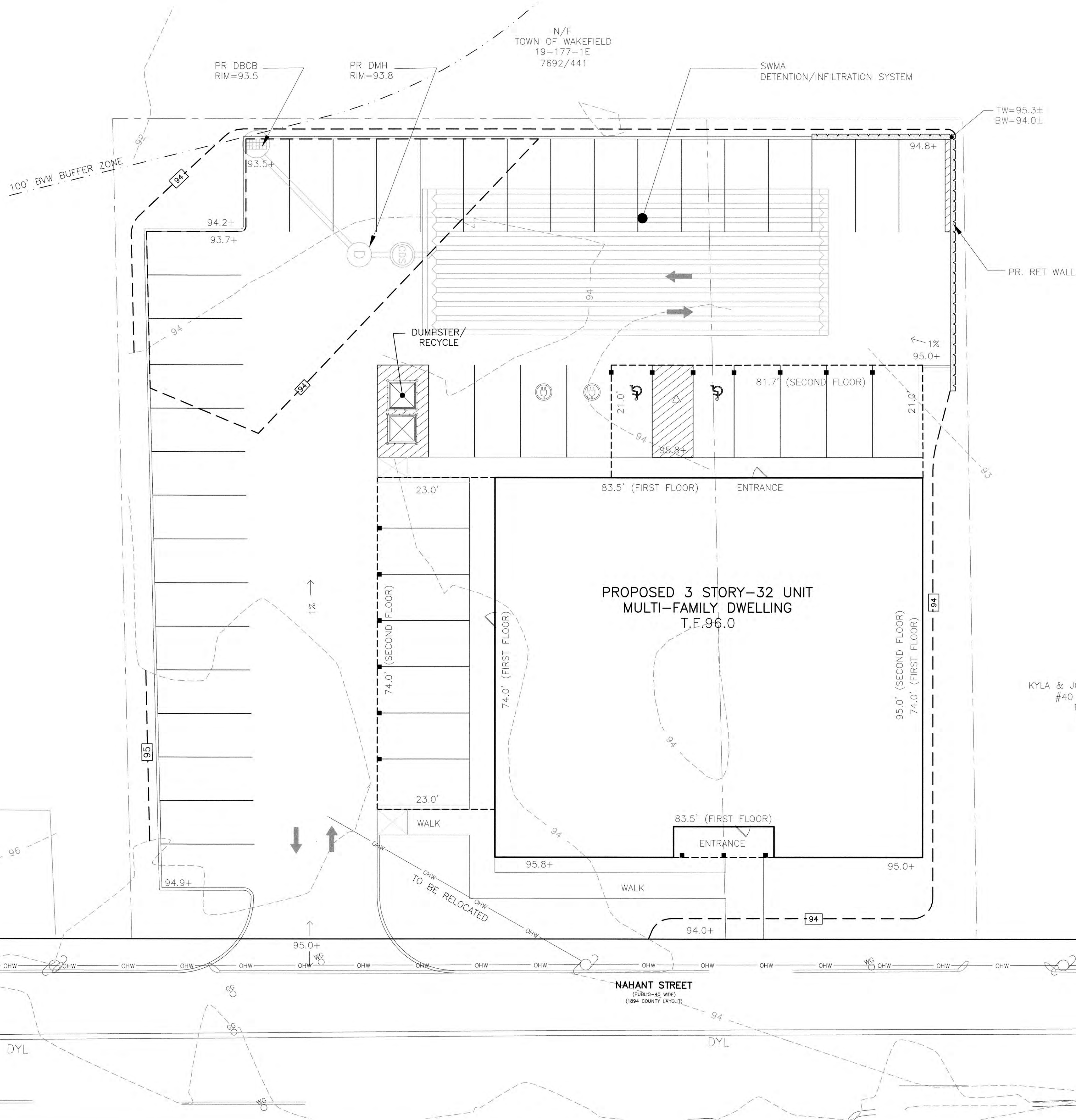
- LEGEND OF SYMBOLS**
- EXISTING CONTOUR ——— 194 ———
  - EXISTING SPOT ELEVATION ——— x 94.83 ———
  - EXISTING DRAIN ——— (line with cross-ticks) ———
  - EXISTING SEWER ——— (line with cross-ticks) ———
  - EXISTING CATCH BASIN ——— (square with cross-hatch) ———
  - EXISTING WATER ——— (line with cross-ticks) ———
  - EXISTING WATER GATE ——— (circle with cross-hatch) ———
  - EXISTING UTILITY POLE ——— (circle with cross-hatch) ———
  - EXISTING ELECTRIC METER ——— (circle with cross-hatch) ———
  - EXISTING SEWER MANHOLE ——— (circle with cross-hatch) ———
  - EXISTING POST & RAIL FENCE ——— (line with cross-ticks) ———
  - EXISTING CHAIN LINK FENCE ——— (line with cross-ticks) ———
  - EXISTING OVERHEAD WIRES ——— (line with cross-ticks) ———
  - EXISTING CURB ——— (line with cross-ticks) ———
  - EXISTING EDGE OF PAVEMENT ——— (line with cross-ticks) ———







N/F  
KAREN BAILEY  
#30 NAHANT STREET  
19-161-002  
53964/245



**WILLIAMS & SPARAGES**  
ENGINEERS ARCHITECTS SURVEYORS  
100 PARK STREET  
SUITE 101  
MIDDLETON, MA 01948  
TEL: 978.326.8200  
FAX: 978.326.8200  
WWW.WSENGINEERS.COM

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SEAL

**SITE PLAN**  
**NAHANT STREET APARTMENTS**  
#32-32A & 36 NAHANT STREET

DRAWING: C-4.1  
SHEET 4 OF 6

SCALE: 1"=10'  
APRIL 17, 2023


**LEGEND OF SYMBOLS**

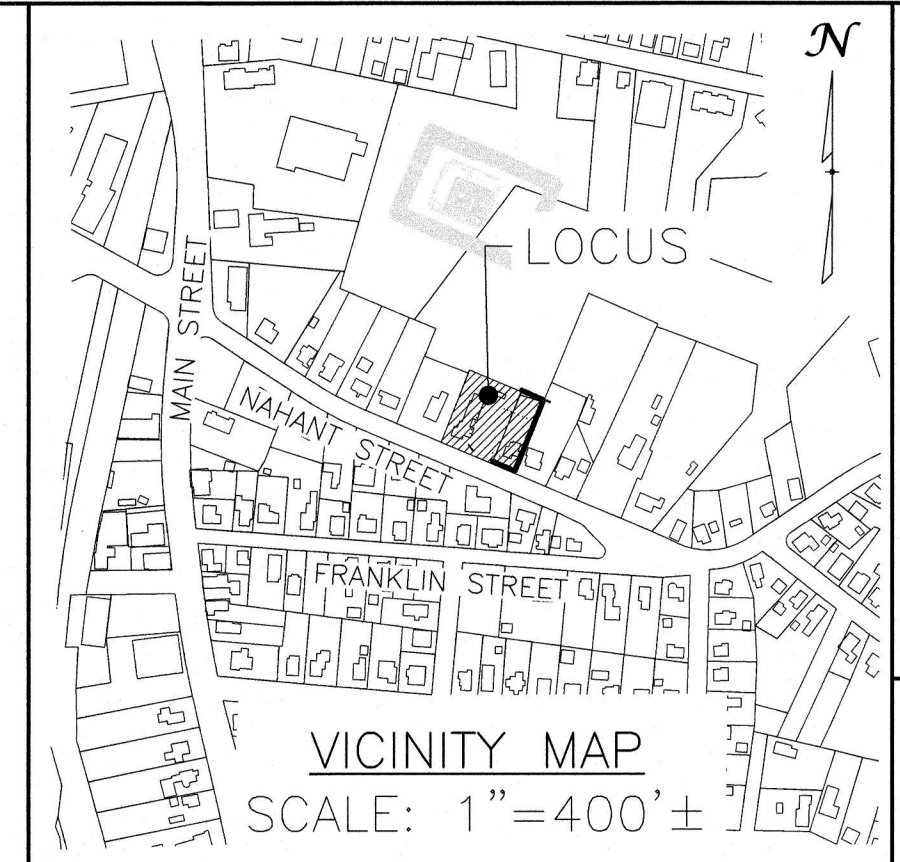
- EXISTING CONTOUR ——— 194 ———
- EXISTING SPOT ELEVATION ———
- EXISTING DRAIN ———
- EXISTING SEWER ———
- EXISTING CATCH BASIN ———
- EXISTING WATER ———
- EXISTING WATER GATE ———
- EXISTING UTILITY POLE ———
- EXISTING ELECTRIC METER ———
- EXISTING SEWER MANHOLE ———
- EXISTING POST & RAIL FENCE ———
- EXISTING CHAIN LINK FENCE ———
- EXISTING OVERHEAD WIRES ———
- EXISTING CURB ———
- EXISTING EDGE OF PAVEMENT ———

P:\WAKE-0081\32-32A Nahant Street\Drawings\SP-C4.1-Nahant23.dwg, JST



**PARKING CALCULATIONS**

CATEGORY	REQUIRED	PROVIDED
MULTI FAMILY DWELLING: 1.5 SPACES PER UNIT	(32*1.5)=48	48
ACCESSIBILITY: 26-50	2	2
ELECTRIC VEHICLE CHARGING STATION 		



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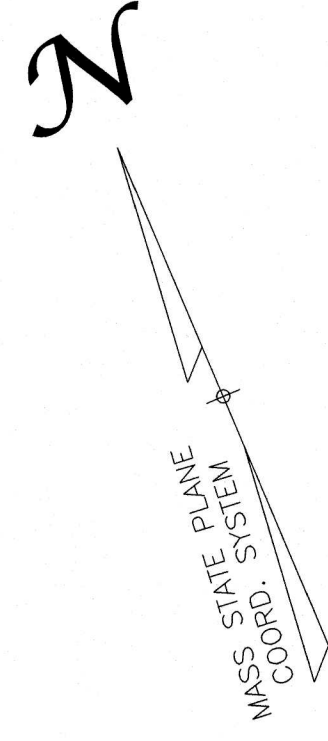


**LAYOUT PLAN**  
**NAHANT STREET APARTMENTS**  
#32-32A & 36 NAHANT STREET

6	20'
5	10'
4	5'
3	0'
2	
1	

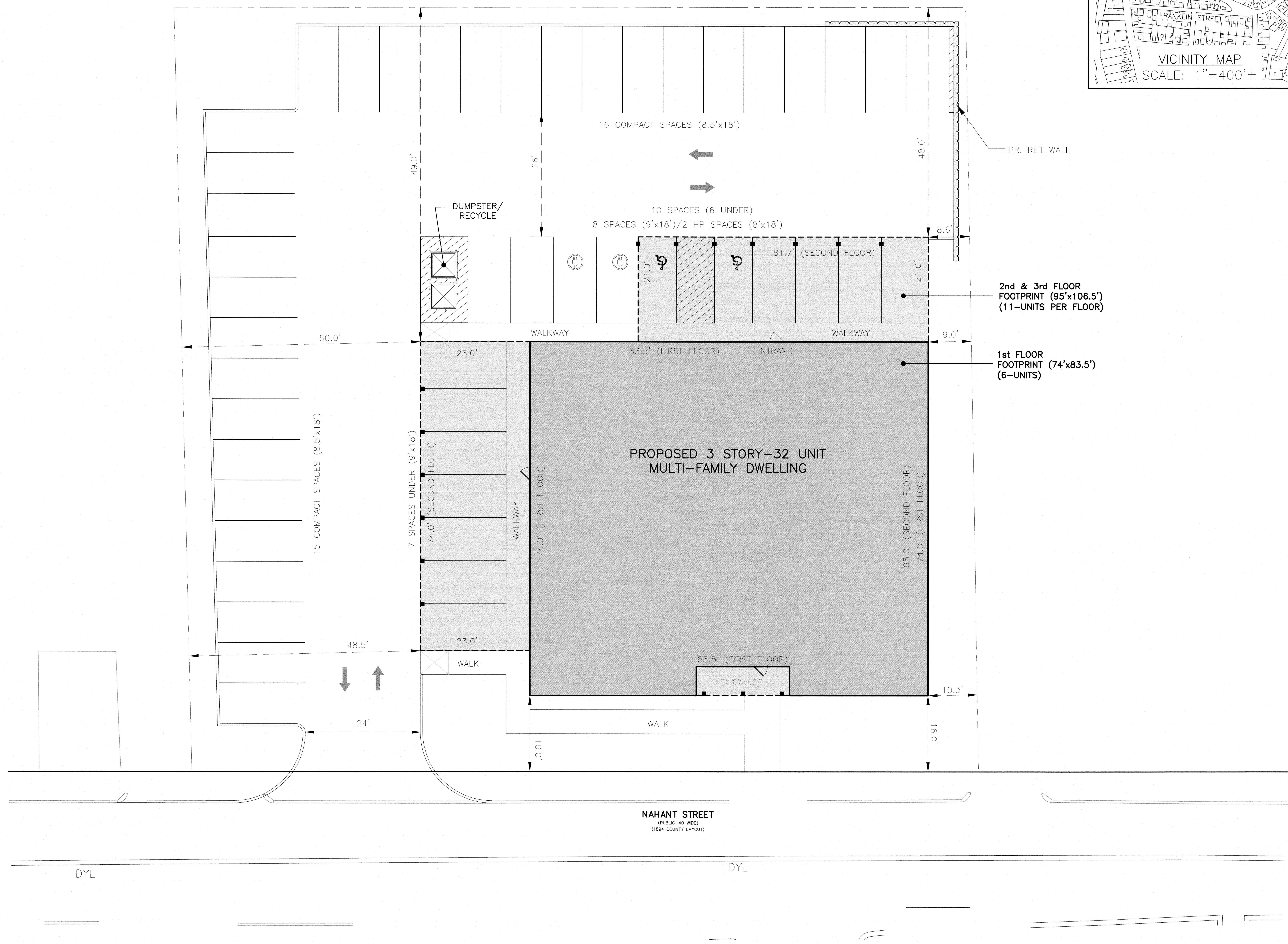
DRAWING: C5.1  
SHEET 5 OF 6

SCALE: 1"=10'  
APRIL 17, 2023



**LEGEND OF SYMBOLS**

EXISTING CONTOUR		194
EXISTING SPOT ELEVATION		
EXISTING DRAIN		
EXISTING SEWER		
EXISTING CATCH BASIN		
EXISTING WATER		
EXISTING WATER GATE		
EXISTING UTILITY POLE		
EXISTING ELECTRIC METER		
EXISTING SEWER MANHOLE		
EXISTING POST & RAIL FENCE		
EXISTING CHAIN LINK FENCE		
EXISTING OVERHEAD WIRES		
EXISTING CURB		
EXISTING EDGE OF PAVEMENT		



P:\WAKE-0081\2023\04\17\2023 Nahant Street Apartments\DWG\SP1666.dwg, JST









**Comprehensive Permit  
Site Approval Application  
Rental**

[www.masshousing.com](http://www.masshousing.com) | [www.masshousingrental.com](http://www.masshousingrental.com)



## Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency (“MassHousing”) application form for Project Eligibility/Site Approval (“Site Approval”) under the state’s comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as “Chapter 40B”. Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund (“NEF”) program must receive Site Approval from MassHousing. This approval (also referred to as “project eligibility approval”) is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located .

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs ) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

**Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.**

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves , conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing’s Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>  
[www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf](https://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf).

Instructions for completing the Site Approval Application are included in the application form which is attached . The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs  
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or [jmalcolm@masshousing.com](mailto:jmalcolm@masshousing.com) to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one .



### **Our Commitment to You**

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval :

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

**If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.**

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.





## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund ("NEF") Rental Projects

#### Section 1: GENERAL INFORMATION

**Name of Proposed Project:** 32 Nahant Street

**Municipality:** Wakefield

**County:** Middlesex

**Address of Site:** 32-32A & 36 Nahant Street

**Cross Street:**

**Zip Code:** 01880

**Tax Parcel I.D. Number(s):** 19-162-01A & 19-163-003

**Name of Proposed Development Entity** 32 Nahant Street, LLC

*(typically a single purpose entity):*

**Entity Type:** Limited Dividend Organization

*\* If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

**Has this entity already been formed?** Yes

**State Formed:** Massachusetts

**Name of Applicant:** 32 Nahant Street, LLC

*(typically the Proposed Development Entity or its controlling entity or individual)*

**Applicant's Web Address:**

Does the applicant have a related party relationship with any other member of the development team? Yes

**If yes, please explain:**

Scott Green is the Manager of the Applicant and Development Entity, 32 Nahant Street, LLC. Scott Green is also the Manager of construction company, P&S Utilities & Site LLC, that will will building the project.

#### Primary Contact Information:

**Contact Name:** Scott Green

**Relationship to Applicant:**

**Company Name:** 32 Nahant Street, LLC

**Address:** 9A Melvin Street

**Municipality:** Wakefield

**State:** Massachusetts

**Zip:** 01880

**Phone:**

**Cell Phone:** (781) 608-5555

**Email:** sg6085555@gmail.com



**Secondary Contact Information:**

**Contact Name:** Kristen Costa

**Relationship to Applicant:**

**Company Name:** L.A. Associates, Inc.

40B Consultant

**Address:** 11 Middlesex Ave.

**Municipality:** Wilmington

**State:** Massachusetts

**Zip:** 01887

**Phone:** 9787580197

**Cell Phone:** 978-758-0197

**Email:** kriscosta@laassoc.com

**Additional Contact Information:**

**Contact Name:** Paul Haverty

**Relationship to Applicant:**

**Company Name:** Blatman, Bobrowski, Haverty & Silverstein, I

Attorney

**Address:** 9 Damonmill Square, Suit 4A4

**Municipality:** Concord

**State:** Massachusetts

**Zip:** 01742

**Phone:** 978-371-2226

**Cell Phone:**

**Email:** paul@bbhslaw.net

**Anticipated Construction Financing:** NEF

**Name of Lender (if not MassHousing financed):** Northern Bank

**Anticipated Permanent Financing:** NEF

**Other Lenders:** Northern Bank

***Please note: under the NEF Program, a minimum of 25% of the Permanent financing must be obtained from an NEF Lender and remain in place for 5 years***

**Age Restriction:** None

**Brief Project Description:**

The applicant is proposing to construct a 4-story, 32 unit rental building, including 8 affordable units. The units will be a mix of 1-bedroom, 2-bedroom and 3-bedroom units totaling 30,156 square feet of living area. The site will provide 48 off-street parking spaces. Stormwater runoff will be managed on-site in a system under the parking lot. The property is located in a multi-family district within a quarter of a mile to schools, shopping and local retail and restaurants. There is a train station .20 mile from the site and a bus stop .10 mile from the site, which promotes transit-oriented living. Current abutting uses include single family and two family dwellings as well as a condominium development nearby.



## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

#### Section 2: EXISTING CONDITIONS / SITE INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

#### Buildable Area Calculations (Acres)

<b>Total Site Area:</b>	<b>1.65</b>
Wetland Area (per MA DEP):	0.00
Flood Hazard Area (per FEMA):	0.00
Endangered Species Habitat (per MESA):	0.00
Conservation / Article 97 Land:	0.00
Protected Agricultural Land (i.e. EO 193):	0.00
Other Non-Buildable:	<b>0.00</b>
<b>Total Non-Buildable Area:</b>	<b>0.00</b>
<b>Total Buildable Area:</b>	<b>1.65</b>

#### Current use of the site and prior use if known:

Residential two family structure at 32-32A Nahant Street and a single family home at 36 Nahant Street.

Is the site located entirely within one municipality? Yes

If not, in what other municipality is the site located?

How much land is in each municipality?

#### Additional Site Addresses:

Address 1	Address 2	Municipality	State	Zip Code	County	Tax Parcel
32-32A Nahant St.	36 Nahant St.	Wakefield	Massac	01880	Middlesex	19-162-01A & 19-1

#### Current zoning classification and principal permitted uses:

General Residence (GR)



## Previous Development Efforts

Please list any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications.

*Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).*

None.

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	No	
Wastewater - public sewer	Yes	Municipal sewer hookup available.
Storm Sewer	No	
Water-public water	Yes	Municipal water hookup available.
Water-private well	No	
Natural Gas	Yes	The project will connect to gas.
Electricity	Yes	There is power to the site.
Roadway Access to Site	Yes	The project has frontage on a public way.
Sidewalk Access to Site	Yes	Sidewalks exist along Nahant.
Other	No	

Describe Surrounding Land Uses:

Existing multi-family and single-family residential dwellings.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	0.25	Yes
Schools	0.20	Yes
Government Offices	0.50	Yes
Multi-Family Housing	0.01	Yes
Public Safety Facilities	0.33	Yes



<b>Office/Industrial Uses</b>	0.25	Yes
<b>Conservation Land</b>	0.01	Yes
<b>Recreational Facilities</b>	0.20	Yes
<b>Houses of Worship</b>	0.25	Yes
<b>Other</b>	0.00	N/A

**Public transportation near the Site, including type of transportaion and distance from site:**

Train station .20 from the site.  
 Bus stop .10 from the site.

**Site Characteristics and Development Constraints**

Are there any easements, rights of way or other restrictions of record affecting the development of the site ?	No
Is there any evidence of hazardous, flammable or explosive material on the site?	No
Is the site, or any portion thereof, located within a designated flood hazard area?	No
Does the site include areas designated by Natural Heritage as endangered species habitat?	No
Are there documented state-designated wetlands on the site?	No
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	Yes
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	No



## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

#### Section 3: PROJECT INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

**Construction Type:** New Construction

<b>Total Dwelling Units:</b>	32	<b>Total Number of Affordable Units:</b>	8
<b>Number of Market Units:</b>	24	<b>Number of AMI 50% Affordable Units:</b>	0
		<b>Number of AMI 80% Affordable Units:</b>	8

#### Unit Information:

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Rent	Utilities
Market	3 Bedroom	1 Bath	3	1,030	\$3,500	\$0
Affordable Unit - Below 80%	3 Bedroom	1 Bath	1	960	\$2,796	\$200
Market	1 Bedroom	1 Bath	19	700	\$2,500	\$0
Affordable Unit - Below 80%	1 Bedroom	1 Bath	7	640	\$2,238	\$126
Market	2 Bedroom	1 Bath	2	780	\$3,000	\$0

#### Utility Allowance Assumptions *(utilities to be paid by tenants):*

Tenants to pay electric, including heat, hot water and cooking. Owner to pay water and sewer.

**Percentage of Units with 3 or More Bedrooms:** 12.50

*\* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.*

<b>Handicapped Accessible Units - Total:</b>	0	<b>Market Rate:</b>	0	<b>Affordable:</b>	0
<b>Gross Density (units per acre):</b>	19.3939	<b>Net Density (units per buildableacre):</b>	19.3939		

#### Building Information:

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Multi-family	Construction	4	45	30,156	1



Will all features and amenities available to market unit residents also be available to affordable unit residents?

Yes

If not, explain the differences:

**Parking**

**Total Parking Spaces Provided:** 40

**Ratio of Parking Spaces to Housing Units:** 1.25

**Lot Coverage**

**Buildings:** 37%

**Parking and Paved Areas:** 52%

**Usable Open Space:** 0%

**Unusable Open Space:** 11%

**Lot Coverage:** 89%

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))?

No



**Application for Chapter 40B Project Eligibility / Site Approval**

**for MassHousing-Financed and New England Fund ("NEF") Rental Projects**

**Section 4: SITE CONTROL**

**Grantor/Seller:** P&G Utilities and Site, LLC

**Grantee/Buyer:** 32 Nahant Street, LLC

**Grantee/Buyer Type:** Applicant

**If Other, Explain:**

**Are the Parties Related?** Yes      Scott Green is the Managing Member of both LLC's.

**For Deeds or Ground Leases:**

**Date(s) of Deed(s) or Ground Leases(s):** 03/29/2022

**Purchase Price:** \$10

**For Purchase and Sales Agreements or Option Agreements:**

**Date of Agreement:**

**Expiration Date:**

**Date of Extension** *(if extension granted):*

**New Expiration Date** *(if extension granted):*

**Purchase Price:** \$0

**Will any easements or rights of way over other properties be required in order to develop the site as proposed?:** No

**If Yes, Current Status of Easement:** Owned by Development Entity

**Date(s) of Easements(s):**

**For Easements:**

**Date of Agreement:**

**Purchase Price:** \$0

**For Easement Purchase and Sales Agreements or Easement Option Agreements:**

**Expiration Date:**

**Date of Extension** *(if extension granted):*

**New Expiration Date** *(if extension granted):*

**Purchase Price:** \$0



## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

#### Section 5: FINANCIAL INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

#### Initial Capital Budget

##### Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	\$850,000
Private Equity	Tax Credit Equity	\$0
Private Equity	Developer Fee Contributed or Loaned	\$0
Private Equity	Developer Overhead Contributed or Loaned	\$0
Other Private Equity		\$0
Public/Soft Debt		\$0
Subordinate Debt		\$0
Permanent Debt	Northern Bank	\$7,170,000
Permanent Debt		\$0
Construction Debt	<i>for informational purposes only, not included in Sources T</i>	\$0
Additional Source		\$0
Additional Source		\$0
<b>Total Sources</b>		<b>\$8,020,000</b>

#### Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$1,335,000
Reasonable Carrying Costs:	\$0
<b>Total Pre-Permit Land Value:</b>	<b>\$1,335,000</b>

\* As-Is market value to be determined by a MassHousing commissioned appraisal



**Uses (Costs)**

Item	Budgeted
<b>Acquisition Cost (Actual):</b>	
Actual Acquisition Cost: Land	\$1,310,000
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
<b>Subtotal - Acquisition Costs</b>	<b>\$1,310,000</b>
<b>Construction Costs-Building Structural Costs (Hard Costs):</b>	
Building Structure Costs	\$4,704,000
Hard Cost Contingency	\$0
<b>Subtotal - Building Structural Costs (Hard Costs)</b>	<b>\$4,704,000</b>
<b>Construction Costs-Site Work (Hard Costs):</b>	
Earth Work	\$180,000
Utilities: On-Site	\$180,000
Utilities: Off-Site	\$100,000
Roads and Walks	\$100,000
Site Improvement	\$60,000
Lawns and Plantings	\$40,000
Geotechnical Condition	\$30,000
Environmental Remediation	\$0
Demolition	\$60,000
Unusual Site Conditions/Other Site Work	\$50,000
<b>Subtotal - Site Work (Hard Costs)</b>	<b>\$800,000</b>
<b>Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):</b>	
General Conditions	\$50,000
Builder's Overhead	\$0
Builder's Profit	\$200,000
<b>Subtotal - General Conditions, Builder's Overhead &amp; Profit</b>	<b>\$250,000</b>
<b>General Development Costs (Soft Costs):</b>	
Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$0
Marketing and Initial Rent Up <i>(include model units if any)</i>	\$0
Real Estate Taxes <i>(during construction)</i>	\$20,000
Utility Usage <i>(during construction)</i>	\$10,000
Insurance <i>(during construction)</i>	\$25,000
Security <i>(during construction)</i>	\$10,000
Inspecting Engineer <i>(during construction)</i>	\$15,000
Construction Loan Interest	\$230,000
Fees to Construction Lender: Northern Bank	\$60,000
Fees to Permanent Lender: Northern Bank	\$60,000
Fees to Other Lenders:	\$0



General Development Costs (Soft Costs) - continued

Item	Budgeted
Architecture / Engineering	\$150,000
Survey, Permits, etc.	\$30,000
Clerk of the Works	\$0
Construction Manager	\$100,000
Bond Premiums	\$30,000
Environmental Engineer	\$20,000
Legal	\$40,000
Title (including title insurance) and Recording	\$20,000
Accounting and Cost Certification (incl. 40B)	\$10,000
Relocation	\$0
40B Site Approval Processing Fee	\$10,000
40B Technical Assistance / Mediation Fee	\$8,000
40B Land Appraisal Cost (as-is value)	\$5,000
40B Final Approval Processing Fee	\$5,000
40B Subsidizing Agency Cost Certification Examination Fee	\$10,000
40B Monitoring Agent Fee	\$20,000
MIP	\$0
Credit Enhancement	\$0
Letter of Credit Fees	\$0
Tax Credit Allocation Fee	\$0
Other Financing Fees	\$0
Development Consultant	\$3,000
Other Consultant: L.A. Associates/Affordable Hsg	\$5,000
Other Consultant:	\$0
Syndication Costs	\$0
Soft Cost Contingency	\$60,000
Other Development Costs:	\$0
<b>Subtotal - General Development Costs (Soft Costs)</b>	<b>\$956,000</b>
<b>Developer Fee and Overhead:</b>	
Developer Fee	\$0
Developer Overhead	\$0
<b>Subtotal Developer Fee and Overhead</b>	<b>\$0</b>
<b>Capitalized Reserves:</b>	
Development Reserves	\$0
Initial Rent Up Reserves	\$0
Operating Reserves	\$0
Net Worth Account	\$0
Other Capitalized Reserves	\$0



**Subtotal - Capitalized Reserves** **\$0**

**Summary of Subtotals**

<b>Item</b>	<b>Budgeted</b>
Acquisition Costs (Actual):	\$1,310,000
Building Structural Costs (Hard Costs)	\$4,704,000
Site Work (Hard Costs)	\$800,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$250,000
Developer Fee and Overhead	\$0
General Development Costs (Soft Costs)	\$956,000
Capitalized Reserves	\$0
<b>Total Development Costs (TDC)</b>	<b>\$8,020,000</b>

**Summary**

<b>Total Sources</b>	<b>\$8,020,000</b>
<b>Total Uses (TDC)</b>	<b>\$8,020,000</b>

**Projected Developer Fee and Overhead\*:** \$128,000

**Maximum Allowable Developer Fee and Overhead:\*\*:** \$128,000

**Projected Developer Fee and Overhead Equals 100.00% of Maximum Allowable Fee and Overhead**

*\* Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.*

*\*\* Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the maximum allowable developer fee and overhead. If you have any questions regarding this calculation, please contact MassHousing.*



**Initial Rental Operating Pro-Forma** (for year one of operations)

Item	Notes	Amount
<b>Permanent Debt Assumptions</b>		
Loan Amount	Lende	\$7,170,000
Annual Rate		0.07%
Term		360 Months
Amortization		360 Months
Lender Required Debt Service Coverage Ratio		0.00
<b>Gross Rental Income</b>	8 units @ \$1,800/mo. and 24 units @ \$2,600/mo.	\$921,600
<b>Other Income</b> (utilities, parking)	Laundry room	\$0
<b>Less Vacancy</b> (Market Units): 5% (vacancy rate)		\$46,080
<b>Less Vacancy</b> (Affordable Units): 5% (vacancy rate)		\$0
<b>Gross Effective Income</b>		\$810,520
<b>Less Operating Expenses</b>		\$0
<b>Net Operating Income</b>		\$810,520
<b>Less Permanent Loan Debt Service</b>		\$692,426
<b>Cash Flow</b>		\$118,094
<b>Debt Service Coverage</b>		0.00

Describe Other Income:

**Rental Operating Expense Assumption**

Item	Notes	Amount
<b>Assumed Maximum Operating Expenses</b>	Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.	\$0
<b>Assumed Maximum Operating Expense/Unit*</b>	Number of Units: 0	\$0

\* MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.



## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund ("NEF") Rental Projects

#### Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

#### Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary For Role
32 Nahant Street, LLC	Scott Green	Developer	Yes	Yes	Yes
L.A. Associates, Inc.	Kristen Costa	Consultant - Local Permit	No	No	Yes
Blatman, Bobrowski, Haver	Paul Haverly	Attorney	No	No	Yes
Williams & Sparages	Chris Sparages	Consultant - Architect and Engineer	No	No	Yes
Phoenix Architects	Andrew Jones	Consultant - Architect and Engineer	No	No	Yes
P&S Utilities & Site LLC	Scott Green	Consultant - Construction Manager	No	No	Yes
Northern Bank	Justin Thomas	Consultant - Financing Package	No	No	No

#### Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	No	Phoenix Architects, Andrew Jones
Construction Management	No	P&S Utilities & Site LLC, Scott Green
Finance Package	No	Northern Bank, Justin Thomas
Local Permitting	No	L.A. Associates, Inc., Kristen Costa

#### Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
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**Previous Applications:**

<b>Project Name:</b>	<b>Filing Date:</b>
<b>Municipality:</b>	
<b>Subsidizing Agency:</b>	<b>Decision:</b>
<b>Type:</b>	<b>Other Reference:</b>



## Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

*(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)*

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

**Signature:** \_\_\_\_\_

**Name:** Scott Green

**Title:** Manager

**Date:** 04/19/2023



## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

#### Section 7: NOTIFICATION AND FEES

##### Notices

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing :	06/13/2022
Date of Pre-Application Meeting with MassHousing:	12/14/2021
Date copy of complete application sent to chief elected office of municipality :	05/01/2023
Date notice of application sent to DHCD:	05/01/2023

##### Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the [MHP Cover Letter](#)

Fee	Amount	Description
<b>MassHousing Application Processing Fee:</b>	<b>\$7,803</b>	<i>payable to MassHousing</i>
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	<i>(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)</i>
Unit Fee:	\$1,600	<i>(\$50 per Unit)</i>
<b>Total TA/Mediation and Unit Fee:</b>	<b>\$4,100</b>	<i>(Payable to Massachusetts Housing Partnership)</i>

**Land Appraisal Cost:** You will be required to pay for an "as-is" market value appraisal of the Site to be commission by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.



## SUSTAINABLE DEVELOPMENT CRITERIA

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

### Method 1 - Redevelop First

#### *If Rehabilitation:*

Rehabilitation/Redevelopment/Improvements to Structure	No
Rehabilitation/Redevelopment/Improvements to Infrastructure	No

#### *If New Construction:*

- Contributes to revitalization of town center or neighborhood	No
- Walkable to:	
(a) transit	Yes
(b) downtown or village center	Yes
(c) school	Yes
(d) library	Yes
(e) retail, services, or employment center	Yes
- Located in municipally-approved growth center	No

#### Explanation (Required):

The site is located within walking distance to the city center, which includes public transportation, schools, shopping, etc.



# PRELIMINARY SITE DEVELOPMENT PLAN

## for

# PROPOSED MULTIFAMILY HOUSING DEVELOPMENT

## THE RESIDENCES AT NAHANT STREET

### 127-135 NAHANT STREET

## WAKEFIELD, MASSACHUSETTS

EXISTING	PROPOSED
BENCH MARK	BENCH MARK
BITUMINOUS CAPE COD BERM	BITUMINOUS CAPE COD BERM
BUILDING	UNDERGROUND CABLE
UNDERGROUND CABLE	COUNTOUR (1')
COUNTOUR (1')	COUNTOUR (5')
COUNTOUR (5')	N/A
ZONE A (100-YEAR FLOOD ZONE)	
CEMENT CONCRETE	SLOPED GRANITE CURB
SLOPED GRANITE CURB	VERTICAL GRANITE CURB
VERTICAL GRANITE CURB	EDGE OF DISTURBANCE
EDGE OF DISTURBANCE	UNDERGROUND DRAIN PIPE
UNDERGROUND DRAIN PIPE	CATCH BASIN
CATCH BASIN	DRAIN MANHOLE
DRAIN MANHOLE	ROUND CATCH BASIN
ROUND CATCH BASIN	UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC	CHAIN LINK FENCE
CHAIN LINK FENCE	POST & RAIL FENCE
POST & RAIL FENCE	STOCKADE FENCE
STOCKADE FENCE	VINYL FENCE
VINYL FENCE	FINISHED FLOOR ELEVATION
FINISHED FLOOR ELEVATION	GARAGE FLOOR ELEVATION
GARAGE FLOOR ELEVATION	FOUNDATION
FOUNDATION	UNDERGROUND GAS MAIN
UNDERGROUND GAS MAIN	UNDERGROUND GAS SERVICE
UNDERGROUND GAS SERVICE	EDGE OF GRAVEL
EDGE OF GRAVEL	SPOT GRADE
SPOT GRADE	GUARD RAIL
GUARD RAIL	HANDICAP PLACARD PARKING
HANDICAP PLACARD PARKING	WHEEL CHAIR RAMP
WHEEL CHAIR RAMP	HEADWALL
HEADWALL	LANDSCAPE AREA
LANDSCAPE AREA	LEDGE OUTCROP
LEDGE OUTCROP	BOLLARD
BOLLARD	OVERHEAD WIRE
OVERHEAD WIRE	UTILITY POLE
UTILITY POLE	PAINTED PARKING & SPACE COUNT
PAINTED PARKING & SPACE COUNT	PATH
PATH	EDGE OF PAVEMENT
EDGE OF PAVEMENT	BOULDER RIP-RAP & SLOPE
BOULDER RIP-RAP & SLOPE	UNDERGROUND SEWER
UNDERGROUND SEWER	SEWER MANHOLE
SEWER MANHOLE	SEWER CLEANOUT
SEWER CLEANOUT	BITUMINOUS CONCRETE SIDEWALK
BITUMINOUS CONCRETE SIDEWALK	SIGN
SIGN	EROSION & SEDIMENTATION CONTROL
EROSION & SEDIMENTATION CONTROL	STEPS
STEPS	BOULDER
BOULDER	STONEWALL
STONEWALL	CENTERLINE OF SWALE
CENTERLINE OF SWALE	UNDERGROUND TELEPHONE
UNDERGROUND TELEPHONE	TESTHOLE LOCATION
TESTHOLE LOCATION	MONITORING WELL LOCATION
MONITORING WELL LOCATION	PERCOLATION TEST LOCATION
PERCOLATION TEST LOCATION	PAINTED TRAFFIC LINE & TYPE
PAINTED TRAFFIC LINE & TYPE	DECIDUOUS TREE, SIZE & TYPE
DECIDUOUS TREE, SIZE & TYPE	CONIFEROUS TREE, SIZE & TYPE
CONIFEROUS TREE, SIZE & TYPE	HEDGE ROW AND TYPE
HEDGE ROW AND TYPE	RETAINING WALL
RETAINING WALL	UNDERGROUND WATER MAIN
UNDERGROUND WATER MAIN	UNDERGROUND WATER SERVICE
UNDERGROUND WATER SERVICE	PAINTED UNDERGROUND WATER
PAINTED UNDERGROUND WATER	WATER GATE VALVE BOX
WATER GATE VALVE BOX	WATER SERVICE CURB BOX
WATER SERVICE CURB BOX	



**VICINITY MAP**  
SCALE: 1" = 200'

UNIT BREAKDOWN								
	LOWER LEVEL/ GARAGE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	PERCENTAGE
3 BR	0	3	3	2	2	2	12	10.0%
2 BR	0	7	7	7	7	6	34	28.3%
1 BR	0	12	12	14	14	12	64	53.3%
STUDIO	0	2	2	2	2	2	10	8.3%
<b>TOTAL</b>	<b>0</b>	<b>24</b>	<b>24</b>	<b>25</b>	<b>25</b>	<b>22</b>	<b>120</b>	<b>100%</b>

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
COVER	C1
EXISTING CONDITIONS	C2
LAYOUT	C3
SITE PLAN	C4
LANDSCAPING & LIGHTING	C5
DETAILS	C6

- GENERAL NOTES:**
- PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
  - TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
  - VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE (A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25017 0427E AND 25017 0431E, EFFECTIVE JUNE 4, 2010.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
  - THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.
  - THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.
- SITE CONSTRUCTION NOTES:**
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) STANDARDS, AND ALL LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MOST STRINGENT);
  - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES SHALL RECEIVE 6-INCHES OF LOAM AND SEED;
  - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD);
  - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

**ZONE: SINGLE RESIDENCE (SR)**  
MINIMUM SETBACKS:  
FRONT = 30 feet  
SIDE = 15 feet  
REAR = 25 feet  
MIN. FRONTAGE = 100 feet  
MIN. LOT AREA = 12,000 sq. ft.  
MAX. BUILDING HEIGHT = 35 feet

**ZONE: BUSINESS (B)**  
MINIMUM SETBACKS:  
FRONT = 0 feet  
SIDE = 15 feet (to Residential)  
REAR = 15 feet (to Residential)  
MIN. FRONTAGE = 0 feet  
MIN. LOT AREA = 0 sq. ft.  
MAX. BUILDING HEIGHT = 60 feet

**PARKING SUMMARY:**

ITE PARKING REQUIREMENTS – LUC 221: MULTIFAMILY HOUSING (MID-RISE)

0.75 SPACES PER BEDROOM x 178 BEDROOMS = 134 SPACES  
1.31 SPACES PER DWELLING UNIT x 120 UNITS = 157 SPACES

REQUIRED HP PARKING 151-200 SPACES = 6 SPACES

71 INTERIOR SPACES (9'x18') INCLUDING 3 HP SPACES

92 EXTERIOR SPACES (9'x18') INCLUDING 3 HP SPACES AND 18 TANDEM SPACES

163 TOTAL SPACES  
6 TOTAL HP SPACES

1.36 SPACES PER DWELLING UNIT / 0.92 SPACES PER BEDROOM PROVIDED

Prepared For:  
THE RESIDENCES AT NAHANT STREET LLC  
127-135 NAHANT STREET  
WAKEFIELD, MASSACHUSETTS 01960  
978-406-9979

Owner / Applicant

Prepared By:  
Hayes Engineering, Inc.  
693 Salem Street  
Wakefield, MA 01880  
PH: 781-246-2800  
FAX: 781-246-7596  
www.hayeseng.com

Design By: AMC  
Drawn By: AMC  
Checked By: AMC  
Project File: WAK-0582A  
Comp. No: WAK250-MSPCS

Issued For Permit  
 Issued For Review  
 Issued For Bid  
 Issued For Construction  
 Not For Construction

No.	Revision	Date
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Scale: 1" = 20'  
0' 10' 20' 40'

Date: March 21, 2023

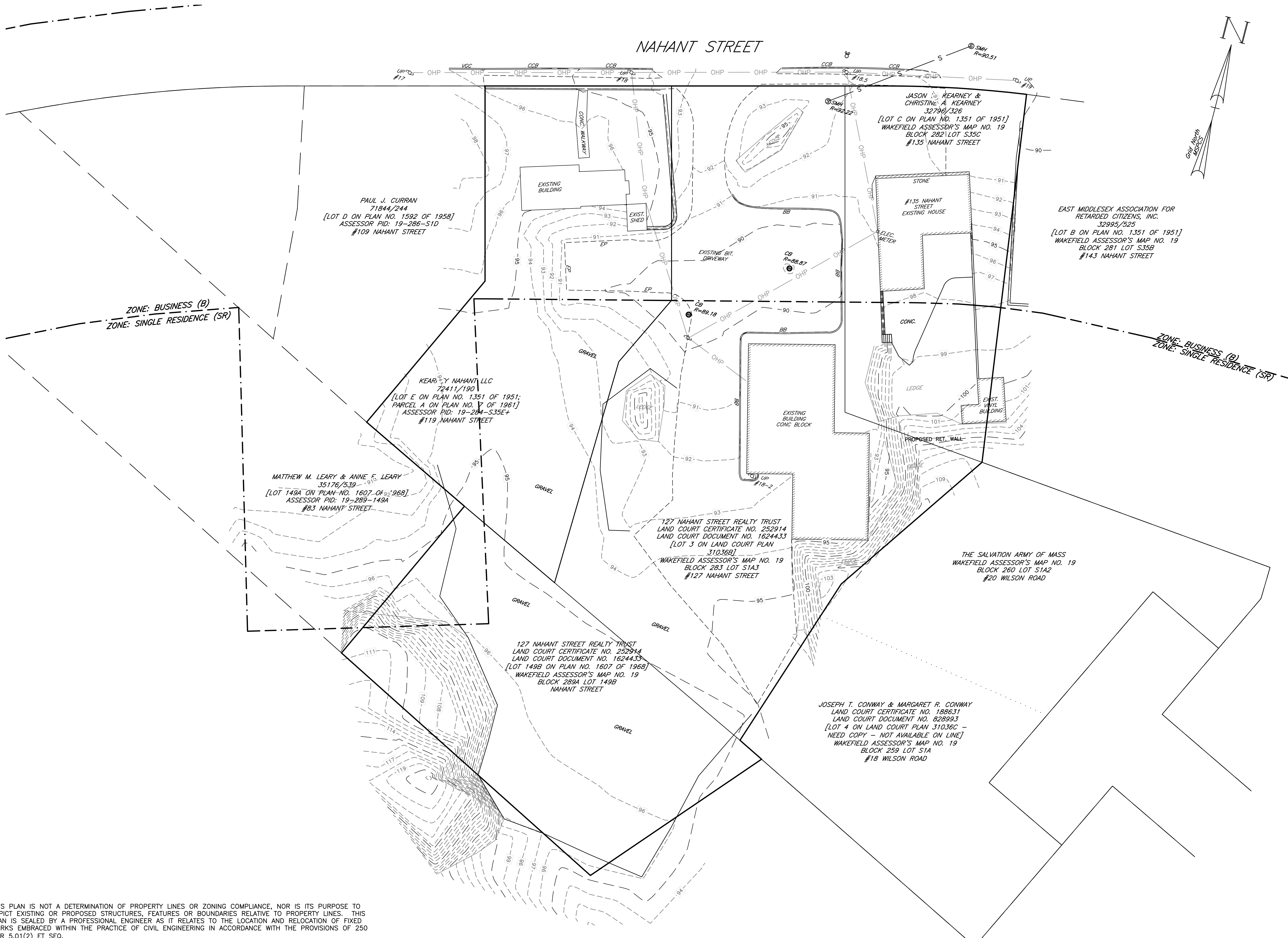
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**PRELIMINARY SITE DEVELOPMENT PLAN**  
**THE RESIDENCES AT NAHANT STREET**  
**127-135 NAHANT STREET**  
**WAKEFIELD, MASS.**

Drawing No.:  
**C1**

Seal:

SHEET 1 OF 6





Prepared For:  
 Owner / Applicant  
 THE RESIDENCES AT NAHANT STREET LLC  
 1205 THE COMMONS GROUP  
 JASON R. KEARNEY  
 246 ANDOVER STREET - SUITE 301  
 PEABODY, MASSACHUSETTS 01960  
 978.406.9979

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 Hayes Engineering, Inc.  
 603 Salem Street  
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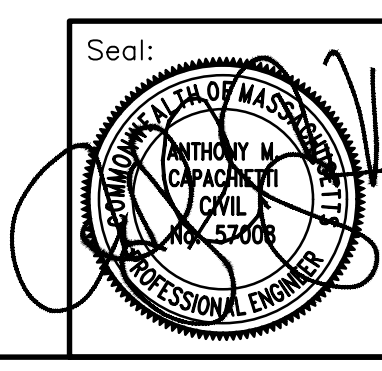
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Scale: 1"=20'  
  
 Date: March 21, 2023

Drawing Title:  
 PRELIMINARY SITE DEVELOPMENT PLAN  
 THE RESIDENCES AT NAHANT STREET  
 127-135 NAHANT STREET  
 WAKEFIELD, MASS.

Drawing No.:  
 C2  
 SHEET 2 OF 6

THIS PLAN IS NOT A DETERMINATION OF PROPERTY LINES OR ZONING COMPLIANCE, NOR IS ITS PURPOSE TO DEPICT EXISTING OR PROPOSED STRUCTURES, FEATURES OR BOUNDARIES RELATIVE TO PROPERTY LINES. THIS PLAN IS SEALED BY A PROFESSIONAL ENGINEER AS IT RELATES TO THE LOCATION AND RELOCATION OF FIXED WORKS EMBRACED WITHIN THE PRACTICE OF CIVIL ENGINEERING IN ACCORDANCE WITH THE PROVISIONS OF 250 CMR 5.01(2) ET SEQ.







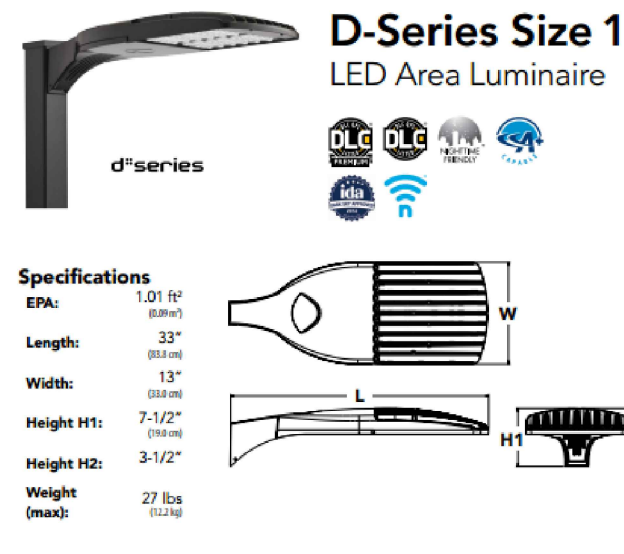






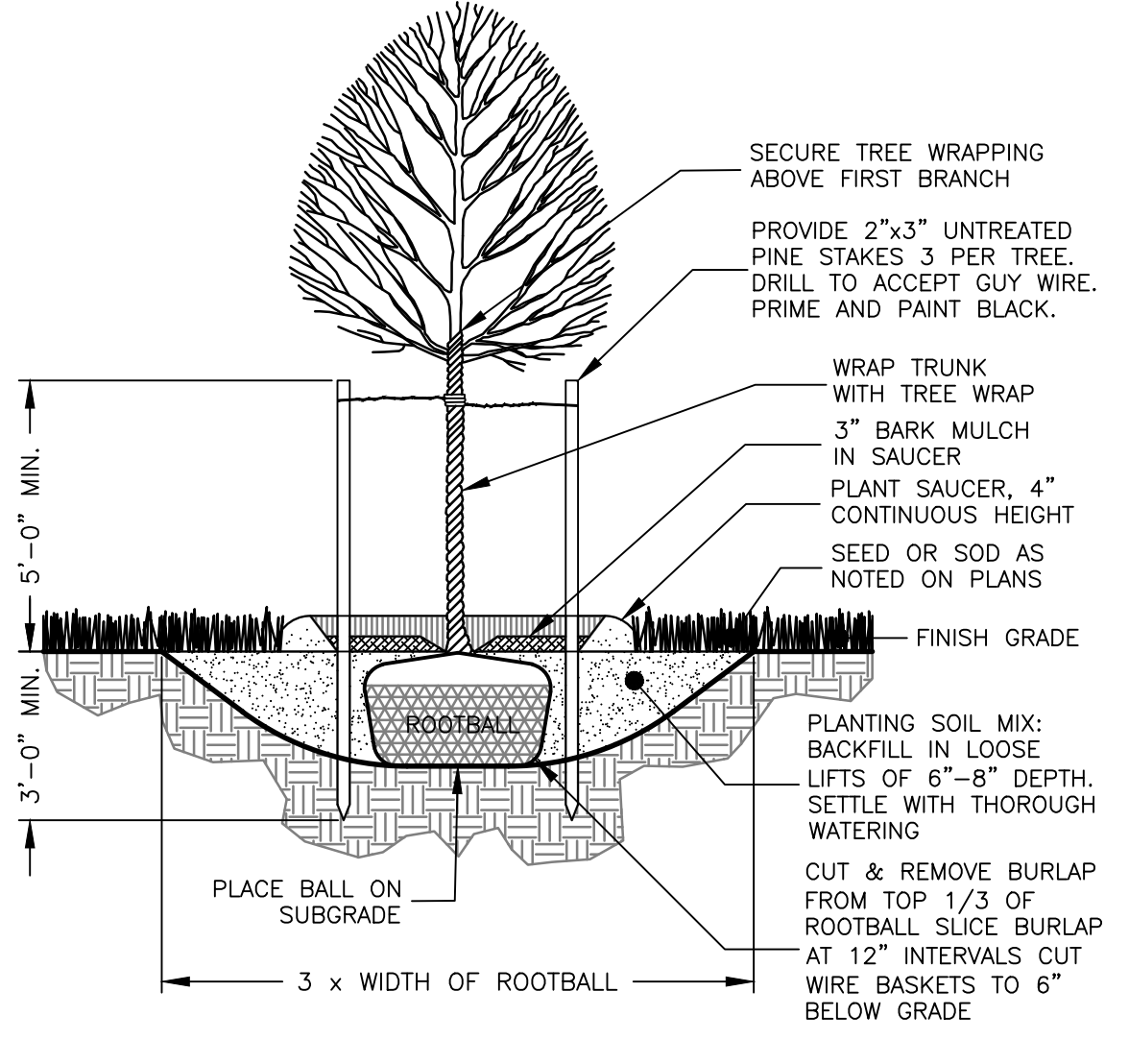
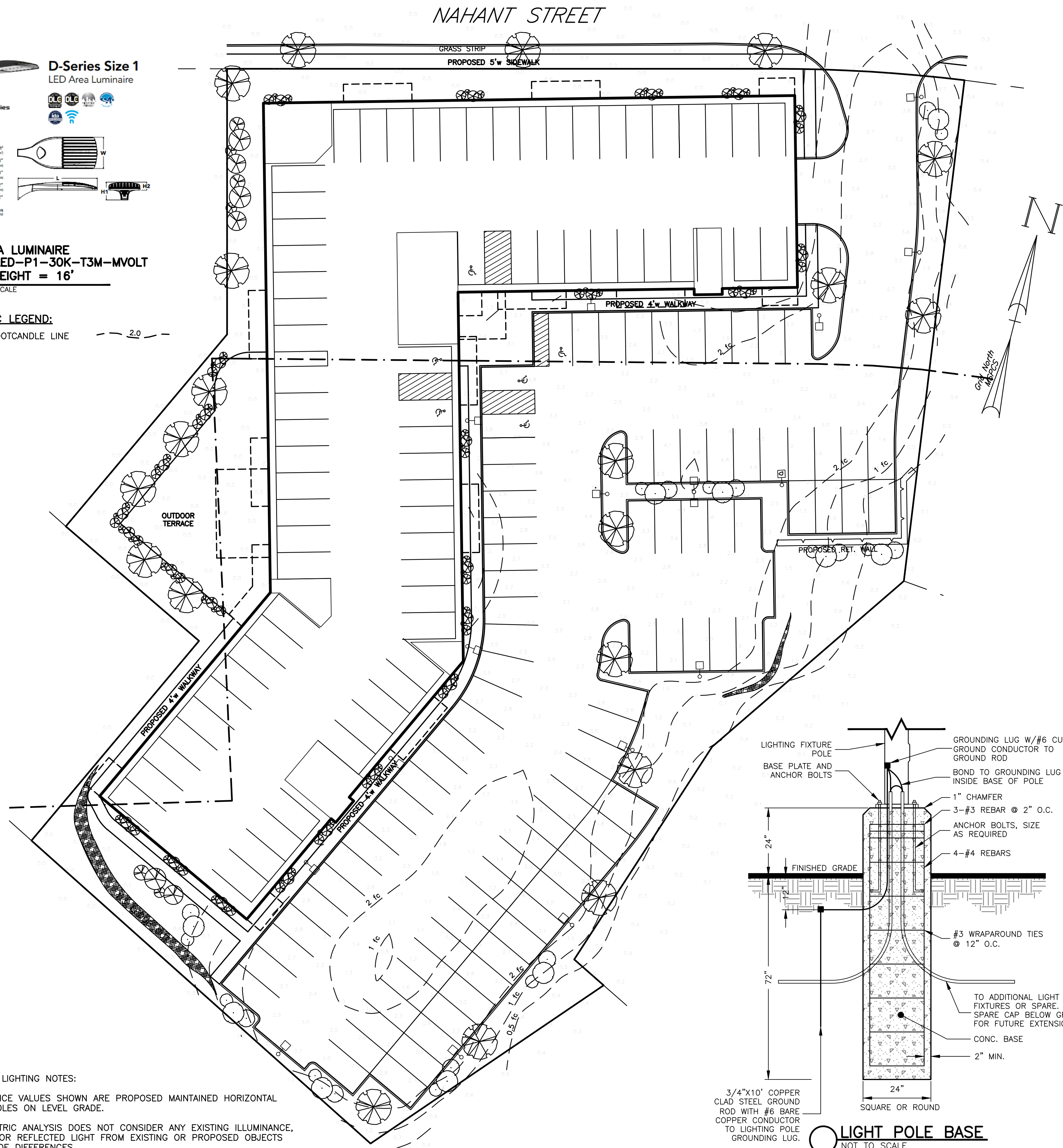
PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREE OPTIONS:			
	ACER RUBRUM	RED SUNSET MAPLE	2" CALIPER
	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2" CALIPER
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CALIPER
	CARAYA OVATA	SHAGBARK HICKORY	2" CALIPER
	Ostrya virginiana	HOPHORNBEAM	2" CALIPER
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CALIPER
	QUERCUS COCCINEA	SCARLET OAK	2" CALIPER
	QUERCUS PALUSTRIS	PIN OAK	2" CALIPER
	TILIA AMERICANA	BASSWOOD	2" CALIPER
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIPER
	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CALIPER
EVERGREEN TREE OPTIONS:			
	ABIES CONCOLOR	WHITE FIR	8-10'
	PICEA ABIES	NORWAY SPRUCE	8-10'
	PICEA GLAUCA	WHITE SPRUCE	8-10'
	PICEA OMORICA	SERBIAN SPRUCE	8-10'
	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8-10'
	PINUS THUBERGI	JAPANESE BLACK PINE	8-10'
	TSUGA CANADENSIS	HEMLOCK	8-10'
	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	6-7'
	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	8-10'
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10'
	PINUS RESINOSA	RED PINE	8-10'
	PINUS STROBUS	WHITE PINE	8-10'
	THUJA OCCIDENTALIS 'SMARAGD'	ESMERALD GREEN ARBORVITAE	8-10'
	THUJA X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-10'

PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHRUB OPTIONS:			
	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2-3'
	CORNUS RACEMOSA	GREY DOGWOOD	2-3'
	FORSYTHIA	FORSYTHIA	2-3'
	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2-3'
	ILEX VERRILLATA	WINTERBERRY	2-3'
	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	2-3'
	KALMIA LATIFOLIA	MOUNTAIN LAUREL	2-3'
	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	2-3'
	PHYSCARPUS OPUULIFOLIUS	DIABOLO NINEBARK	2-3'
	PRUNUS MARITIMA	BEACH PLUM	2-3'
	SYRINGA VULGARIS	COMMON LILAC	2-3'
	VIBURNUM DENTATUM	ARROWWOOD	2-3'
FLOWERING TREE OPTIONS:			
	CERCIS CANDENSIS	EASTERN REDBUF	2" CALIPER
	CORNUS FLORIDA	WHITE DOGWOOD	2" CALIPER
	CORNUS KOUSA	KOREAN DOGWOOD	2" CALIPER
	CORNUS MAS	CORNELIANCHERRY	2" CALIPER
	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORNE	2" CALIPER
	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	8-10'
	SOPHORA JAPONICA	JAPANESE PAGODATREE	2" CALIPER
GRASS/PERENNIAL OPTIONS:			
	ECHINACEA	CONEFLOWER	1 gal
	HEMEROCALLIS	DAYLILY	1 gal
	PENNISETUM ALOPECUROIDES	HAMEIN FOUNTAIN GRASS	1 gal
	RUCBECKIA GOLDSTRUM	BLACK EYED SUSANS	1 gal
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 gal

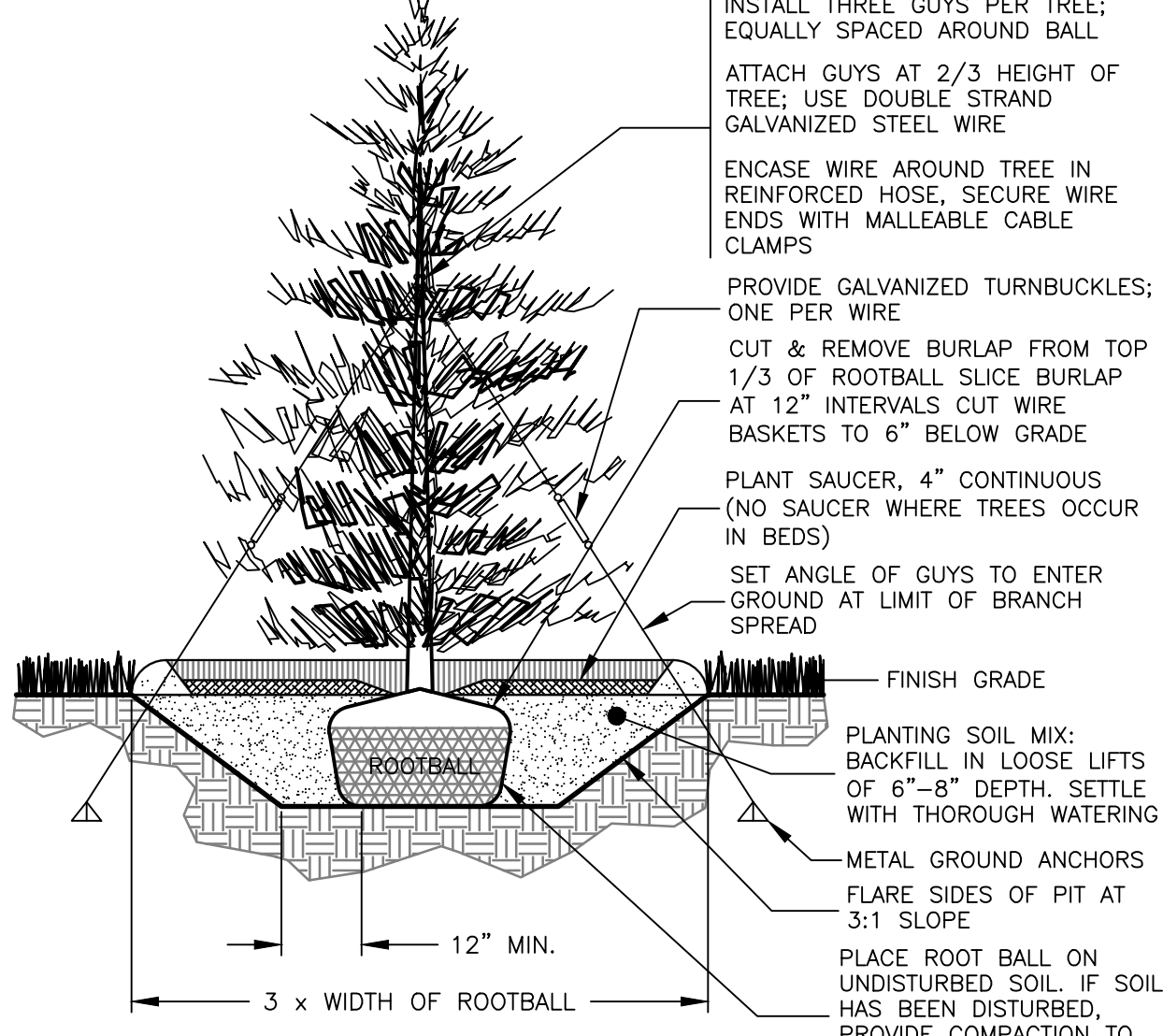


**LITHONIA LUMINAIRE**  
**DSX1-LED-P1-30K-T3M-MVOLT**  
**POLE HEIGHT = 16'**  
 NOT TO SCALE

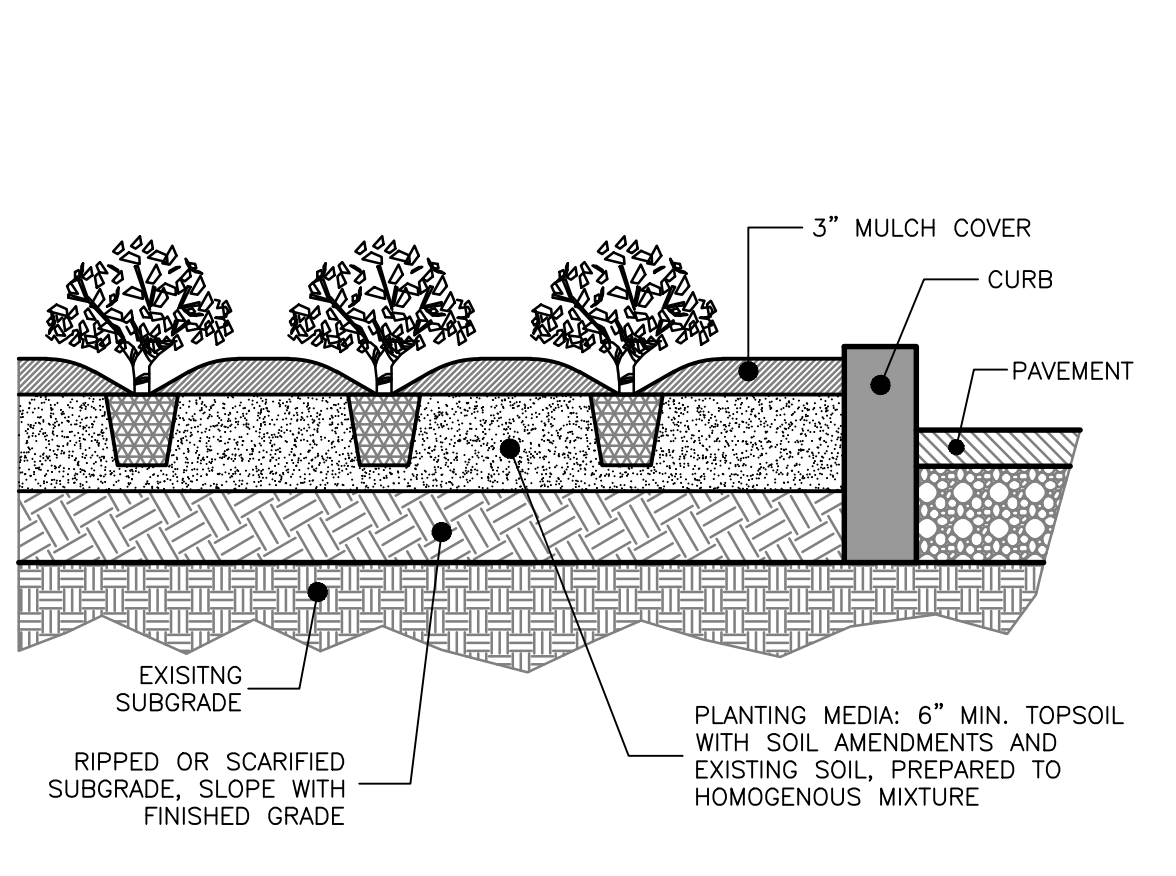
**PHOTOMETRIC LEGEND:**  
 DENOTES ISOFOOTCANDLE LINE



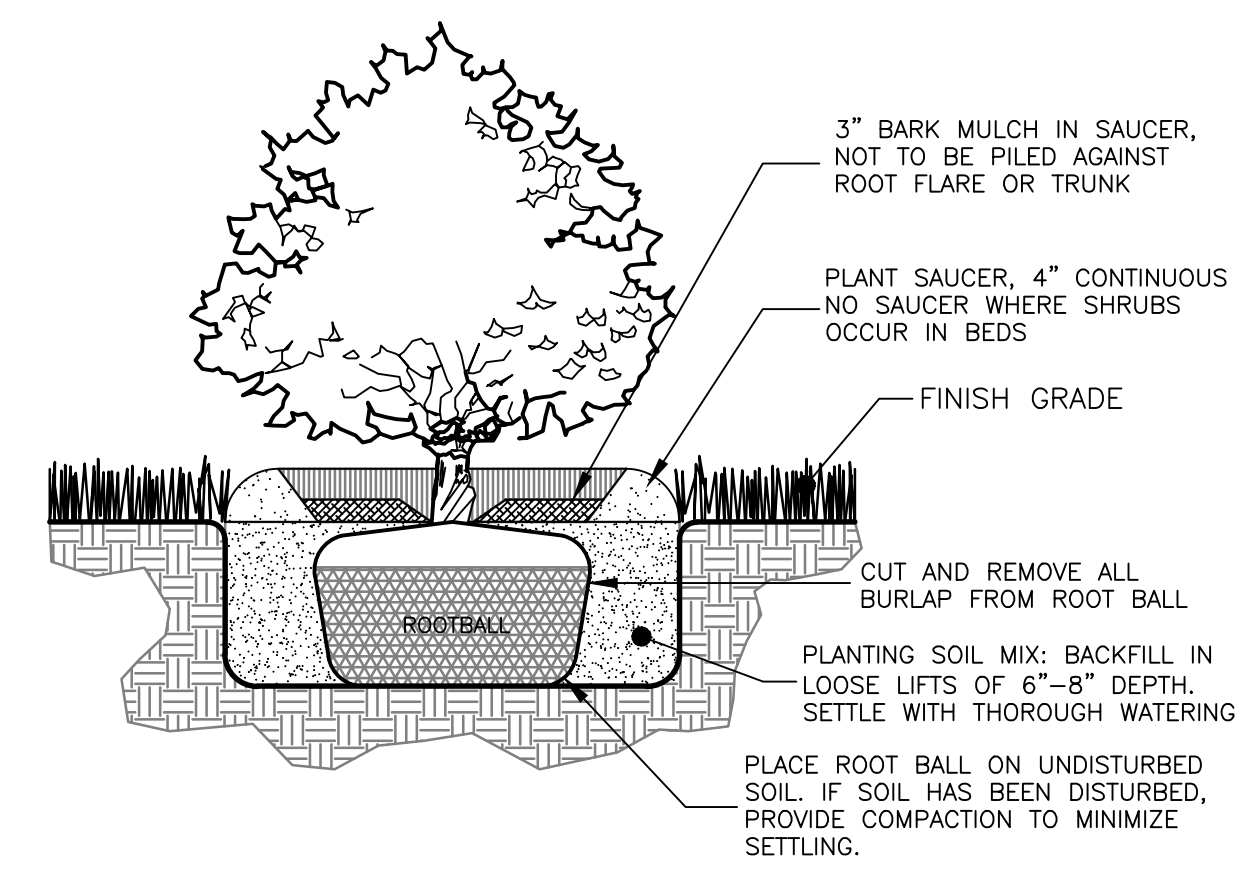
**DECIDUOUS TREE PLANTING**  
 NOT TO SCALE



**EVERGREEN TREE PLANTING**  
 NOT TO SCALE

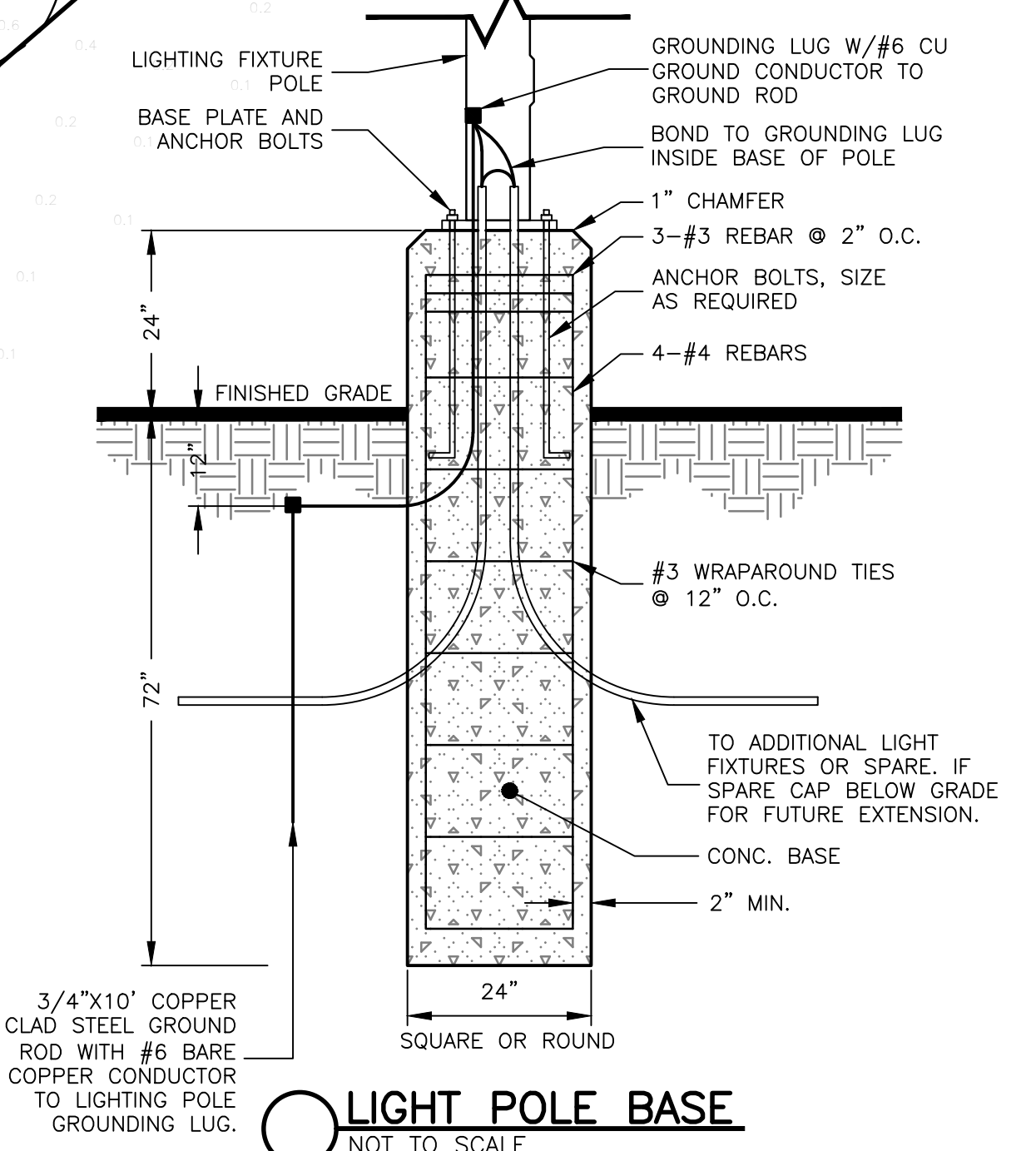


**GROUND COVER PLANTING**  
 NOT TO SCALE



**SHRUB PLANTING**  
 NOT TO SCALE

**GENERAL LIGHTING NOTES:**  
 ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.  
 PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.  
 HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED FROM MANUFACTURER IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.  
 ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, LUMINAIRE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.  
 CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.



**LIGHT POLE BASE**  
 NOT TO SCALE

Prepared For:  
 THE RESIDENCES AT NAHANT STREET LLC  
 127-135 NAHANT STREET  
 WAKEFIELD, MASSACHUSETTS 01960  
 978-406-9979

Prepared By:  
 Hayes Engineering, Inc.  
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 www.hayeseng.com

Design By: AMC  
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Scale: 1" = 20'  
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 Date: March 21, 2023

Drawing Title:  
**PRELIMINARY SITE DEVELOPMENT PLAN**  
**THE RESIDENCES AT NAHANT STREET**  
**127-135 NAHANT STREET**  
**WAKEFIELD, MASS.**

Seal:  
 Drawing No.:  
**C5**  
 SHEET 5 OF 6







# Residences at Nahant LLC



## Renovation/Expansion

127-135 Nahant Street Wakefield MA

Project Status: Project Eligibility Filing  
March 21, 2023

Sheet Number	Sheet Name	COMMENTS	Issuance #1
CIVIL			
C1	COVER		•
C2	EXISTING CONDITIONS		•
C3	LAYOUT PLAN		•
C4	GRADING AND DRAINAGE		•
C5	PHOTOMETRIC, LIGHTING AND LANDSCAPE PLAN		•
C6	DETAILS		•
ARCHITECTURAL			
A1.01	FIRST FLOOR PLAN		•
A1.02	SECOND FLOOR PLAN		•
A1.03	THIRD FLOOR PLAN		•
A1.04	FOURTH FLOOR PLAN		•
A1.05	FIFTH FLOOR PLAN		•
A1.06	SIXTH FLOOR PLAN		•
A1.07	ROOF PLAN		•
A2.01	EXTERIOR ELEVATIONS		•
A3.01	BUILDING SECTIONS		•
A6.01	UNIT PLANS		•
A6.02	UNIT PLANS		•
A6.03	UNIT PLANS		•
A6.04	UNIT PLANS		•
A6.05	UNIT PLANS		•
R1.00	RENDERINGS		•
R1.01	RENDERINGS		•
R1.02	RENDERINGS		•
R1.03	RENDERINGS		•



**PROJECT TEAM:**

THE PANOS LAW GROUP  
ATTORNEY

246 ANDOVER STREET  
PEABODY, MA 01960  
978-744-1900

HAYES ENGINEERING  
CIVIL ENGINEER

603 SALEM STREET  
WAKEFIELD, MA 01880  
781-246-2800

SV DESIGN, LLC  
ARCHITECT

126 DODGE STREET  
BEVERLY, MA 01915  
978-927-3745

Proposed New Construction <b>Residences at Nahant LLC</b> <b>127-135 Nahant Street Wakefield MA</b>	Project Eligibility Filing March 21, 2023
	Issue Date: Description Checked By:
Scale: 1/8" = 1'-0" Drawn By: Author Date: March 21, 2023	Checked By: Checker Project #: 116122007
SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1 978 927 3745	COVER
© SV Design, LLC.	G100




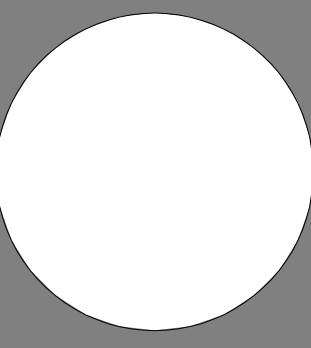


- Color Legend**
- STUDIO
  - 1 BEDROOM
  - 1 BEDROOM W/ DEN
  - 2 BEDROOM
  - 3 BEDROOM
  - CIRCULATION
  - COMMON
  - GARAGE
  - UTILITY

GARAGE PARKING- 71 SPACES  
 OPEN AIR PARKING- 92 SPACES  
 TOTAL PARKING 163= .92 SPACE/BEDROOM

178 TOTAL BEDROOMS

① FIRST FLOOR/SITE PLAN  
 1/16" = 1'-0"

 <b>DESIGN</b>	 © SV Design, LLC.	<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">127-135 Nahant Street Wakefield MA</h3>
SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745	FIRST FLOOR PLAN A1.01	Project Eligibility Filing March 21, 2023 Issue Date: Description Revisions:
Scale: 1/16" = 1'-0" Drawn By: Author Date: March 21, 2023	Checked By: Checker Project #: 1116122007	<b>FIRST FLOOR PLAN</b>



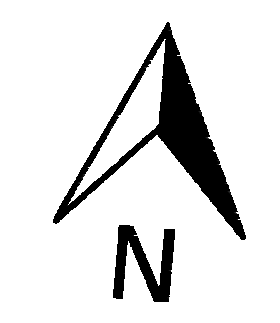


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  - 3 BEDROOM
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  - COMMON
  - GARAGE
  - UTILITY

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	0	0	0	
FLOOR 2	2	12	7	3	
FLOOR 3	2	12	7	3	
FLOOR 4	2	14	7	2	
FLOOR 5	2	14	7	2	
FLOOR 6	2	12	6	2	
<b>TOTAL</b>	<b>10</b>	<b>64</b>	<b>34</b>	<b>12</b>	<b>120</b>

- \* ACCESSIBLE UNIT (5%) 6 UNITS
- INCLUSIONARY UNIT (25%) 30 UNITS

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



<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">127-135 Nahant Street Wakefield MA</h3>	<p style="font-size: small; margin: 0;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>
	<p style="font-size: small; margin: 0;">Project Eligibility Filing March 21, 2023 Issue Date: Description Checked By</p>
<p style="font-size: small; margin: 0;">SECOND FLOOR PLAN</p>	<p style="font-size: small; margin: 0;">Scale: As indicated Drawn By: Author Date: March 21, 2023 Checked By: Checker Project #: 116122007</p>
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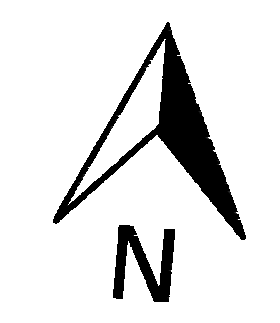




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  - 3 BEDROOM
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  - COMMON
  - GARAGE
  - UTILITY

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	0	0	0	
FLOOR 2	2	12	7	3	
FLOOR 3	2	12	7	3	
FLOOR 4	2	14	7	2	
FLOOR 5	2	14	7	2	
FLOOR 6	2	12	6	2	
<b>TOTAL</b>	<b>10</b>	<b>64</b>	<b>34</b>	<b>12</b>	<b>120</b>

- \* ACCESSIBLE UNIT (5%) 6 UNITS
- INCLUSIONARY UNIT (25%) 30 UNITS



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

<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">127-135 Nahant Street Wakefield MA</h3>	<p style="font-size: small; margin: 0;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>
	<p style="font-size: x-small; margin: 0;">THIRD FLOOR PLAN</p>
	<p style="font-size: x-small; margin: 0;">© SV Design, LLC</p>
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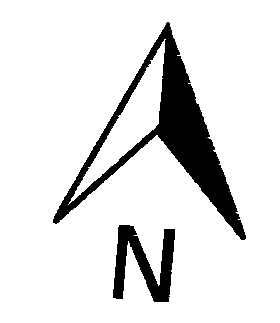
**Color Legend**

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- 3 BEDROOM
- CIRCULATION
- COMMON
- GARAGE
- UTILITY

UNIT MIX				
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
GROUND FLOOR	0	0	0	0
FLOOR 2	2	12	7	3
FLOOR 3	2	12	7	3
FLOOR 4	2	14	7	2
FLOOR 5	2	14	7	2
FLOOR 6	2	12	6	2
<b>TOTAL</b>	<b>10</b>	<b>64</b>	<b>34</b>	<b>12</b>

- \* ACCESSIBLE UNIT (5%) 6 UNITS
- INCLUSIONARY UNIT (25%) 30 UNITS

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



Project Eligibility Filing March 21, 2023

Issue Date: \_\_\_\_\_

Description: \_\_\_\_\_

Checked By: \_\_\_\_\_

Scale: As indicated

Drawn By: Author

Date: March 21, 2023

Checked By: Checker

Project #: 116122007

FOURTH FLOOR PLAN

Residences at Nahant LLC

127-135 Nahant Street Wakefield MA

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FOURTH FLOOR PLAN

**A1.04**





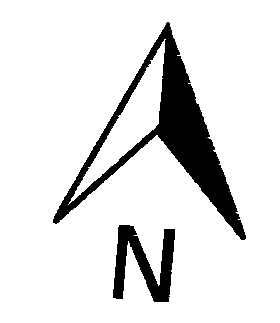
**Color Legend**

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- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON
- GARAGE
- UTILITY

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	0	0	0	
FLOOR 2	2	12	7	3	
FLOOR 3	2	12	7	3	
FLOOR 4	2	14	7	2	
FLOOR 5	2	14	7	2	
FLOOR 6	2	12	6	2	
<b>TOTAL</b>	<b>10</b>	<b>64</b>	<b>34</b>	<b>12</b>	<b>120</b>

- \* ACCESSIBLE UNIT (5%) 6 UNITS
- INCLUSIONARY UNIT (25%) 30 UNITS

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



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<h1 style="margin: 0;">DESIGN</h1>	
<p style="font-size: x-small; margin: 0;">FIFTH FLOOR PLAN</p>	
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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	0	0	0	
FLOOR 2	2	12	7	3	
FLOOR 3	2	12	7	3	
FLOOR 4	2	14	7	2	
FLOOR 5	2	14	7	2	
FLOOR 6	2	12	6	2	
<b>TOTAL</b>	<b>10</b>	<b>64</b>	<b>34</b>	<b>12</b>	<b>120</b>

- \* ACCESSIBLE UNIT (5%) 6 UNITS
- INCLUSIONARY UNIT (25%) 30 UNITS

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

<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">127-135 Nahant Street Wakefield MA</h3>	<p style="font-size: small; margin: 0;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>
	<p style="font-size: x-small; margin: 0;">Checked By: _____ Date: _____</p>
<p style="font-size: x-small; margin: 0;">SIXTH FLOOR PLAN</p>	<p style="font-size: x-small; margin: 0;">Project Eligibility Filing March 21, 2023 Checked By: _____ Date: _____</p>
<p style="font-size: x-small; margin: 0;">A1.06</p>	<p style="font-size: x-small; margin: 0;">Scale: As indicated Drawn By: Author Date: March 21, 2023 Checked By: Checker Project #: 116122007</p>









1 NORTH ELEVATION  
1/16" = 1'-0"



7 COURTYARD ELEVATION  
1/16" = 1'-0"



2 EAST ELEVATION  
1/16" = 1'-0"



4 SOUTH ELEVATION  
1/16" = 1'-0"



6 WEST ELEVATION 1  
1/16" = 1'-0"



5 WEST ELEVATION 2  
1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
NUMBER	ITEM
1	CLAY BRICK MASONRY SIDING
2	GARAGE OPENING, BRICK SOLIDER COURSE AND SILL, BLACK IRON FENCE SCREENING.
3	CEMENTITIOUS CLAPBOARD SIDING, COLOR: LIGHT GRAY
4	SMOOTH CEMENTITIOUS PANEL SIDING, COLOR: BLUE GRAY
5	GLASS AND PVC GUARDRAIL SYSTEM
6	P.T. WOOD FRAMING, POSTS WRAPPED IN PVC TRIM
7	VINYL WINDOWS, BLACK SASH
8	6'-0" WOOD FENCE
9	GARAGE DOOR
10	GLASS ROOF AT ENTRY VESTIBULE
11	FIBERGLASS FLAT PANEL DOOR
12	SLIDING GLASS BALCONY DOOR

Proposed New Construction  
**Residences at Nahant LLC**  
 127-135 Nahant Street Wakefield MA  
 SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745  
 Scale: 1/16" = 1'-0"  
 Drawn By: Author  
 Date: March 21, 2023  
 Checked By: Checker  
 Project #: 11.6122.007

Revisions  
 Issue Date: Description  
 1  
 2  
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 12

Project Eligibility Filing March 21, 2023  
 Checked By:

EXTERIOR ELEVATIONS  
 A2.01



**TYPICAL LOW SLOPE ROOF CONSTRUCTION:**

- WHITE TPO ROOFING MEMBRANE
- 1/2" PROTECTION BOARD
- CONTINUOUS RIGID INSULATION TAPERED 1/4" / FOOT
- CONTINUOUS AIR BARRIER OVER 3/4" OSB ROOF SHEATHING
- OPEN WEB WOOD TRUSS RAFTERS
- BATT INSULATION ( R-49 MIN. FILL ENTIRE CAVITY )
- 5/8" GWB ON 1/2" RESILIENT CHANNELS @ 16" O.C.

**TYPICAL BALCONY CONSTRUCTION:**

- GLASS & PVC GUARDRAIL SYSTEM
- 5/4x6 PVC DECKING
- P.T. WOOD FRAMING, POSTS WRAPPED IN PVC TRIM

**EXTERIOR WALL CONSTRUCTION @ PANEL SIDING ( LEVEL 6 ):**

- SMOOTH CEMENTITIOUS PANEL SIDING
- VERTICAL 1x P.T. STRAPPING @ 16" O.C.
- CONTINUOUS 1" RIGID INSULATION
- CONTINUOUS MOISTURE BARRIER OVER 1/2" F.R. OSB SHEATHING
- F.R.T. 2x6 WOOD STUDS @ 16" O.C.
- BATT INSULATION ( R-20 MIN. )
- 5/8" TYPE X GWB (2 LAYERS) OVER CONTINUOUS POLY VAPOR BARRIER

**TYPICAL UPPER LEVEL FLOOR CONSTRUCTION:**

- LUXURY VINYL PLANK FINISH FLOORING
- 1-1/4" GYPCRETE OVER 1/4" ACOUSTIMAT
- CONTINUOUS AIR BARRIER OVER 3/4" OSB SUBFLOOR
- OPEN WEB WOOD TRUSS FLOOR JOISTS
- BATT INSULATION ( FILL ENTIRE CAVITY )
- 5/8" TYPE X GWB ON 1/2" RESILIENT CHANNELS @ 16" O.C.

**EXTERIOR WALL CONSTRUCTION @ CLAPBOARD SIDING ( LEVELS 2 - 5 ):**

- CEMENTITIOUS CLAPBOARD SIDING, 5" EXPOSURE
- CONTINUOUS MOISTURE BARRIER OVER 1/2" F.R. OSB SHEATHING
- CONTINUOUS 1" RIGID INSULATION
- 1/2" F.R. OSB SHEATHING
- F.R.T. 2x6 WOOD STUDS @ 16" O.C.
- BATT INSULATION ( R-20 MIN. )
- 5/8" TYPE X GWB (2 LAYERS) OVER CONTINUOUS POLY VAPOR BARRIER

**PODIUM SLAB ON DECK CONSTRUCTION:**

- 6" THICK COMPOSITE CONCRETE SLAB ON CORRUGATED METAL DECKING
- STRUCTURAL STEEL FRAMING W/ SPRAY FIRE PROOFING
- SPRAY FOAM INSULATION (R-12.5 MIN.)

**EXTERIOR WALL CONSTRUCTION @ BRICK ( LEVEL 1 ):**

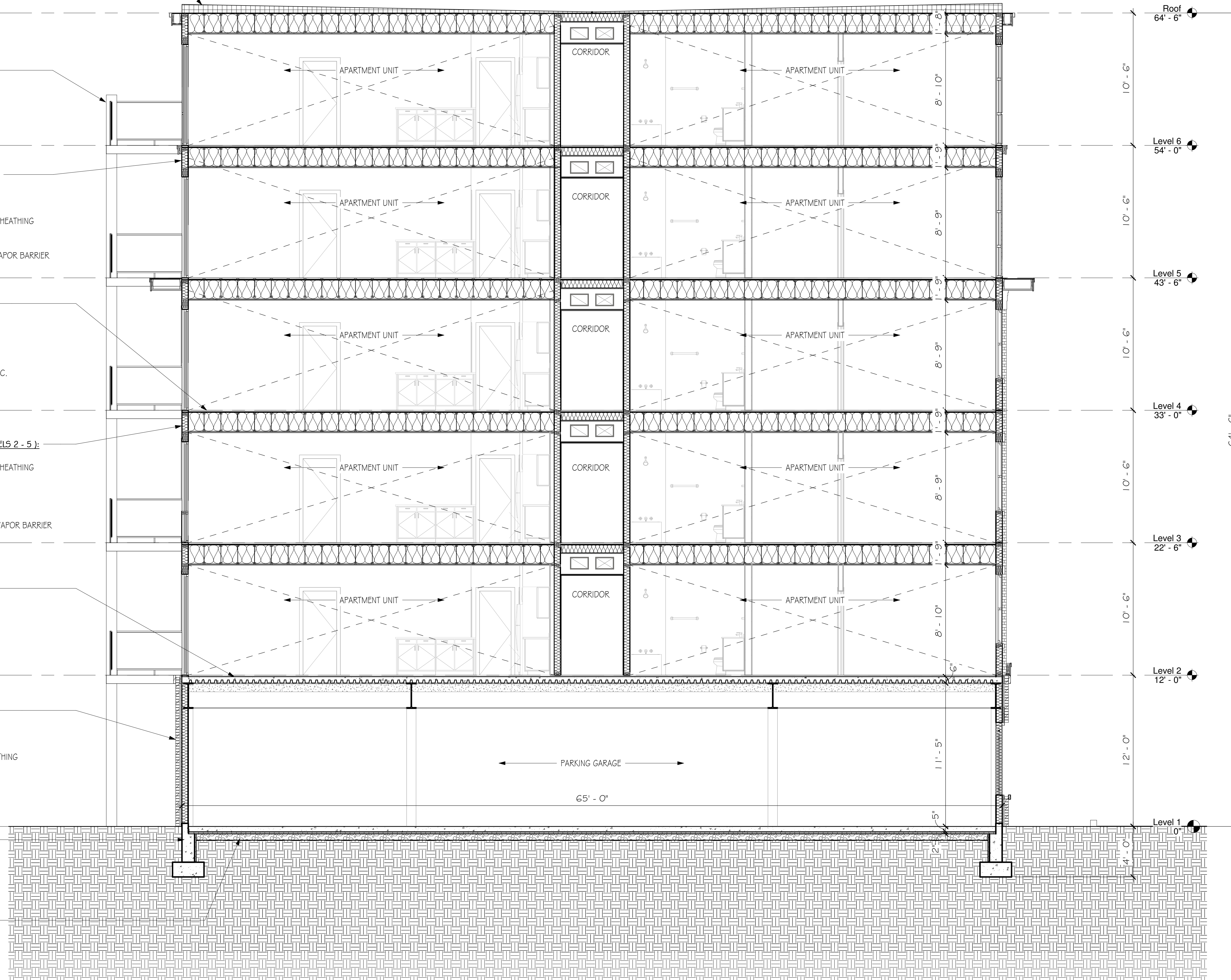
- CLAY BRICK MASONRY SIDING
- 1-3/8" AIR SPACE
- 1" RIGID INSULATION, (R-5)
- CONTINUOUS MOISTURE BARRIER OVER 1/2" OSB SHEATHING
- LIGHT GAUGE METAL STUDS @ 16" O.C.
- BATT INSULATION ( R-20 MIN. )
- 5/8" GWB OVER CONTINUOUS POLY VAPOR BARRIER

**TYPICAL FOUNDATION WALL CONSTRUCTION:**

- 12" CONCRETE WALL
- DAMP PROOFING BELOW GRADE
- CONTINUOUS 1-1/2" RIGID INSULATION

**TYPICAL SLAB ON GRADE CONSTRUCTION:**

- 5" THICK CONCRETE SLAB, SEALED
- CONTINUOUS POLY VAPOR BARRIER
- CONTINUOUS 2" H.C. RIGID INSULATION
- CRUSHED STONE

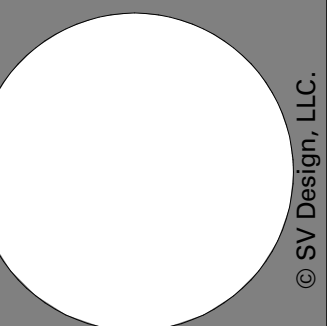


1 TYPICAL BUILDING SECTION  
1/4" = 1'-0"

Revisions  
Issue Date: Description

BUILDING SECTIONS

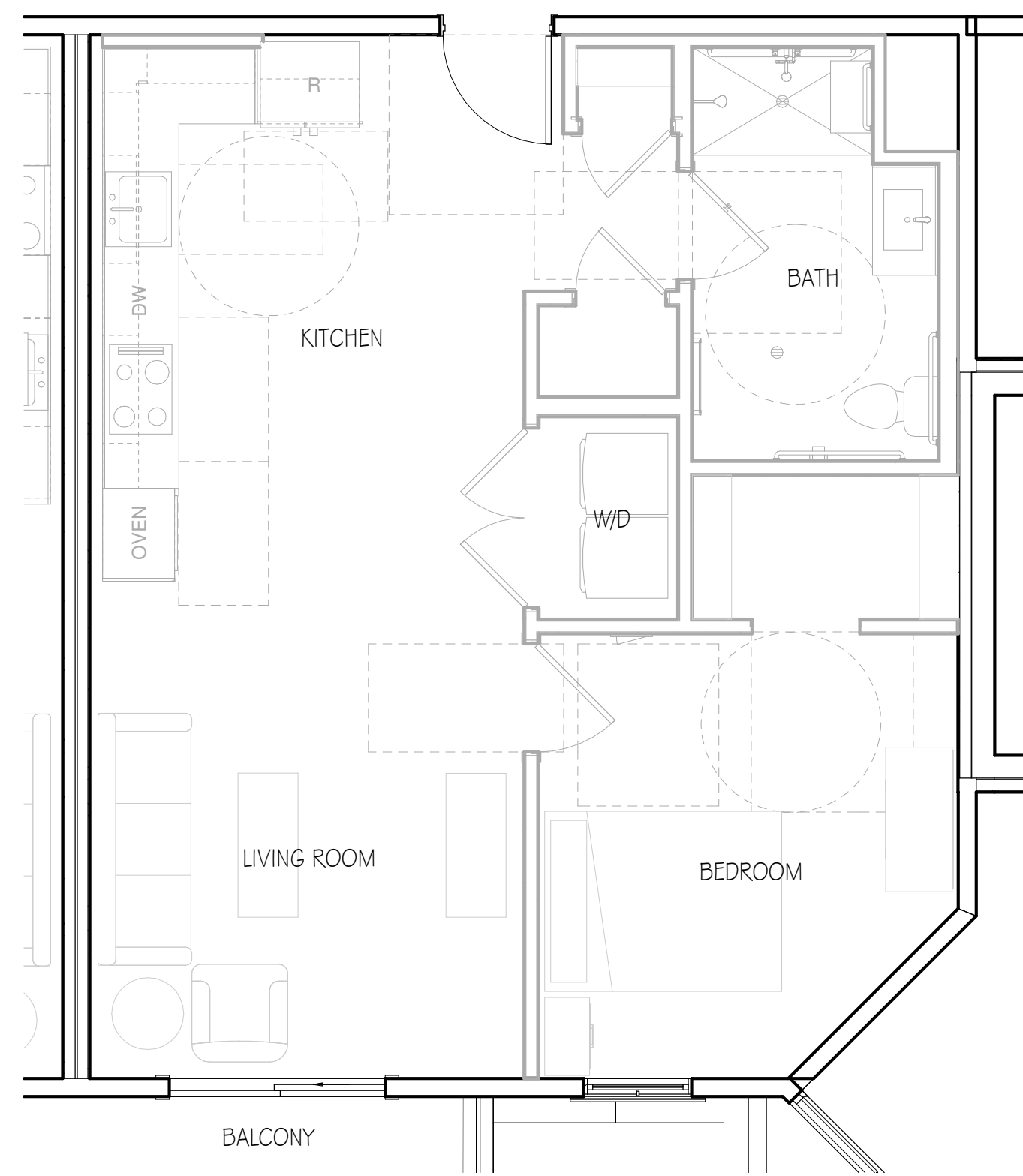
Proposed New Construction  
**Residences at Nahant LLC**  
127-135 Nahant Street Wakefield MA



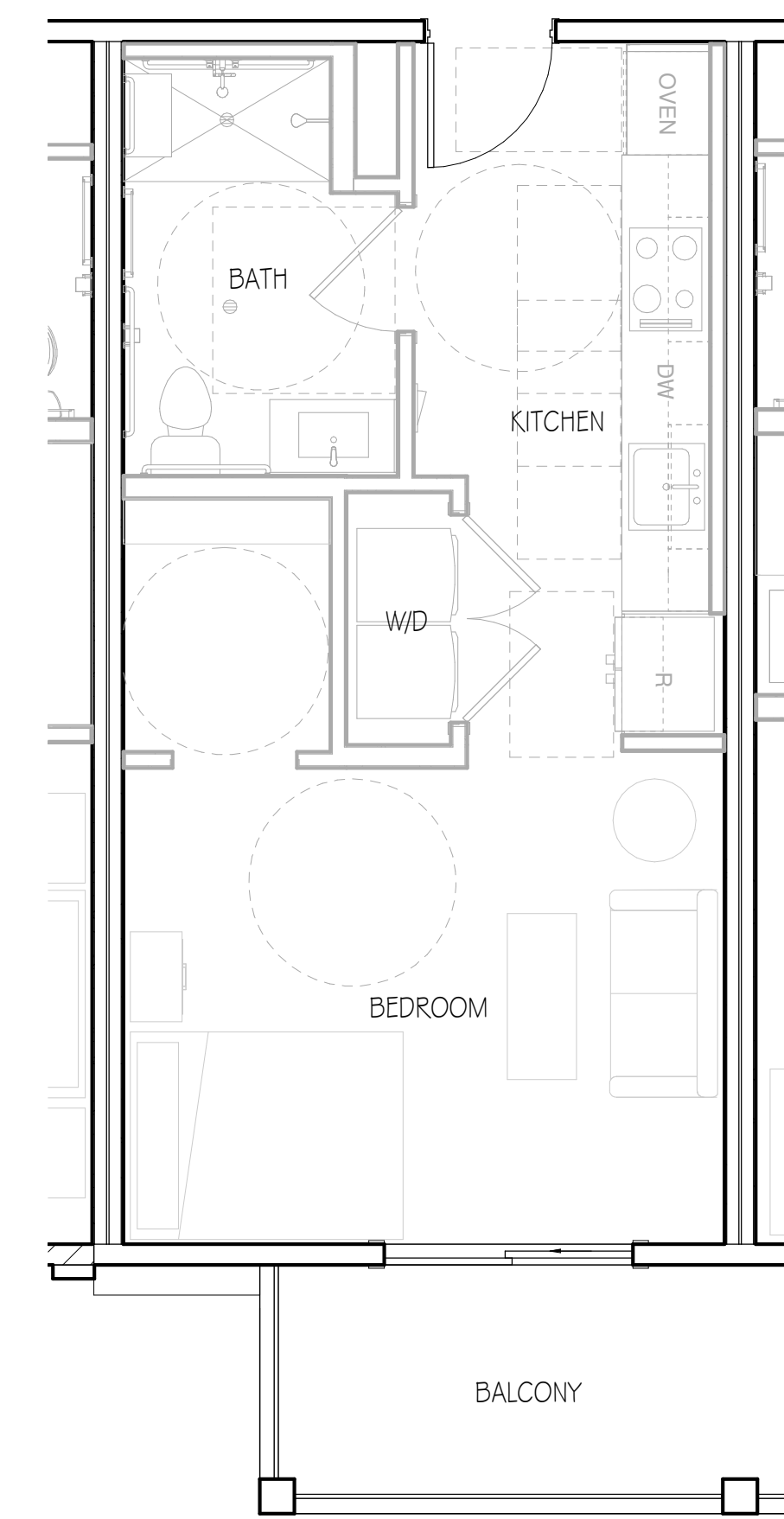
BUILDING SECTIONS

A3.01

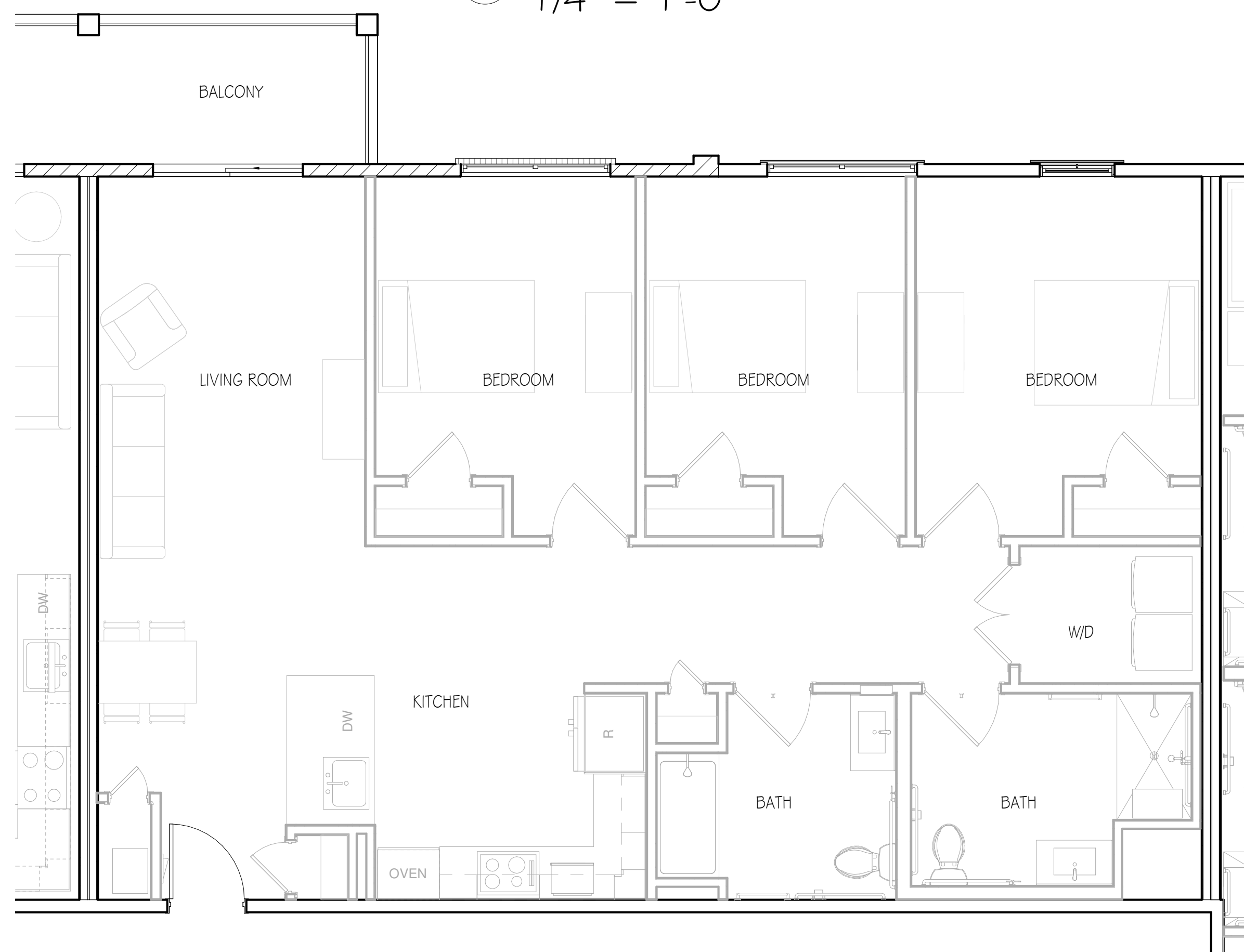




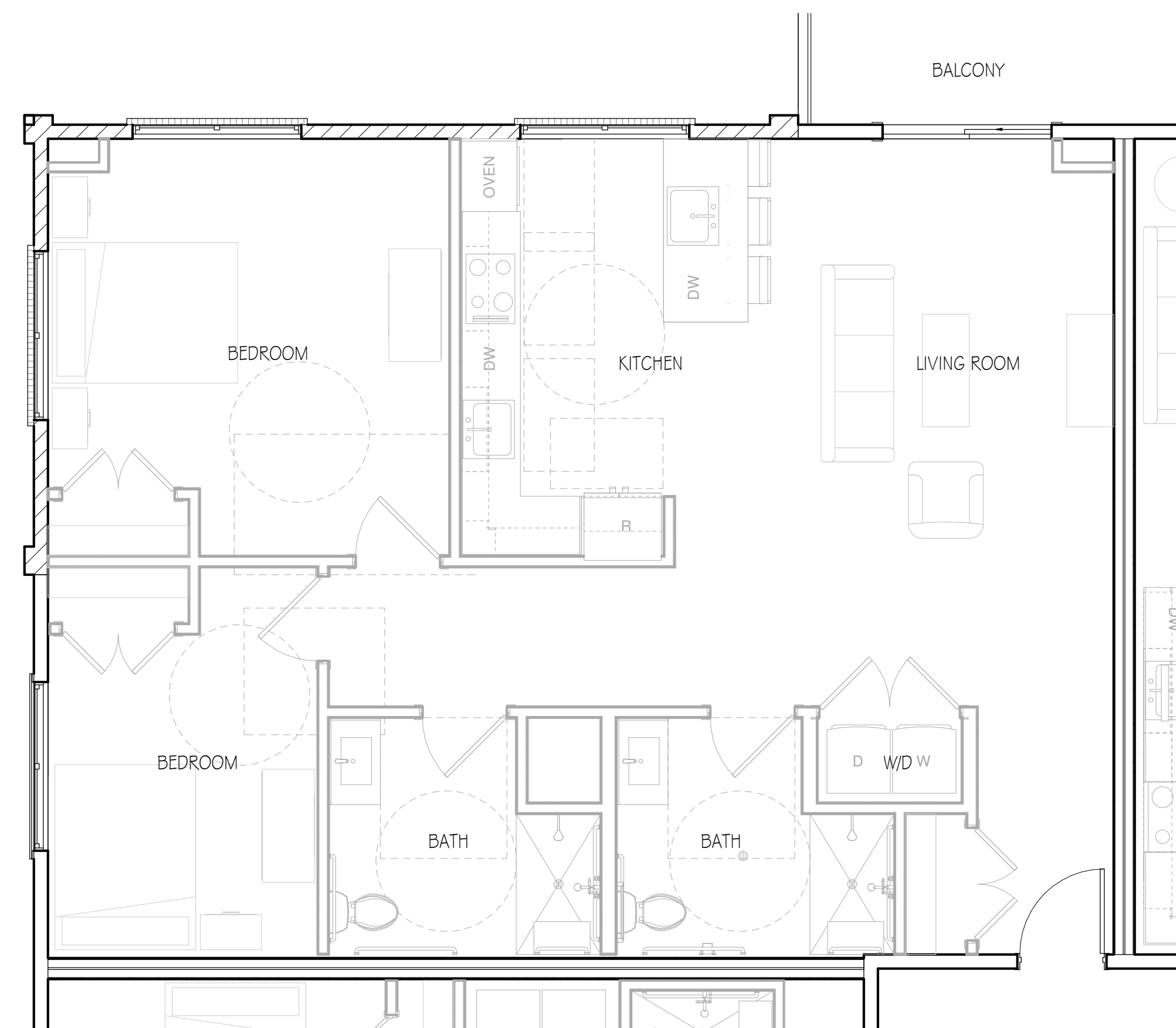
② UNIT A4-HC PLAN (1 BED 1 BATH) 688 SF  
1/4" = 1'-0"



① UNIT S2-HC PLAN (1 BED 1 BATH) 421 SF  
1/4" = 1'-0"



④ UNIT C2-HC PLAN (3 BED 2 BATH) 1283 SF  
1/4" = 1'-0"



③ UNIT B4-HC PLAN (2 BED 2 BATH) 1102 SF  
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

UNIT PLANS  
Scale: 1/4" = 1'-0"  
Drawn By: Author  
Date: March 21, 2023  
Checked By: Checker  
Project #: 116122007

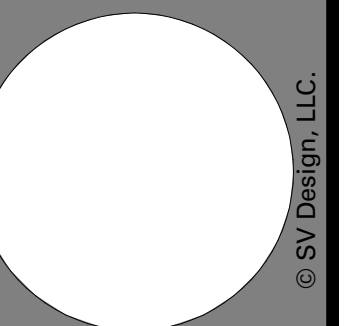
1-978-927-3745

www.svdesign.com

Beverly, Massachusetts 01915

126 Dodge Street

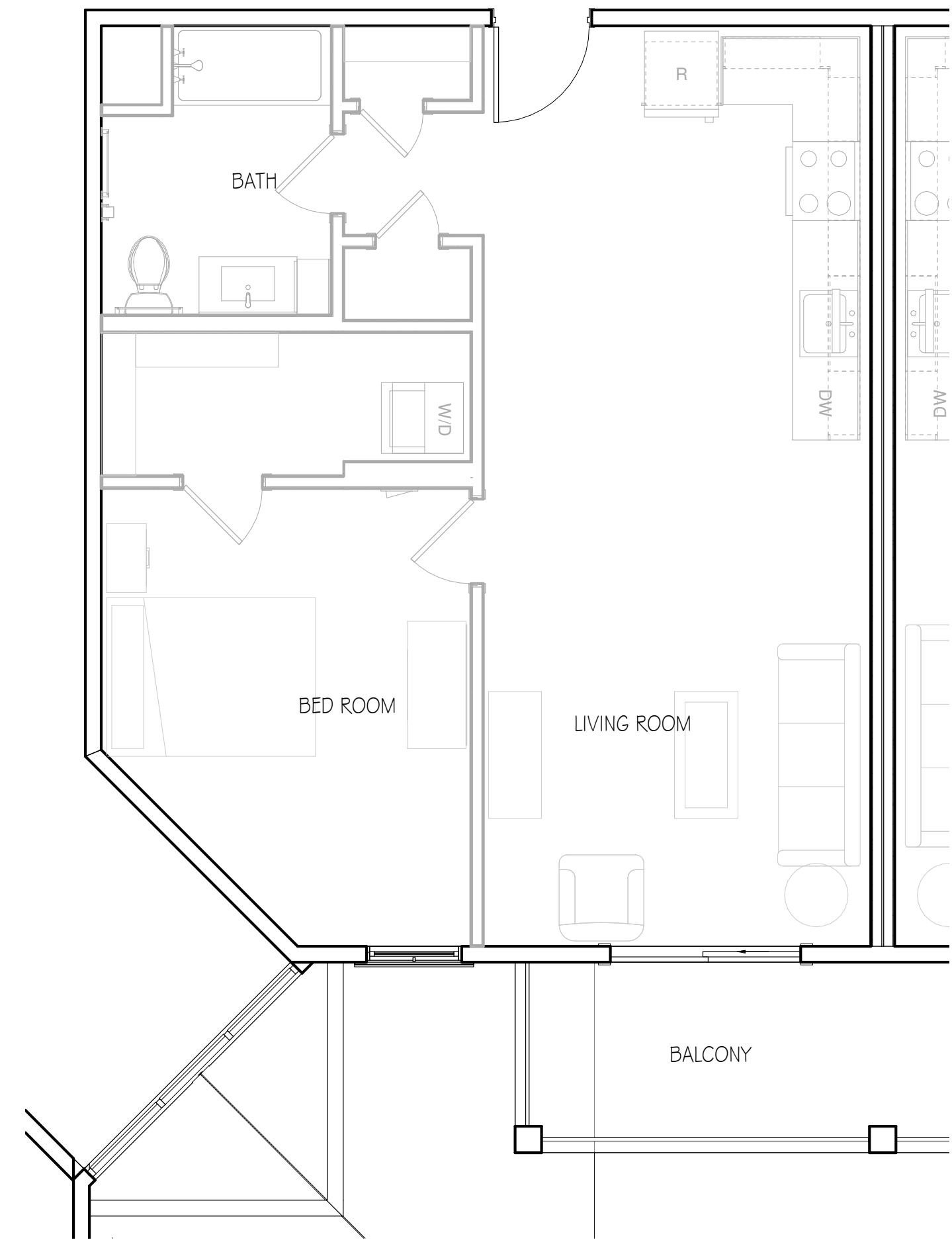
SV DESIGN



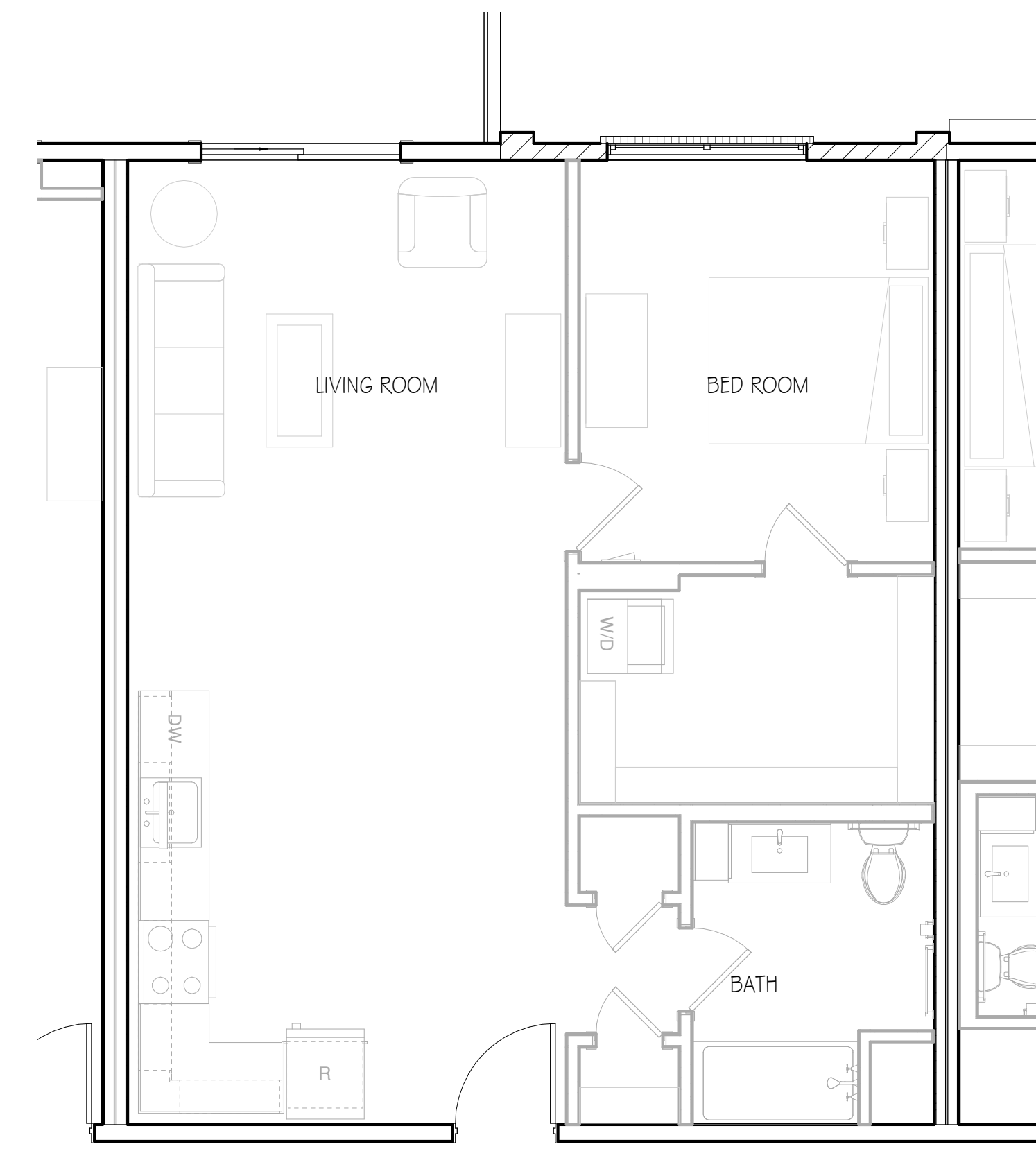
UNIT PLANS

A6.01

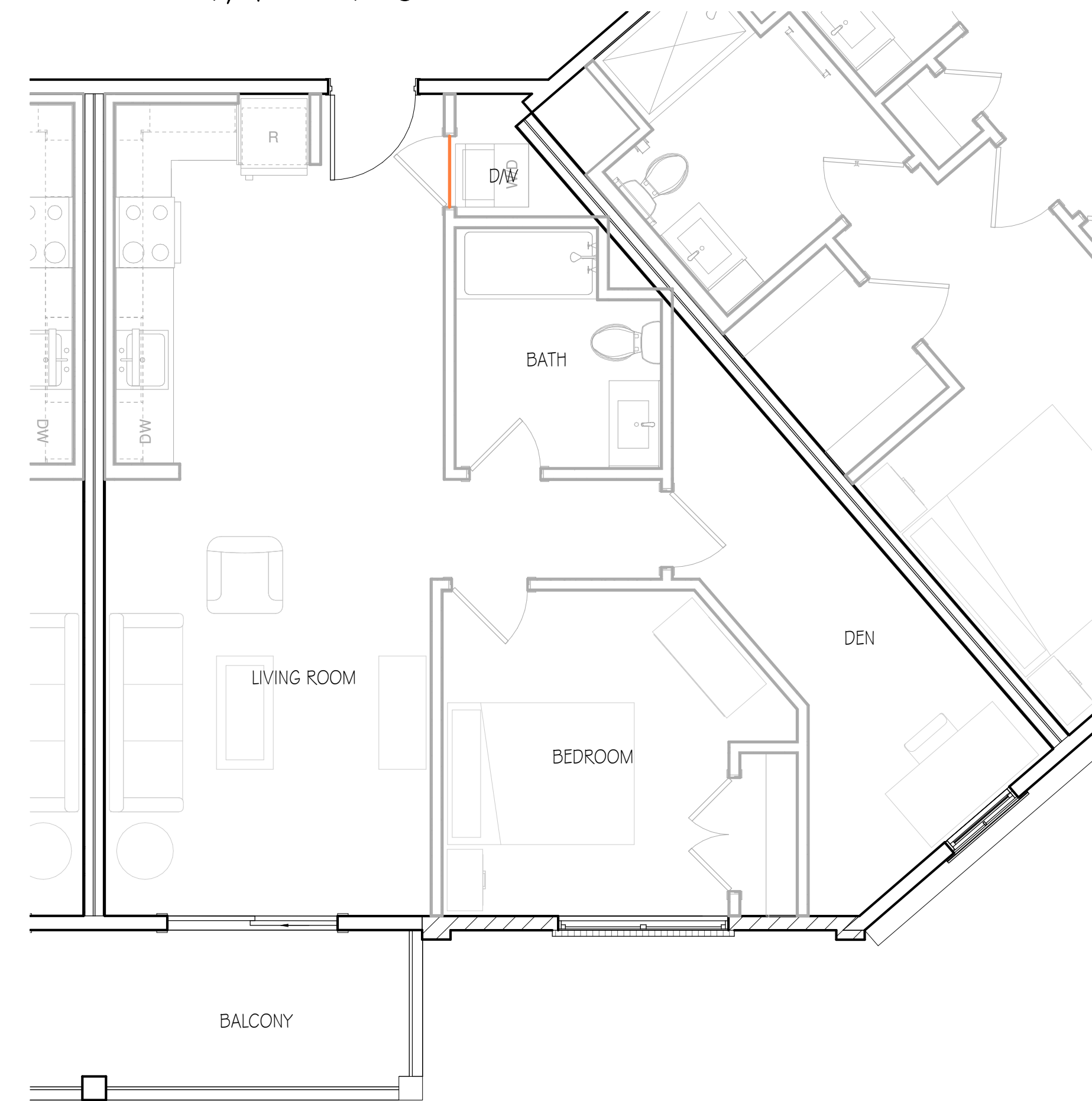




2 UNIT A3 PLAN (1 BED 1 BATH) 684 SF  
1/4" = 1'-0"



1 UNIT A1 PLAN (1 BED 1 BATH) 703 SF  
1/4" = 1'-0"



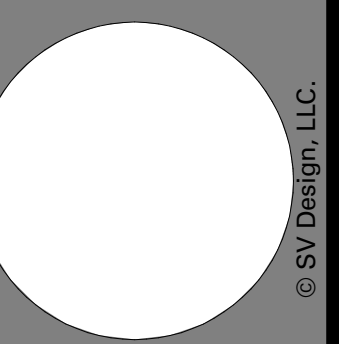
3 UNIT A5 PLAN (1 BED 1 BATH + DEN) 720 SF  
1/4" = 1'-0"

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Scale: 1/4" = 1'-0"	Checked By: Checker
Drawn By: Author	Project #: 116122007
Date: March 21, 2023	

UNIT PLANS

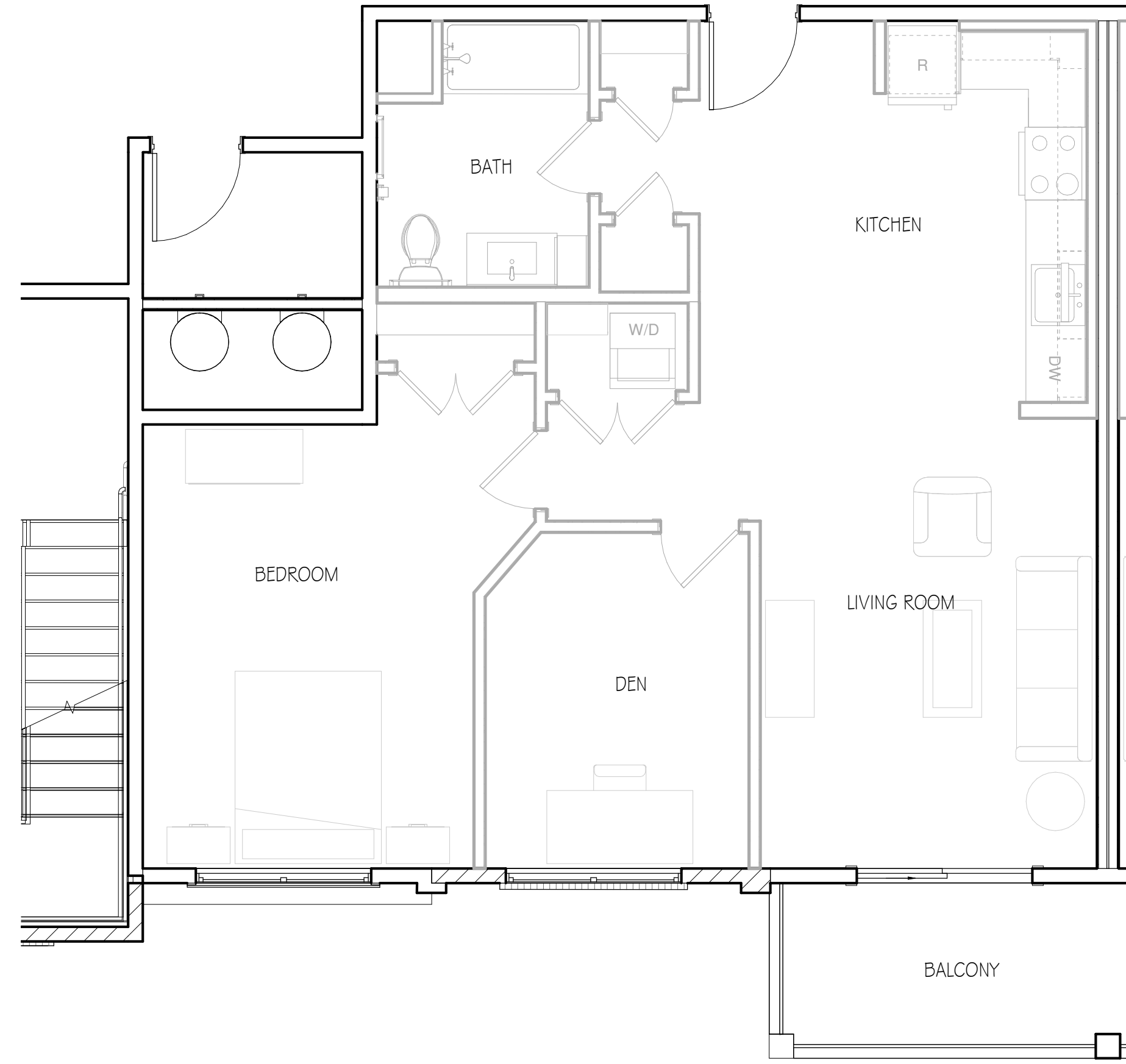
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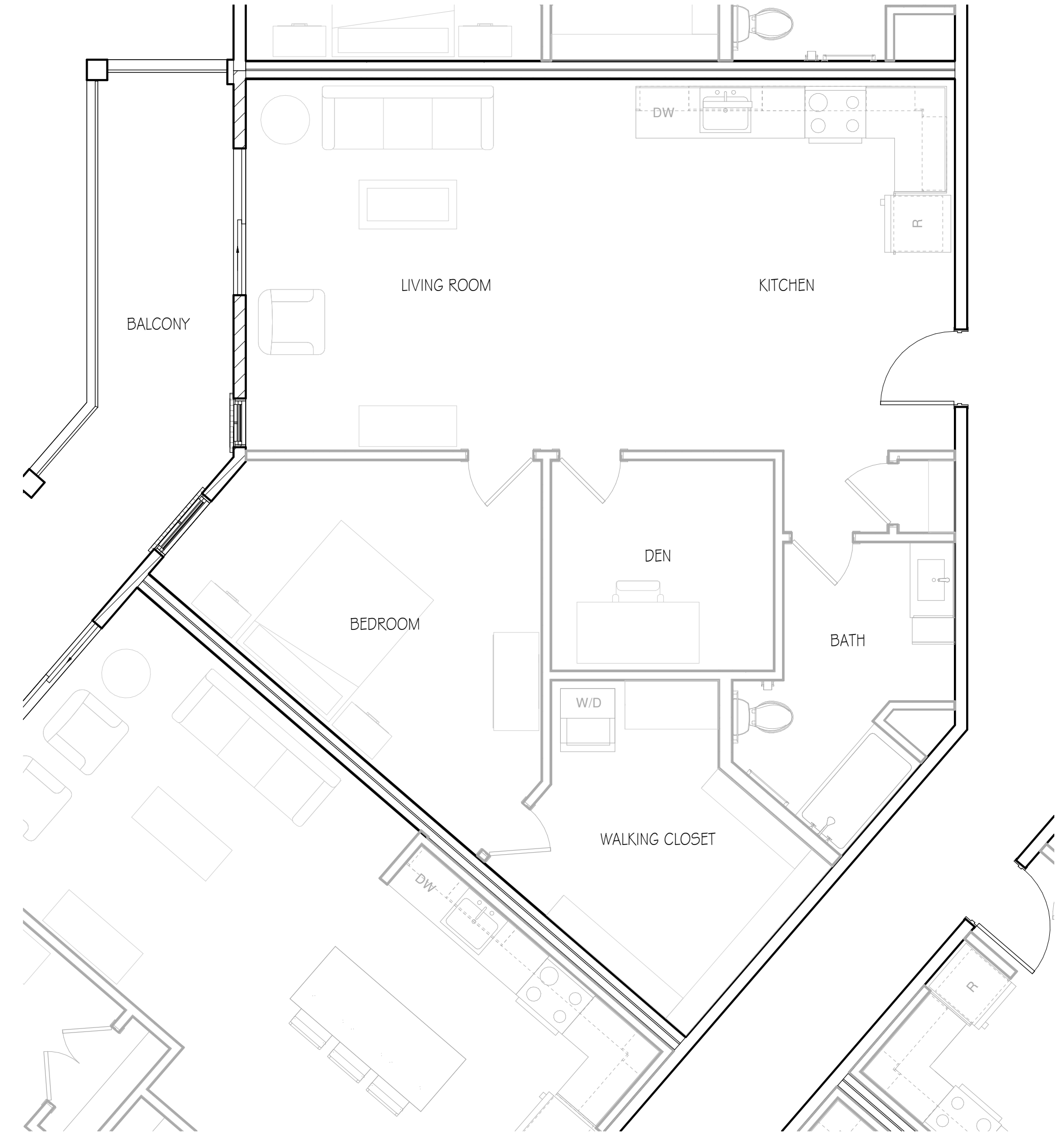
UNIT PLANS

A6.02





② UNIT A7 PLAN (1 BED 1 BATH + DEN) 836 SF  
 1/4" = 1'-0"

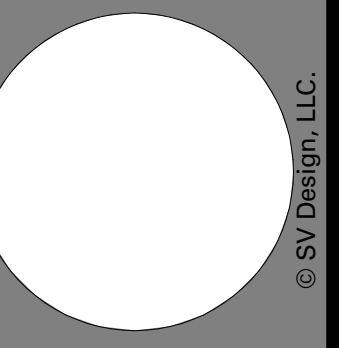


① UNIT A6 PLAN (1 BED 1 BATH + DEN) 942 SF  
 1/4" = 1'-0"

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UNIT PLANS  
 Scale: 1/4" = 1'-0"  
 Drawn By: Author  
 Date: March 21, 2023  
 Checked By: Checker  
 Project #: 116122007

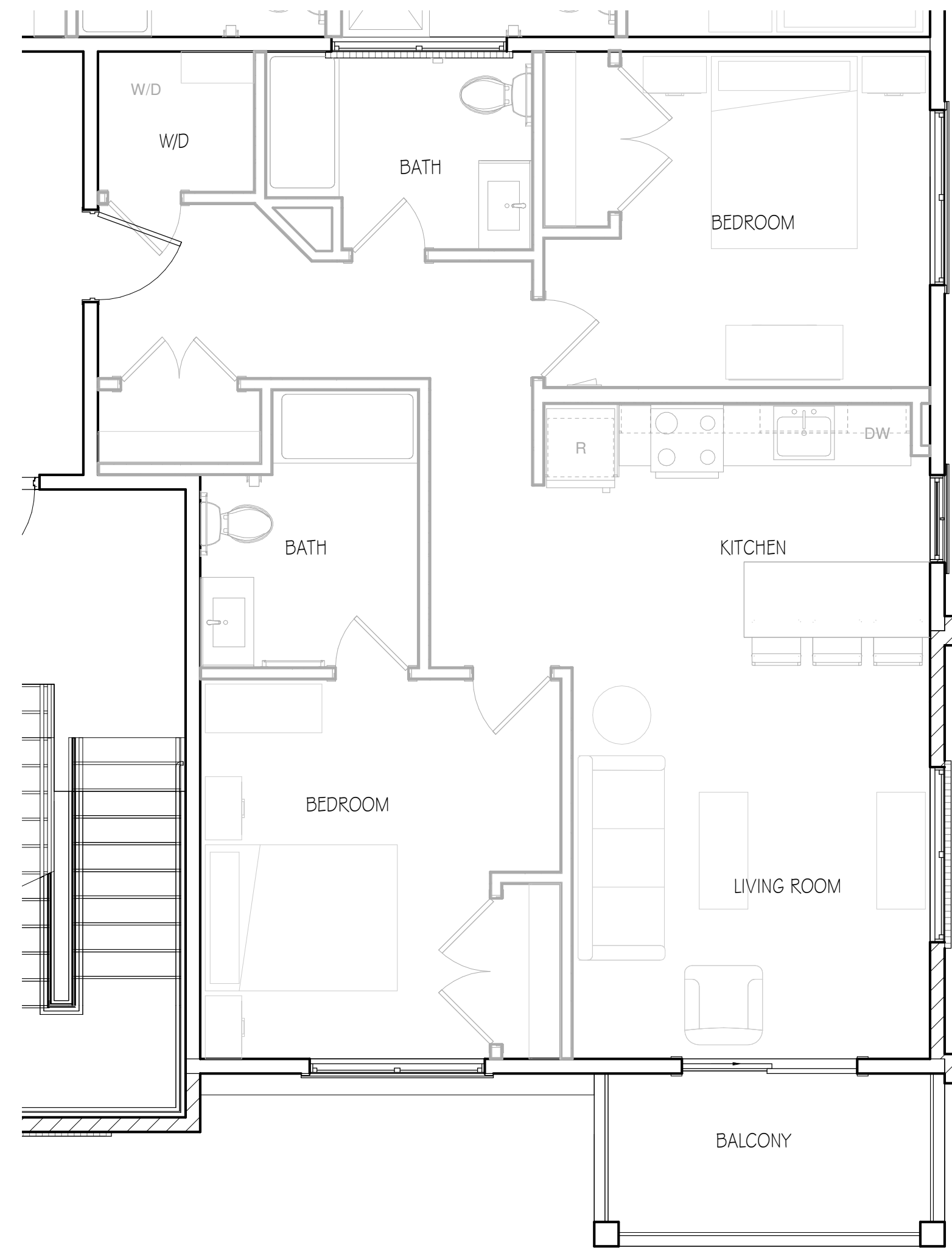
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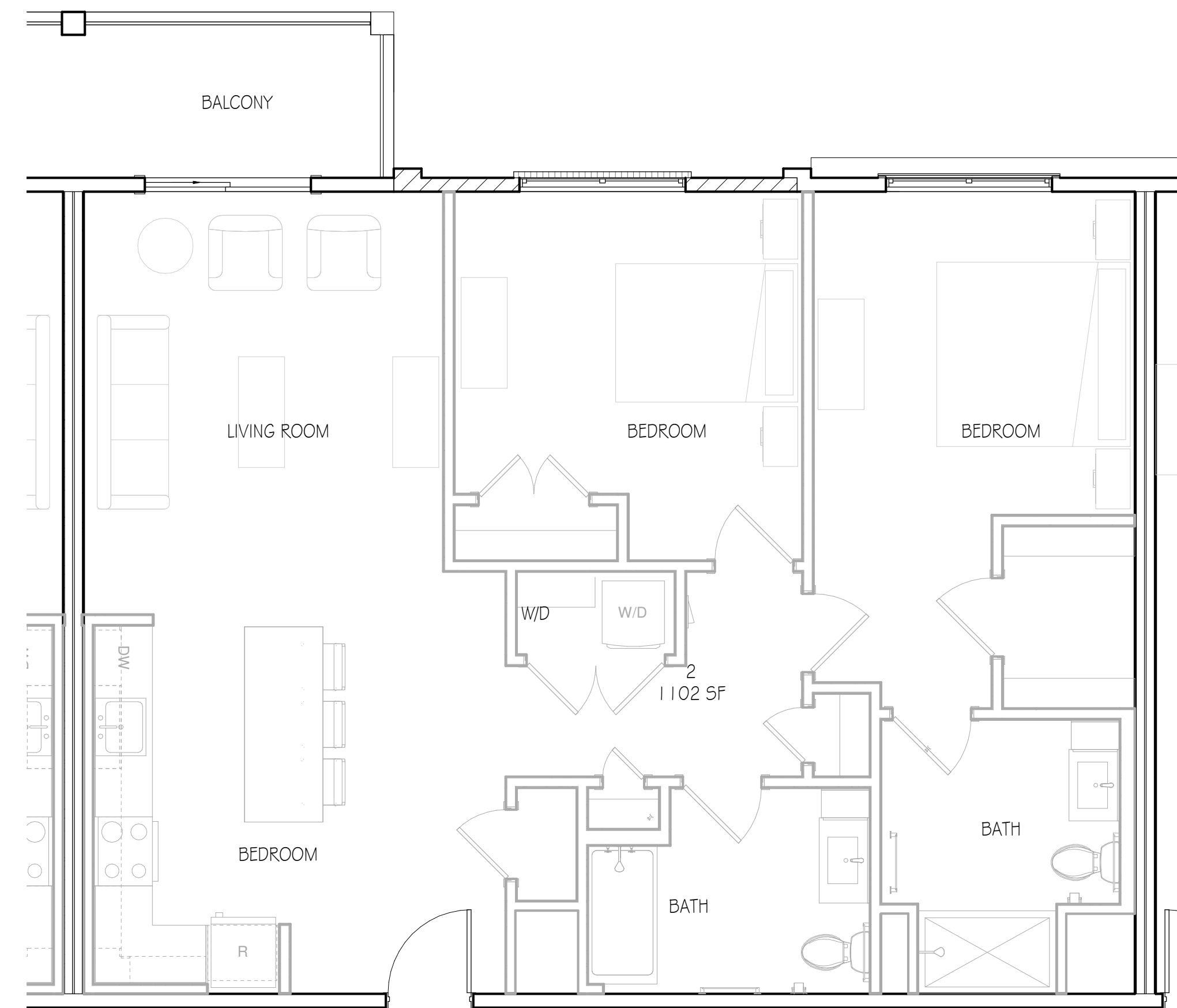
UNIT PLANS

A6.03





② UNIT B3 PLAN (2 BED 2 BATH) 913 SF  
1/4" = 1'-0"



① UNIT B2 PLAN (2 BED 2 BATH) 1102 SF  
1/4" = 1'-0"



③ UNIT B5 PLAN (2 BED 2 BATH) 1098 SF  
1/4" = 1'-0"

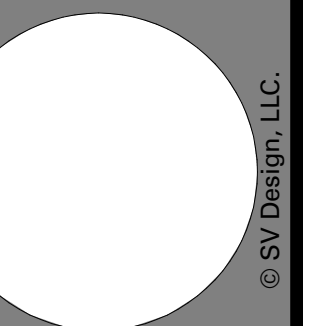
Revisions	Issue Date	Description	Checked By

Scale: 1/4" = 1'-0"	Checked By: Checker
Drawn By: Author	Project #: 1116122007
Date: March 21, 2023	

UNIT PLANS

Residences at Nahant LLC  
127-135 Nahant Street Wakefield MA

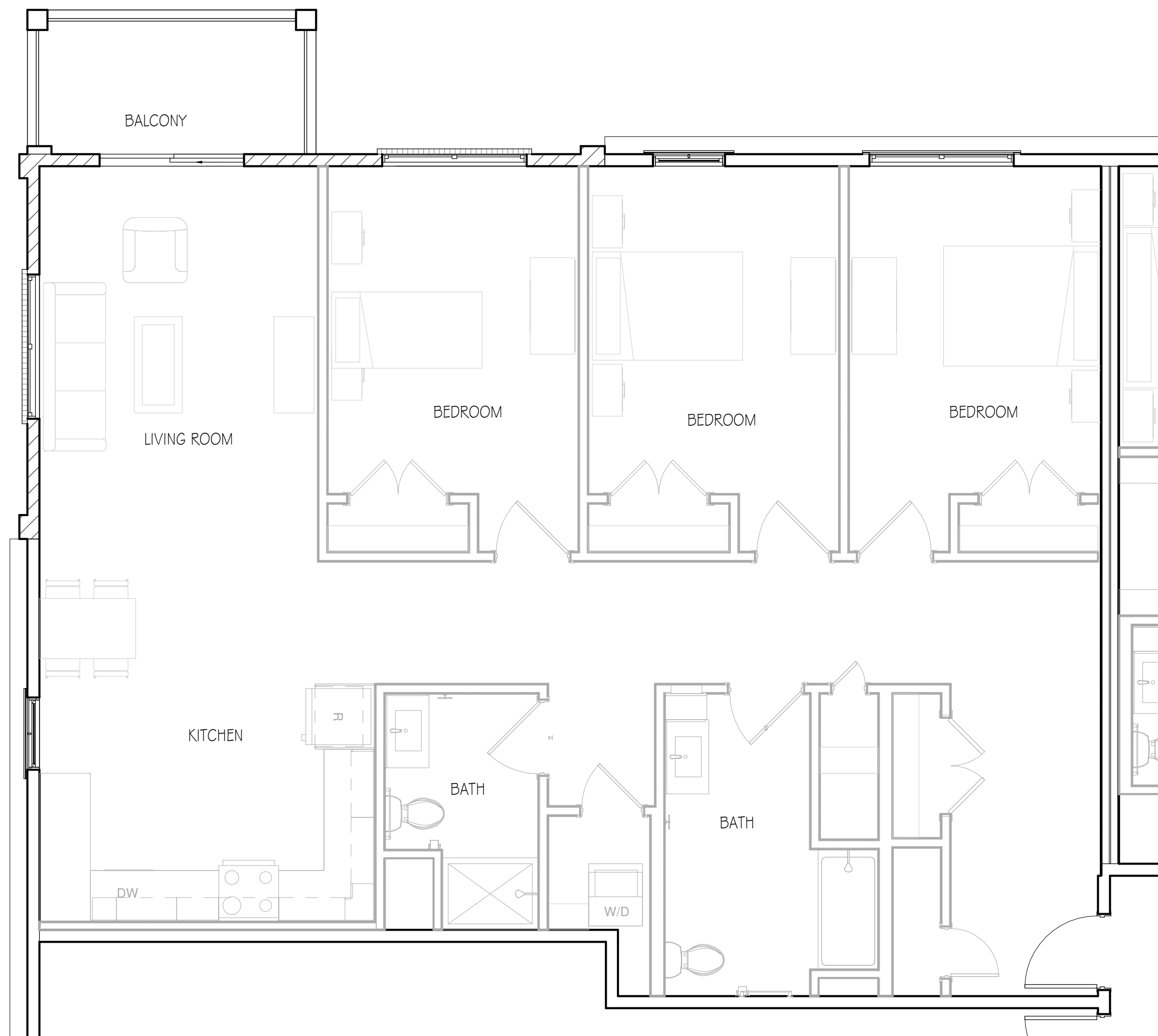
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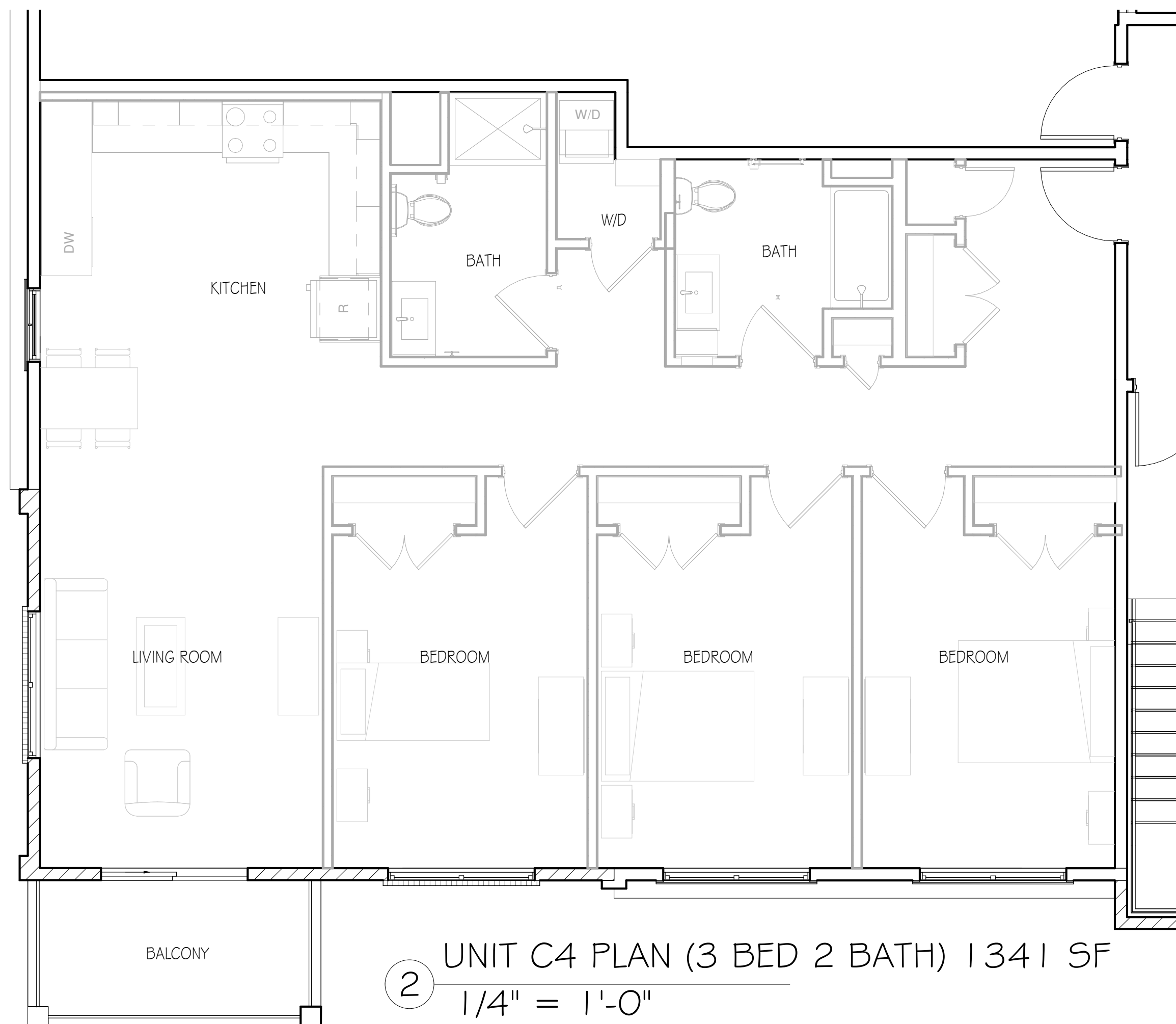
UNIT PLANS

A6.04

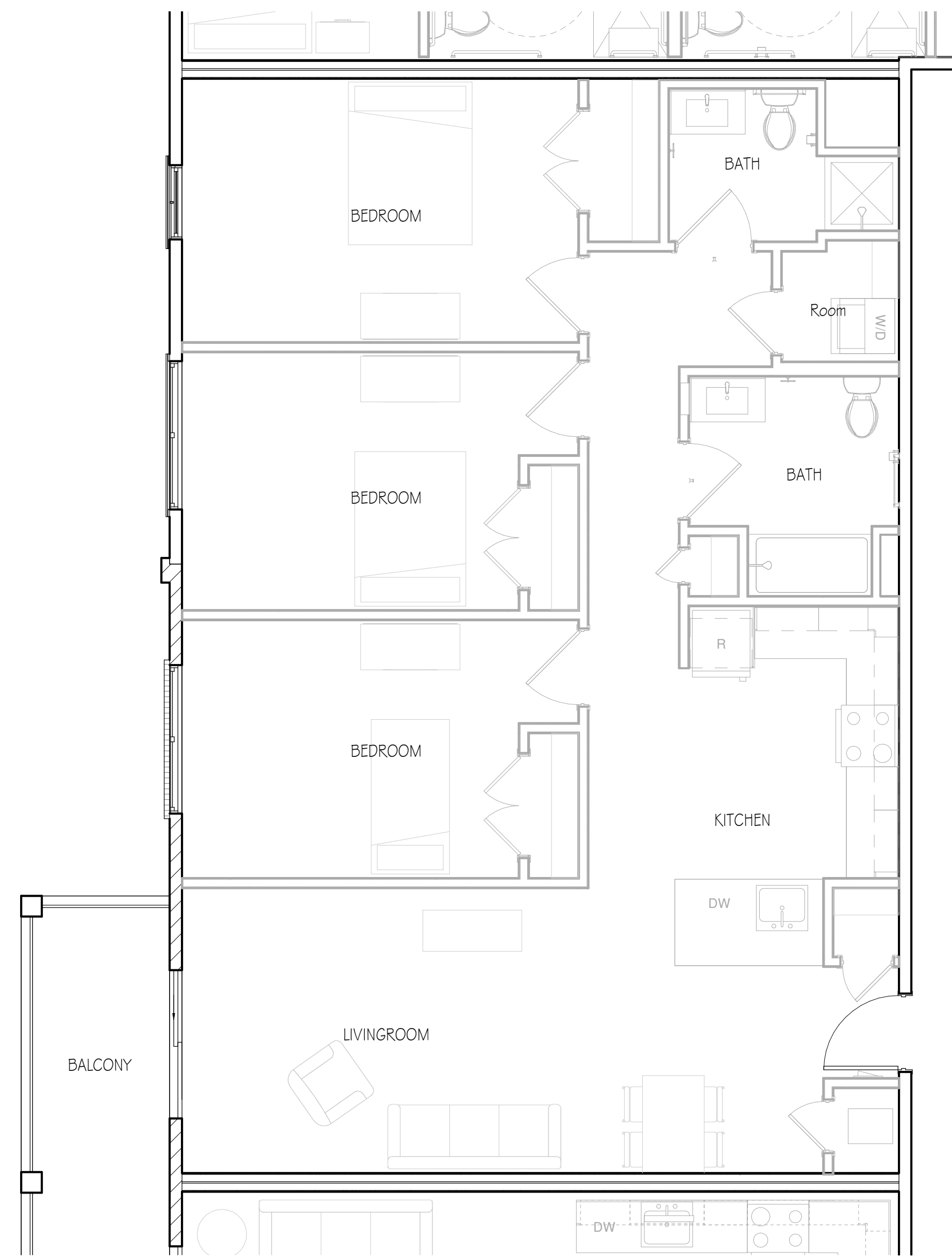




① UNIT C3 PLAN (3 BED 2 BATH) 1456 SF  
1/4" = 1'-0"



② UNIT C4 PLAN (3 BED 2 BATH) 1341 SF  
1/4" = 1'-0"



③ UNIT C1 PLAN (3 BED 2 BATH) 1283 SF  
1/4" = 1'-0"

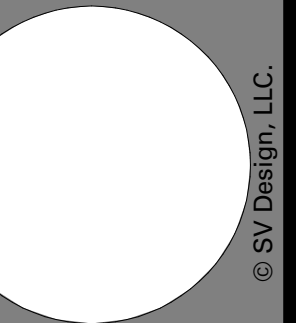
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Drawn By: Author	Project #: 116122007
Date: March 21, 2023	

UNIT PLANS

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UNIT PLANS

A6.05





VIEW FROM NAHANT STREET LOOKING SOUTHWEST

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Project Eligibility Filing March 21, 2023

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Drawn By: Author

Date: March 21, 2023

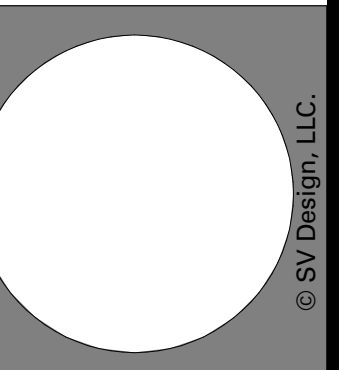
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Project #: 116122007

RENDERINGS

Residences at Nahant LLC  
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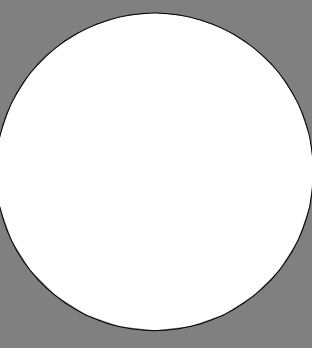
RENDERINGS

R100





VIEW FROM FRONT OF PARKING LOT LOOKING NORTH

<p><b>RENDERINGS</b></p> <p>Scale: 1/4" = 1'-0"</p> <p>Drawn By: Author</p> <p>Date: March 21, 2023</p>		<p>Project Eligibility Filing</p> <p>March 21, 2023</p> <p>Checked By:</p>															
<p><b>Residences at Nahant LLC</b></p> <p>127-135 Nahant Street Wakefield MA</p> <p>SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>		<p>Revisions</p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Description</th> <th>Checked By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Issue	Description	Checked By												
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		<p>RENDERINGS</p>															
		<p>Project # 116122007</p>															
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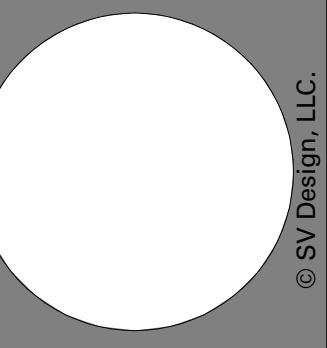


VIEW FROM REAR OF PARKING LOT LOOKING NORTHWEST

Project Eligibility Filing March 21, 2023

RENDERINGS

Residences at Nahant LLC  
 127-135 Nahant Street Wakefield MA



RENDERINGS

R102

Revisions	Issue Date	Description	Checked By

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 Project #: 1116122007


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VIEW FROM OUTDOOR TERRACE LOOKING EAST

<p><b>RENDERINGS</b></p> <p>Scale: 1/4" = 1'-0"</p> <p>Drawn By: Author</p> <p>Date: March 21, 2023</p> <p>Checked By: Checker</p> <p>Project #: 116122007</p>		<p>Project Eligibility Filing</p> <p>March 21, 2023</p>																				
<p><b>Residences at Nahant LLC</b></p> <p>127-135 Nahant Street Wakefield MA</p> <p>SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>		<table border="1"> <thead> <tr> <th>Revisions</th> <th>Issue Date</th> <th>Description</th> <th>Checked By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions	Issue Date	Description	Checked By																
Revisions	Issue Date	Description	Checked By																			
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<p>R103</p>		<p>© SV Design, LLC.</p>																				





**Comprehensive Permit  
Site Approval Application  
Rental**

[www.masshousing.com](http://www.masshousing.com) | [www.masshousingrental.com](http://www.masshousingrental.com)





## Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency (“MassHousing”) application form for Project Eligibility/Site Approval (“Site Approval”) under the state’s comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as “Chapter 40B”. Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund (“NEF”) program must receive Site Approval from MassHousing. This approval (also referred to as “project eligibility approval”) is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located .

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs ) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

**Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.**

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves , conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing’s Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>  
[www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf](https://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf).

Instructions for completing the Site Approval Application are included in the application form which is attached . The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs  
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or [jmalcolm@masshousing.com](mailto:jmalcolm@masshousing.com) to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one .



### **Our Commitment to You**

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval :

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

**If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.**

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.





## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund ("NEF") Rental Projects

#### Section 1: GENERAL INFORMATION

**Name of Proposed Project:** The Residences at Nahant

**Municipality:** Wakefield

**County:** Middlesex

**Address of Site:** 0 Nahant Street

**Cross Street:** Nahant Street

**Zip Code:** 01880

**Tax Parcel I.D. Number(s):** 19-289A-149B

**Name of Proposed Development Entity** The Residences at Nahant LLC

*(typically a single purpose entity):*

**Entity Type:** Limited Dividend Organization

*\* If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

**Has this entity already been formed?** Yes

**State Formed:** Massachusetts

**Name of Applicant:** The Residences at Nahant LLC

*(typically the Proposed Development Entity or its controlling entity or individual)*

**Applicant's Web Address:**

Does the applicant have a related party relationship with any other member of the development team? Yes

**If yes, please explain:**

Yes, Peter Pantazelos, the Developer, is also the Applicant Manager and a Member of the Applicant limited liability company.

#### Primary Contact Information:

**Contact Name:** Jason A. Panos

**Relationship to Applicant:**

**Company Name:** The Residences at Nahant LLC

Permitting Attorney

**Address:** 246 Andover Street, Suite 301

**Municipality:** Peabody

**State:** Massachusetts

**Zip:** 01960

**Phone:** 9784069979

**Cell Phone:** 6173190774

**Email:** jpanos@panos-law.com



**Secondary Contact Information:**

**Contact Name:** Anthony Capachietti, PE, Project Manager

**Relationship to Applicant:**

**Company Name:** Hayes Engineering, Inc.

Civil Engineer/Project Manager

**Address:** 603 Salem Street

**Municipality:** Wakefield

**State:** Massachusetts

**Zip:** 01880

**Phone:** 7812462800

**Cell Phone:**

**Email:** tcapachietti@hayeseng.com

**Additional Contact Information:**

**Contact Name:** Peter Pantazelos

**Relationship to Applicant:**

**Company Name:**

Developer, Construction Consultant

**Address:** 246 Andover Street, Suite 301

**Municipality:** Peabody

**State:** Massachusetts

**Zip:** 01960

**Phone:** 9784900069

**Cell Phone:**

**Email:** pellana11@aol.com

**Anticipated Construction Financing:** NEF

**Name of Lender (if not MassHousing financed):** Enterprise Bank & Trust Company

**Anticipated Permanent Financing:** NEF

**Other Lenders:** Enterprise Bank & Trust Company

***Please note: under the NEF Program, a minimum of 25% of the Permanent financing must be obtained from an NEF Lender and remain in place for 5 years***

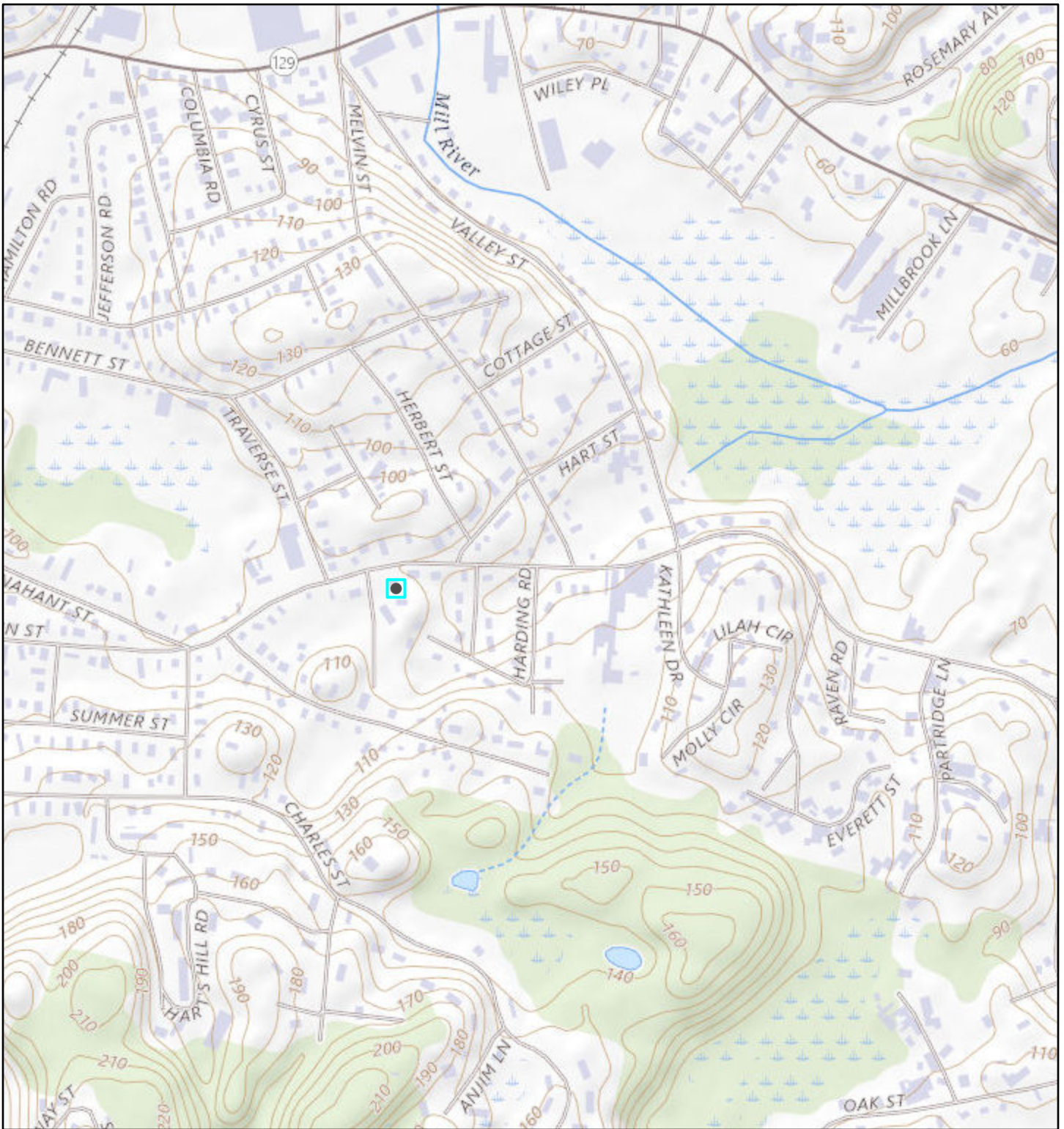
**Age Restriction:** None

**Brief Project Description:**

See attached Figure- Development Narrative and Building Summary.

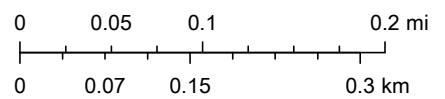


Figure 1.1 USGS Locus Map



3/21/2023, 11:23:02 PM

1:9,028

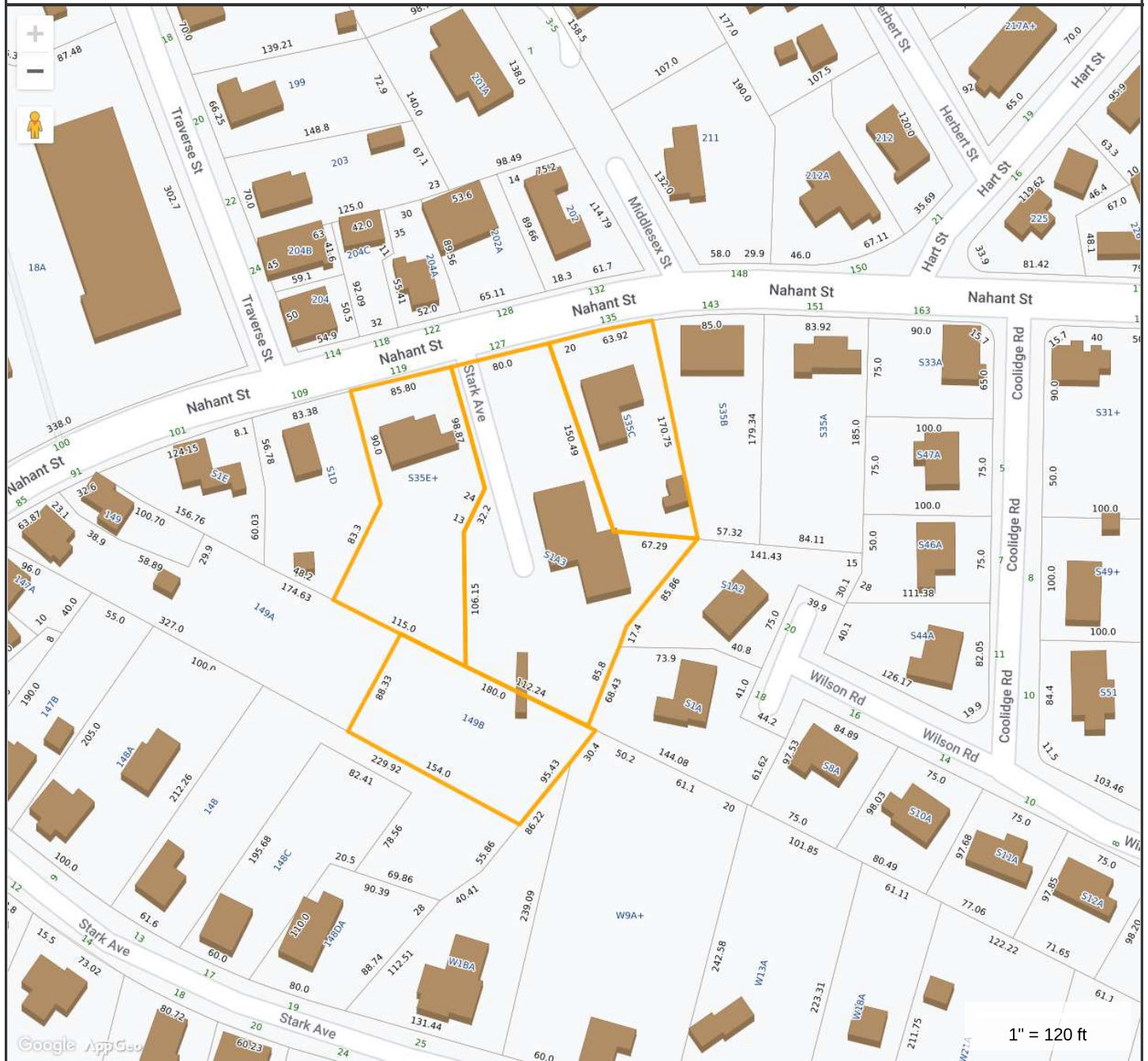


USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census

USGS  
2021 USGS



Figure 1.2 - Wakefield Assessor's Map



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

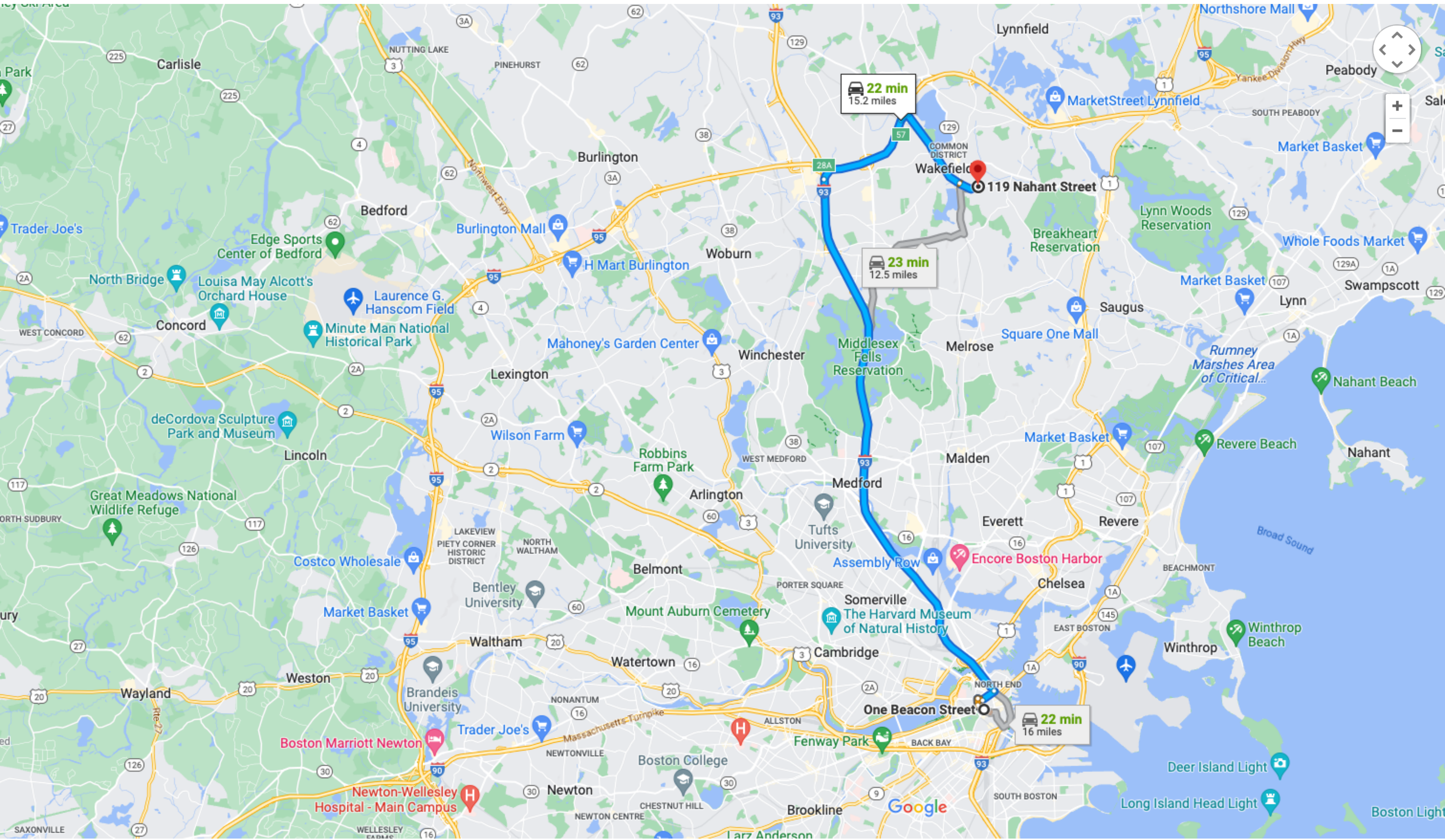
Town of Wakefield, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/13/2022  
Data updated December 29th, 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



You can enter notes here.



Map data ©2023 Google 2 mi

One Beacon Street  
1 Beacon St, Boston, MA 02108

Take I-93 N and I-95 N to North Ave in Wakefield. Take exit 57 from I-95 N

- 18 min (13.2 mi)
- ↑ 1. Head west on Beacon St toward Tremont Pl  
138 ft
- ↪ 2. Beacon St turns right and becomes Somerset St  
335 ft
- ↶ 3. Somerset St turns left and becomes Ashburton Pl  
203 ft
- ↗ 4. Slight right toward Bowdoin St  
213 ft
- ↗ 5. Continue onto Bowdoin St  
0.1 mi
- ↪ 6. Turn right onto Cambridge St  
443 ft
- ↶ 7. Turn left onto Sudbury St  
0.3 mi
- ↶ 8. Turn left onto Cross St  
10 ft
- ↗ 9. Merge onto I-93 N via the ramp on the left to Concord New Hampshire  
10.5 mi
- ↪ 10. Take exit 28A to merge onto I-95 N toward Peabody  
2.0 mi
- ↪ 11. Take exit 57 to merge onto North Ave toward Wakefield  
0.2 mi

Continue on North Ave. Drive to Nahant St

- 6 min (2.0 mi)
- ↗ 12. Merge onto North Ave  
1.6 mi
- ↑ 13. Continue onto Nahant St  
Destination will be on the right  
0.4 mi

119 Nahant St  
Wakefield, MA 01880



# Unofficial Property Record Card - Wakefield, MA

## General Property Data

Parcel ID **19-289A-149B** Account Number **39600**  
Prior Parcel ID **5 --CNTH**  
Property Owner **KEARNEY TR JASON** Property Location **NAHANT ST**  
**127 NAHANT STREET REALTY TRUST** Property Use **UNBUILDABLE**  
Mailing Address **135 NAHANT ST** Most Recent Sale Date **12/10/2012**  
Legal Reference **1427-125**  
City **WAKEFIELD** Grantor **MUSE TR, LOUIS J,**  
Mailing State **MA** Zip **01880** Sale Price **1**  
ParcelZoning **SR** Land Area **0.347 acres**

## Current Property Assessment

Card 1 Value Building Value 0 Xtra Features Value 0 Land Value **36,900** Total Value **36,900**

## Building Description

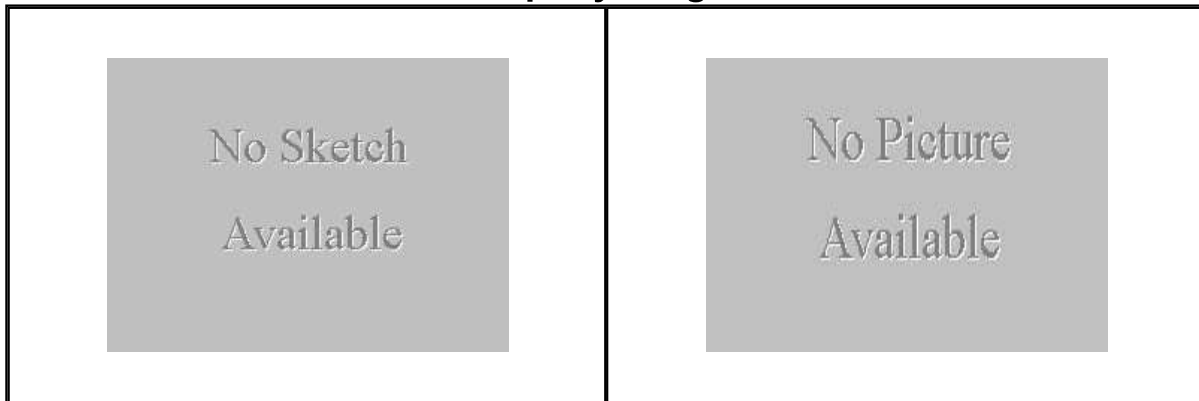
Building Style	Foundation Type	Flooring Type <b>N/A</b>
# of Living Units <b>0</b>	Frame Type	Basement Floor <b>N/A</b>
Year Built <b>N/A</b>	Roof Structure	Heating Type <b>N/A</b>
Building Grade	Roof Cover	Heating Fuel <b>N/A</b>
Building Condition <b>N/A</b>	Siding	Air Conditioning <b>0%</b>
Finished Area (SF) <b>N/A</b>	Interior Walls <b>N/A</b>	# of Bsmt Garages <b>0</b>
Number Rooms <b>0</b>	# of Bedrooms <b>0</b>	# of Full Baths <b>0</b>
# of 3/4 Baths <b>0</b>	# of 1/2 Baths <b>0</b>	# of Other Fixtures <b>0</b>

## Legal Description

## Narrative Description of Property

This property contains 0.347 acres of land mainly classified as UNBUILDABLE with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



# Unofficial Property Record Card - Wakefield, MA

## General Property Data

Parcel ID **19-284-S35E+**  
Prior Parcel ID **5 --CNTH**  
Property Owner **KEARNEY NAHANT LLC**  
Mailing Address **135 NAHANT ST**  
City **WAKEFIELD**  
Mailing State **MA** Zip **01880**  
ParcelZoning **B**

Account Number **37111**  
Property Location **119 NAHANT ST**  
Property Use **ONE FAM**  
Most Recent Sale Date **4/2/2019**  
Legal Reference **72411-190**  
Grantor **GALLUGI TR,ANTHONY M**  
Sale Price **550,000**  
Land Area **0.399 acres**

## Current Property Assessment

Card 1 Value Building Value **252,700** Xtra Features Value **0** Land Value **370,300** Total Value **623,000**

## Building Description

Building Style **RANCH**  
# of Living Units **1**  
Year Built **1956**  
Building Grade **AVERAGE**  
Building Condition **Average**  
Finished Area (SF) **2145**  
Number Rooms **6**  
# of 3/4 Baths **0**

Foundation Type **CONCRETE**  
Frame Type **WOOD**  
Roof Structure **GABLE/ HIP**  
Roof Cover **ASPHALT**  
Siding **WOOD SHING**  
Interior Walls **PLASTER**  
# of Bedrooms **3**  
# of 1/2 Baths **0**

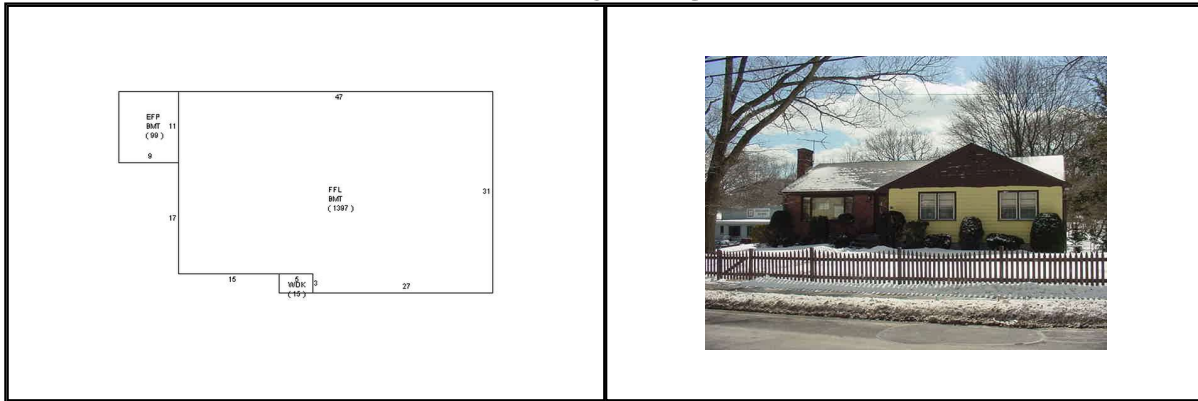
Flooring Type **HARDWOOD**  
Basement Floor **N/A**  
Heating Type **FORCED H/W**  
Heating Fuel **OIL**  
Air Conditioning **0%**  
# of Bsmt Garages **0**  
# of Full Baths **1**  
# of Other Fixtures **0**

## Legal Description

## Narrative Description of Property

This property contains 0.399 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1956 , having WOOD SHING exterior and ASPHALT roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



# Unofficial Property Record Card - Wakefield, MA

## General Property Data

Parcel ID **19-283-S1A3** Account Number **37209**  
Prior Parcel ID **1 --CNTH**  
Property Owner **KEARNEY TR JASON** Property Location **127 NAHANT ST**  
**127 NAHANT STREET REALTY TRUST** Property Use **MANUFACTURE**  
Mailing Address **135 NAHANT ST** Most Recent Sale Date **12/10/2012**  
Legal Reference **1427-125**  
City **WAKEFIELD** Grantor **MUSE, LOUIS J TR**  
Mailing State **MA** Zip **01880** Sale Price **325,000**  
Parcel Zoning **B** Land Area **0.687 acres**

## Current Property Assessment

Card 1 Value Building Value **114,500** Xtra Features Value **9,200** Land Value **297,800** Total Value **421,500**

## Building Description

Building Style <b>LT INDUSTRIAL</b>	Foundation Type <b>SLAB</b>	Flooring Type <b>CONCRETE</b>
# of Living Units <b>1</b>	Frame Type <b>WOOD</b>	Basement Floor <b>N/A</b>
Year Built <b>1968</b>	Roof Structure <b>FLAT</b>	Heating Type <b>FORCED H/A</b>
Building Grade <b>FAIR</b>	Roof Cover <b>BULT TAR/GRA</b>	Heating Fuel <b>GAS</b>
Building Condition <b>Average</b>	Siding <b>CONC BLOCK</b>	Air Conditioning <b>0%</b>
Finished Area (SF) <b>4479</b>	Interior Walls <b>MINIMUM</b>	# of Bsmt Garages <b>0</b>
Number Rooms <b>0</b>	# of Bedrooms <b>0</b>	# of Full Baths <b>0</b>
# of 3/4 Baths <b>0</b>	# of 1/2 Baths <b>2</b>	# of Other Fixtures <b>0</b>

## Legal Description

## Narrative Description of Property

This property contains 0.687 acres of land mainly classified as MANUFACTURE with a(n) LT INDUSTRIAL style building, built about 1968, having CONC BLOCK exterior and BULT TAR/GRA roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



# Unofficial Property Record Card - Wakefield, MA

## General Property Data

Parcel ID **19-282-S35C**  
Prior Parcel ID **5 --CNTH**  
Property Owner **KEARNEY JASON W**  
**KEARNEY CHRISTINE A**  
Mailing Address **135 NAHANT ST**

Account Number **37356**

Property Location **135 NAHANT ST**  
Property Use **ONE FAM**

Most Recent Sale Date **5/2/2001**  
Legal Reference **32796-326**

Grantor **GALLUGI, BARBARA A**

City **WAKEFIELD**  
Mailing State **MA** Zip **01880**

Sale Price **264,900**

Parcel Zoning **B**

Land Area **0.275 acres**

## Current Property Assessment

Card 1 Value Building Value **275,400**

Xtra Features Value **1,900**

Land Value **366,000**

Total Value **643,300**

## Building Description

Building Style **RANCH**  
# of Living Units **1**  
Year Built **1957**  
Building Grade **AVERAGE+**  
Building Condition **Average**  
Finished Area (SF) **2574.75**  
Number Rooms **6**  
# of 3/4 Baths **0**

Foundation Type **CONCRETE**  
Frame Type **WOOD**  
Roof Structure **GABLE/ HIP**  
Roof Cover **ASPHALT**  
Siding **WOOD SHING**  
Interior Walls **PLASTER**  
# of Bedrooms **3**  
# of 1/2 Baths **0**

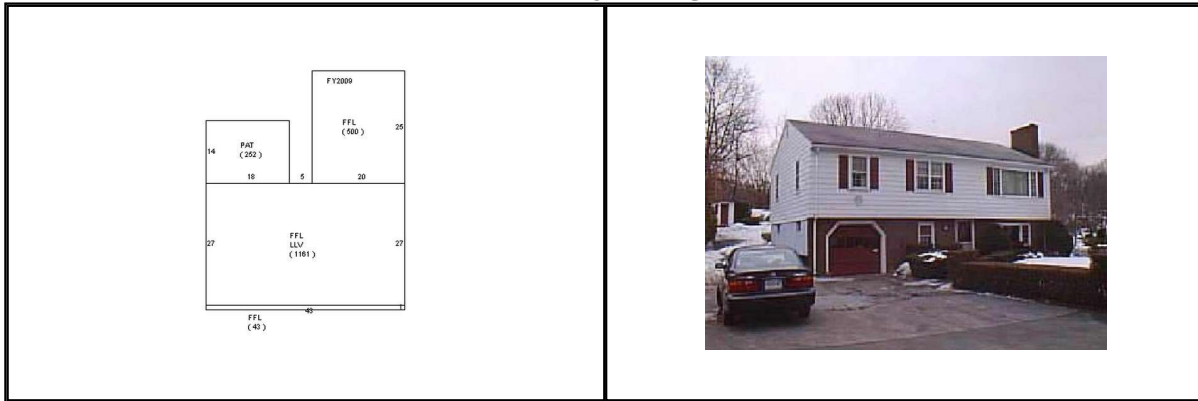
Flooring Type **PARQUET**  
Basement Floor **N/A**  
Heating Type **FORCED H/W**  
Heating Fuel **OIL**  
Air Conditioning **0%**  
# of Bsmt Garages **1**  
# of Full Baths **1**  
# of Other Fixtures **0**

## Legal Description

## Narrative Description of Property

This property contains 0.275 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1957, having WOOD SHING exterior and ASPHALT roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



## **The Residences at Nahant Proposed Rental Housing Development**

### Background.

The Residences at Nahant development is proposed on a 1.72 +/- acre parcel comprised of four (4) lots (0 Nahant Street, 119 Nahant Street, 127 Nahant Street and 135 Nahant Street) located on Nahant Street (Public) in Wakefield, Massachusetts (the “Development Site”). The proposed parcel of property is developed with two (2) single family homes (119 and 135 Nahant Street) and an industrial garage, construction yard and machine shop (127 Nahant Street) and a landlocked, undeveloped back lot (0 Nahant Street). The aggregate parcel is underutilized and is located partly in Wakefield’s Business (B) Zoning District (119 and 135 Nahant Street) and Wakefield’s Single Residence (SR) Zoning District (0 and 127 Nahant Street) which prohibits the construction of the proposed development more particularly described below.<sup>1</sup> We believe this proposed development will provide much needed housing without significant neighborhood impact.

The proposed development is located in a diverse neighborhood consisting of single and multi-family homes along side commercial and industrial uses. The proposed development is not only intended to increase the Town’s affordable housing stock and housing diversity but also to serve as a transitional development buffer between and among those existing and potential multifamily developments and the single-family residential neighborhoods with those commercial and industrial uses.

The Development Site is commuter friendly because Nahant Street serves as a connector road between Route 128, the Downtown and the High School and Middle School. The property is less than 1 mile from the Downtown and the MBTA commuter rail station which has frequent service to Boston. The Development Site has easy access to Route 128, points north and south, and is a walkable distance to and from the MBTA Commuter Rail station and various other amenities offered within the Town and its active Downtown. Additionally, the Downtown and areas surrounding the Route 128 corridor are commercial centers of employment. The Development will support local businesses through the provision of expanded housing choices that serve a diverse local workforce served by the development’s close proximity to these job opportunities with immediate access to the surrounding region.

The site is also located in close proximity to shopping opportunities, municipal services, restaurants, schools, and open space at the J.J. Round Park and the Nasella Field. A major grocery store is located 0.5 miles away and all of the amenities of the Wakefield downtown are located less than 1 mile away.

In short, the location of the proposed site is well suited for development of multi-family dwellings satisfying a local need.

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<sup>1</sup> Ironically, the portion of the Development Site containing the dwelling units is located in the Business Zoning District making them preexisting, non-conforming uses while the portion of the Development Site where the industrial uses exist are located in the Single Residence Zoning District also making those uses pre-existing, non-conforming.



## The Development.

The existing structures will be razed to accommodate the Development. The proposed 120-unit rental Development is proposed in one (1) building: 12 units @ 3 bedrooms; 34 units @ 2 bedrooms; 64 units @ 1 bedrooms (15 with dens) and 10 Studio style units. 5% (6) of the units will be designed to be fully handicapped accessible. A total of 163 parking spaces are included in the development. 71 parking spaces are located under the building in an enclosed garage and 92 parking spaces are located in an on-site, open air parking lot. There are 6 handicapped accessible parking spaces provided including one van space. 36 spaces are tandem and will be assigned to 18 of the two and three bedroom units. The 120 units, provided with 163 total spaces result in a parking ratio of 1.36 spaces per unit. All vehicular traffic is contained within the site. Access to the site is directly from Nahant Street and all drive aisles have been designed to be 24' wide and the standard spaces are designed to be 9' x 18'.

In addition to the handicapped accessible parking being located in the most convenient area, sidewalk improvements have been provided for easy access for pedestrians to Nahant Street. Bicycle racks are provided both on site and within the garages as well as a bike repair station. Further, the proposed development features open space, recreational and pet friendly amenities which will be available to all unit owners.

Robust landscaping which will be employed throughout to improve the visual impact of the development. Minimal site disturbances are proposed to allow for the natural site topography to remain and to serve as a buffer between the development and adjacent neighborhoods.

## Design Elements and Approach.

The overall development aligns with the building typology of some of the similar projects in Wakefield which have proximity to an adjacent existing residential neighborhood, (i.e. medium sized multi-story building which works with the site topography). The proposed development is designed to merge the wide diversity of adjacent architectural designs found in the immediate neighborhood into a single vision. The massing of the 6-story building is fairly simple in form, reflective of efficient mill architecture. The building massing seeks to create a true street edge along Nahant Street to define the street and to minimize the impact on adjacent properties. The building footprint was purposely located on the West side of the parcel where it would impact the fewest amount of adjacent homes, (specifically the ones located to the East and on Wilson Road). The building is L-shaped, along with a 'bend' so that the appearance of its overall size is reduced.

A variety of exterior materials are employed. The base of the building, which will be subjected to the most wear and tear, is to be brick masonry. The brick chosen will be a traditional red water struck type similar to that seen in local mill buildings. This use of brick also plays well with the adaptively-reused school (now a multi-family residential use) located almost immediately across the street. The majority of the remainder of the exterior enclosure package will be cementitious lap siding (simulating clapboards). The sixth-floor cladding will be cementitious panels with aluminum reveals in a muted blue color. These material and color changes will serve to form an 'attic' story which reduces the apparent visual height of the buildings. Additionally, a secondary cornice has been added at the base of the fifth floor to further reduce the perceived height of the building. The double hung windows will generally be dark in color and traditional in style. Balconies have been added as unit amenities and for visual relief on the building exterior.



The site development plan indicates a heavily planted vegetated screen along the West side of the property along with a solid perimeter fence. The outdoor terrace area will be completely enclosed by a continuous row of mature (8-10' at installation) arborvitae. Any existing trees in areas not disturbed by the construction are intended to remain.

Parking lot lighting will be provided at the lowest levels that meet the code for safety. It will be provided by dark sky compliant light fixtures mounted on low (16') poles. Exterior building lighting will be provided in overhangs and soffits to the extent possible in order to eliminate glare impacts on adjacent properties. All wall mounted fixtures will be cut-off type.

### Sustainable Design.

The development will incorporate several environmentally sustainable features, including being Energy-Star rated. The building envelope will feature high R value insulation within a complete air and moisture barrier system. Windows will be insulated, low-e glazed with operable sash. Each unit will have individual climate control by utilizing efficient heat pump technology. LED lighting will be used throughout with common area occupancy sensors. All exterior lighting will be dark sky compliant. Low-flow plumbing fixtures, including shower heads, will be used. The large roof surface of the building will be light in color and designed to accommodate a large array of photovoltaic solar panels.

The development will conform the new Massachusetts Energy Code Standards.

### Affordable Housing.

According to the Subsidized Housing Inventory (“SHI”) for the Town of Wakefield, dated January 26, 2023 and published by the Massachusetts Department of Housing and Community Development, 8.71% of 2010 Census Year Round Housing Units are SHI eligible. To meet its 10% mandate, the Town is required to produce an additional 135 units. This number is expected to be adjusted further with the release of 2020 census data which is expected to require even more units. In accordance with Massachusetts General Laws Chapter 40B and supporting regulations 25% of the units in the development (30 units) will be affordable to households earning 80% of Area Mean Family Income, adjusted for household size. These affordable units will include: 3 units @ 3 bedrooms; 9 units @ 2 bedrooms; 16 units @1 bedrooms (15 with dens) and 2 Studio style units. Once approved, all 120 units will be eligible for listing on Wakefield’s SHI. Accordingly, this development is required to satisfy a critical local and regional housing need in advance of meeting its 10% SHI mandate.

Additionally, the Wakefield Zoning By-Law, § 190-32. Multifamily dwellings, mixed-use development, subsection F(6) and § 190-96. Housing Affordability, recognize the need for Affordable Housing in the Town stating as follows:

“The intent of this Subsection (6) is to increase the supply of housing in the Town of Wakefield that is permanently available to and affordable by low and moderate income households and to encourage a greater diversity of housing accommodations to meet the needs of families and other Wakefield residents; and developing and maintaining a satisfactory proportion of the Town's housing stock as affordable dwelling units. To that end, the Special Permit Granting Authority at the time of the granting of the special permit pursuant to § 190-32 shall require the applicant to provide affordable dwelling units equal in number to 18% of the total number of dwelling units



provided on the sites which is the subject of the § 190-32 application. Affordable dwelling units shall be defined as dwelling units which count toward the Town of Wakefield's Massachusetts General Laws, Chapter 40B Subsidized Housing Inventory as the same may be amended from time to time.”

Wakefield Zoning By-Law, § 190-32. Multifamily dwellings, mixed-use development, F(6).

And

“The intent of § 190-96 is to increase the supply of housing in the Town of Wakefield that is permanently available to and affordable by low- and moderate- income households and to encourage a greater diversity of housing accommodations to meet the needs of families and other Wakefield residents, and developing and maintaining a satisfactory proportion of the Town's housing stock as affordable dwelling units. To that end, developments made subject to this section by other provisions of this bylaw shall assure that at least 18% of the total number of dwelling units in the development (rounded to the nearest whole number) will be affordable...”

Wakefield Zoning By-Law, § 190-96. Housing Affordability.

To that end, the proposed Development will advance the mission to produce more affordable housing in the Town of Wakefield in excess of its 18% goal (which would have produced 22 units under the current proposal) to 25% or 30 units.

Additionally, 70% of the Affordable units will be set aside for local preference in accordance with applicable Department of Housing and Community Development guidelines and regulations pursuant to which such preferences include current residents, municipal/school department employees, and employees of local businesses.



# Building Summary

The Residences @ Nahant

23-Feb-23

Floor	Common	Studio	1 br	1br/1 bath/den	2 br/2 bath	3 br/2 bath	Total	Bedrooms	Gross Floor Area with Garage	Garage Area
1	900	0	0	0	0	0	0	0	25780	23560
2		2	9	3	7	3	24	37	25740	
3		2	9	3	7	3	24	37	25740	
4		2	11	3	7	2	25	36	25740	
5		2	11	3	7	2	25	36	25740	
6	2510	2	9	3	6	2	32	32	25740	2510
<b>Total</b>	<b>3410</b>	<b>10</b>	<b>49</b>	<b>15</b>	<b>34</b>	<b>12</b>	<b>120</b>	<b>178</b>	<b>154480</b>	<b>26070</b>

Percentage of total	10 Studio Units	64 One Bedroom Units	34 Two Bedroom Units	12 Three Bedroom Units	Total Number of Units 120	Total Number of Bedrooms 178		
8.3%		27.5%	12.5%	28.3%		10.0%		
HC @ 5%		6						
							86.7%	

## Market vs. Affordable Unit Count breakdown

	Studio	1 br	2 br	3 br	Total
Total	10	64	34	12	120
Market rate	8	48	25	9	90
affordable @ 25%	2	16	9	3	30

## Parking Summary

Open lot		92			
Garaged		71			
<b>Total</b>		<b>163</b>			
Ratio		1.36 per unit		0.92 per bedroom	
Compact		0		0.0%	
Tandem		36 (18 pairs)		18%	
HC Accessible		6		per MAAAB	

## Unit Size Summary

Unit Type	gross s.f.	net s.f.
Studio	457.5	417
1 bedroom/1 Bath	750	703
1 Bedroom/1 bath/den	825-900	776-848
2 Bedroom/2 Bath	1325	1265
3 bedroom	1350-1500	1283-1456



## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

#### Section 2: EXISTING CONDITIONS / SITE INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

#### Buildable Area Calculations (Acres)

<b>Total Site Area:</b>	<b>1.72</b>
<b>Wetland Area (per MA DEP):</b>	0.00
<b>Flood Hazard Area (per FEMA):</b>	0.00
<b>Endangered Species Habitat (per MESA):</b>	0.00
<b>Conservation / Article 97 Land:</b>	0.00
<b>Protected Agricultural Land (i.e. EO 193):</b>	0.00
<b>Other Non-Buildable:</b>	<b>0.00</b>
<b>Total Non-Buildable Area:</b>	0.00
<b>Total Buildable Area:</b>	1.72

#### Current use of the site and prior use if known:

Two (2) single family dwellings (119 and 135 Nahant Street); Machine Shop / Contractor's yard / Commercial business (0 & 127 Nahant Street).

Is the site located entirely within one municipality? Yes

If not, in what other municipality is the site located?

How much land is in each municipality?

#### Additional Site Addresses:

Address 1	Address 2	Municipality	State	Zip Code	County	Tax Parcel
0 Nahant Street	119 Nahant Street	Wakefield	Massac	01880	Middlesex	19-284-S35E+
0 Nahant Street	127 Nahant Street	Wakefield	Massac	01880	Middlesex	19-283-S1A3
0 Nahant Street	135 Nahant Street	Wakefield	Massac	01880	Middlesex	19-282-S35C

#### Current zoning classification and principal permitted uses:

Business / Single Residence



## Previous Development Efforts

Please list any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications.

*Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).*

See attached Figure- Previous Development Efforts.

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	No	No septic - municipal wastewater
Wastewater - public sewer	Yes	Located on Nahant Street
Storm Sewer	Yes	Located on Nahant Street
Water-public water	Yes	Located on Nahant Street
Water-private well	No	
Natural Gas	Yes	Located on Nahant Street
Electricity	Yes	Located on Nahant Street
Roadway Access to Site	Yes	Located on Nahant Street
Sidewalk Access to Site	Yes	Located on Nahant Street
Other	No	

## Describe Surrounding Land Uses:

Uses in the immediate vicinity of the project are a mix of single, multi-family residential, commercial and industrial uses. The uses transition to retail/business in the downtown areas within 1/2-mile of the locus. See also Figure 2.3(a)-(d) attached.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	0.40	Yes
Schools	0.39	Yes
Government Offices	0.68	Yes
Multi-Family Housing	0.03	N/A
Public Safety Facilities	0.68	Yes



<b>Office/Industrial Uses</b>	0.36	Yes
<b>Conservation Land</b>	0.64	N/A
<b>Recreational Facilities</b>	0.21	N/A
<b>Houses of Worship</b>	0.76	N/A
<b>Other</b>	0.00	N/A

**Public transportation near the Site, including type of transportation and distance from site:**

The closest bus line is the MBTA 137 bus with a stop 0.32 miles from the locus. The Wakefield commuter rail station is located 0.76 miles northeast of the locus. See also Figure 2.3b attached.

**Site Characteristics and Development Constraints**

Are there any easements, rights of way or other restrictions of record affecting the development of the site ?	No
Is there any evidence of hazardous, flammable or explosive material on the site?	No
Is the site, or any portion thereof, located within a designated flood hazard area?	No
Does the site include areas designated by Natural Heritage as endangered species habitat?	No
Are there documented state-designated wetlands on the site?	No
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	Yes
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	Yes





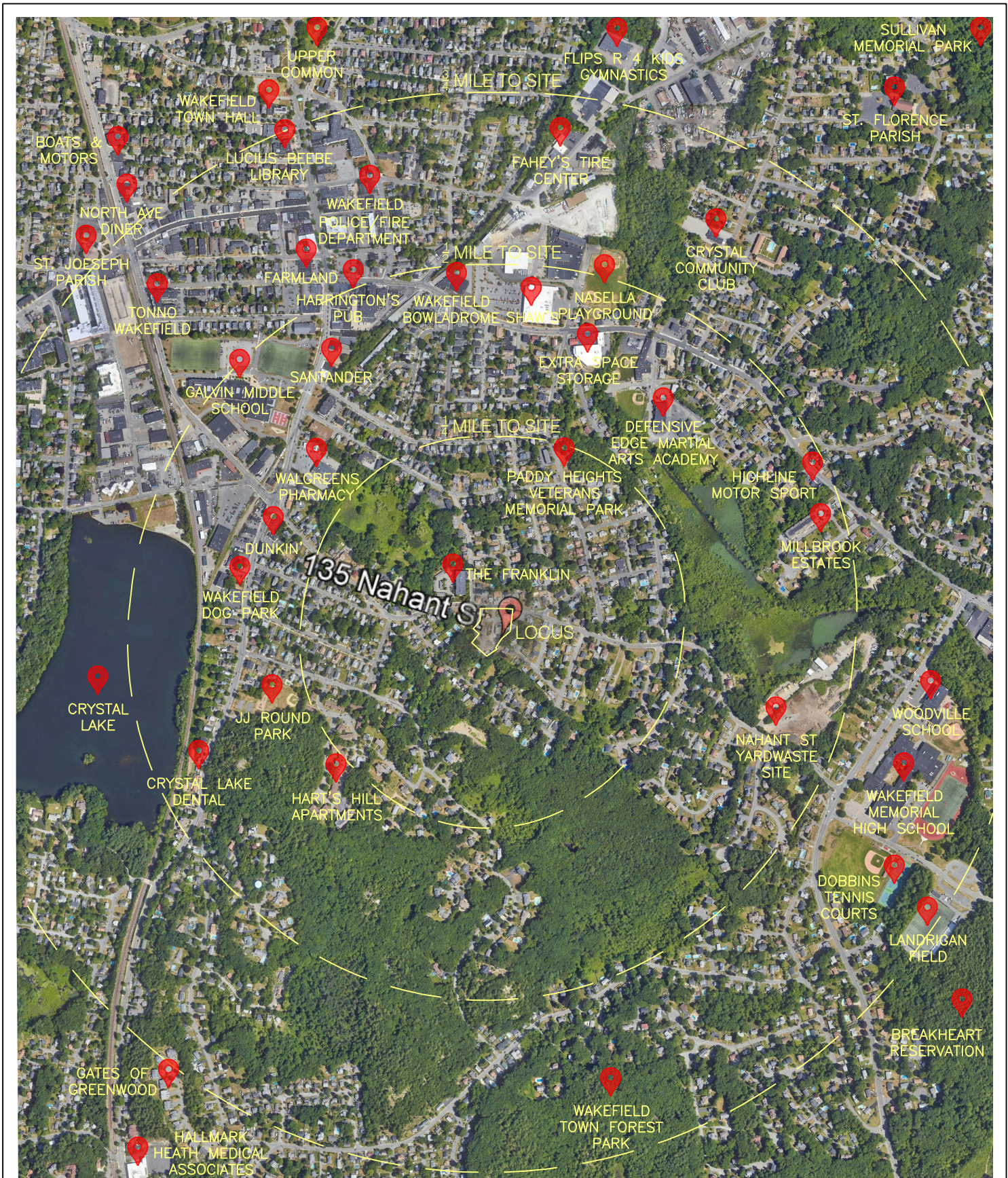




**FIGURE 2.2 - AERIAL PHOTOGRAPH**

SCALE: 1" = 50'



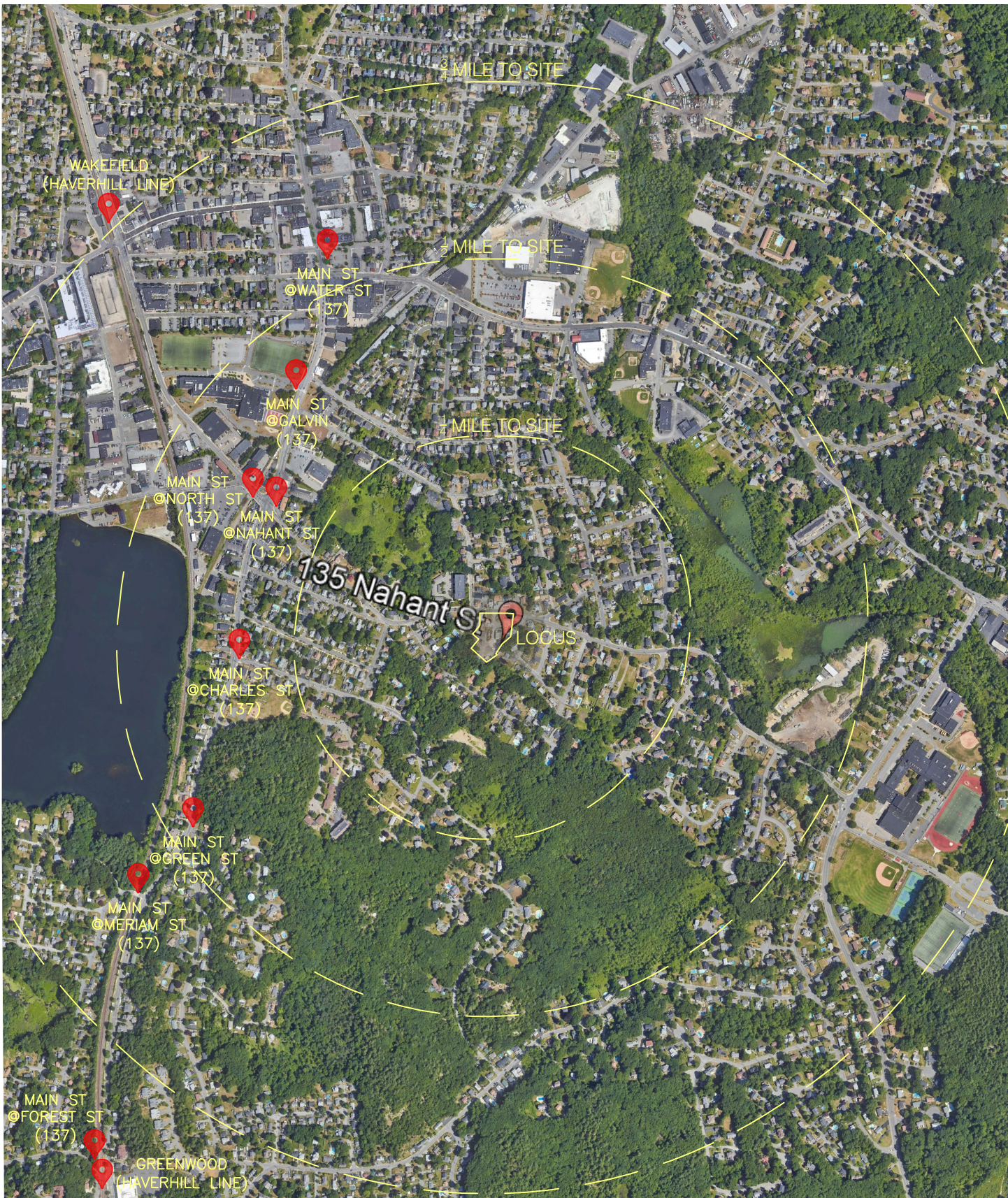


**FIGURE 2.3a - CONTEXT MAP**

SCALE: 1" = 1,000'±







**FIGURE 2.3b - TRANSPORTATION MAP**

SCALE: 1" = 1,000'±







Nahant St

Traverse St

Middlesex St

Middlesex St

Middlesex St

Bay State Handyman Plus

Traverse St

Nahant St

Stark Ave

Middlesex St

Nahant St

Nahant St

Nahant St

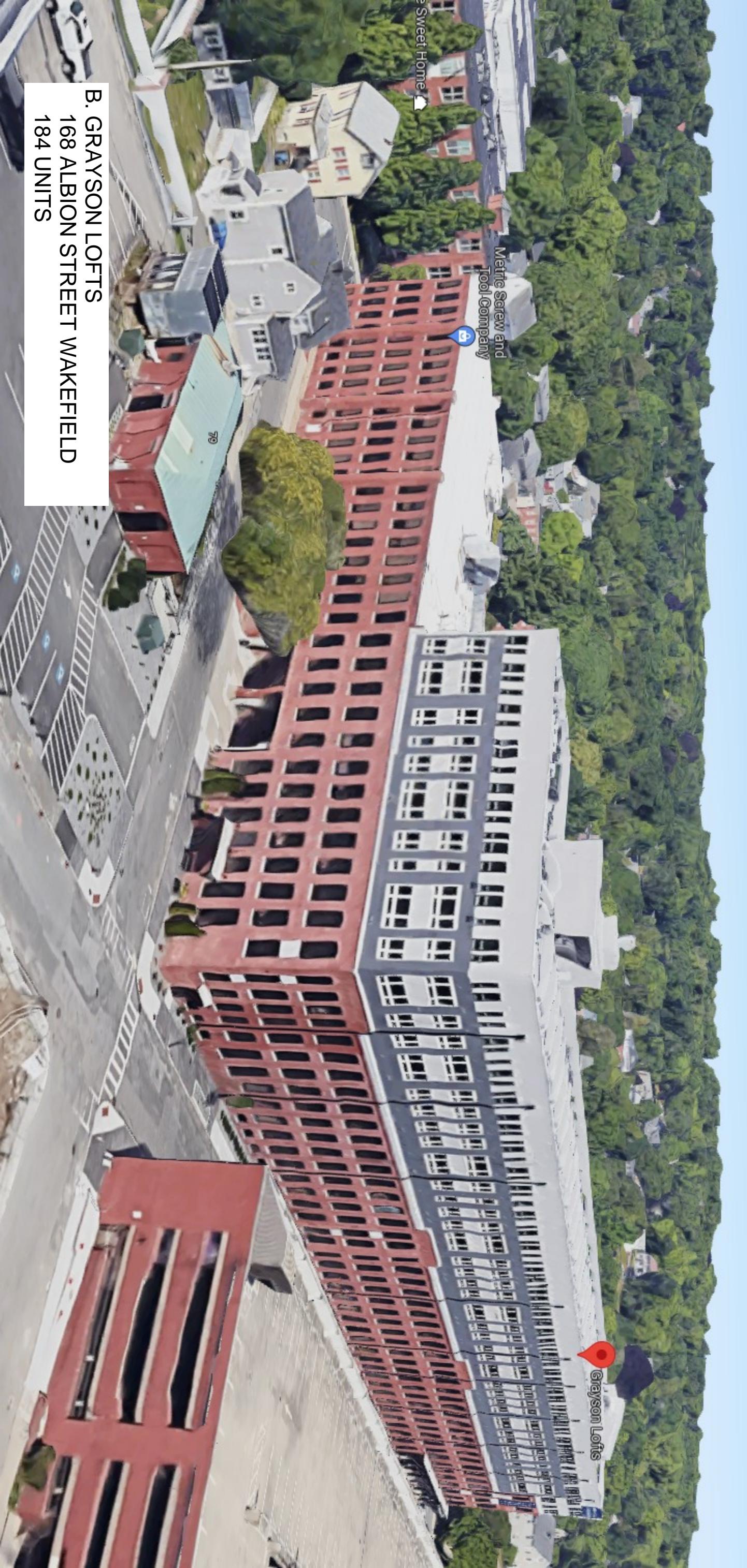
Prestion Honing





A. HOME SWEET HOME  
248 ALBION STREET WAKEFIELD  
130 UNITS





Grayson Lofts

Metric Screw and  
Tool Company

Sweet Home

**B. GRAYSON LOFTS**  
**168 ALBION STREET WAKEFIELD**  
**184 UNITS**



Massachusetts Board of  
Registration in Medicine

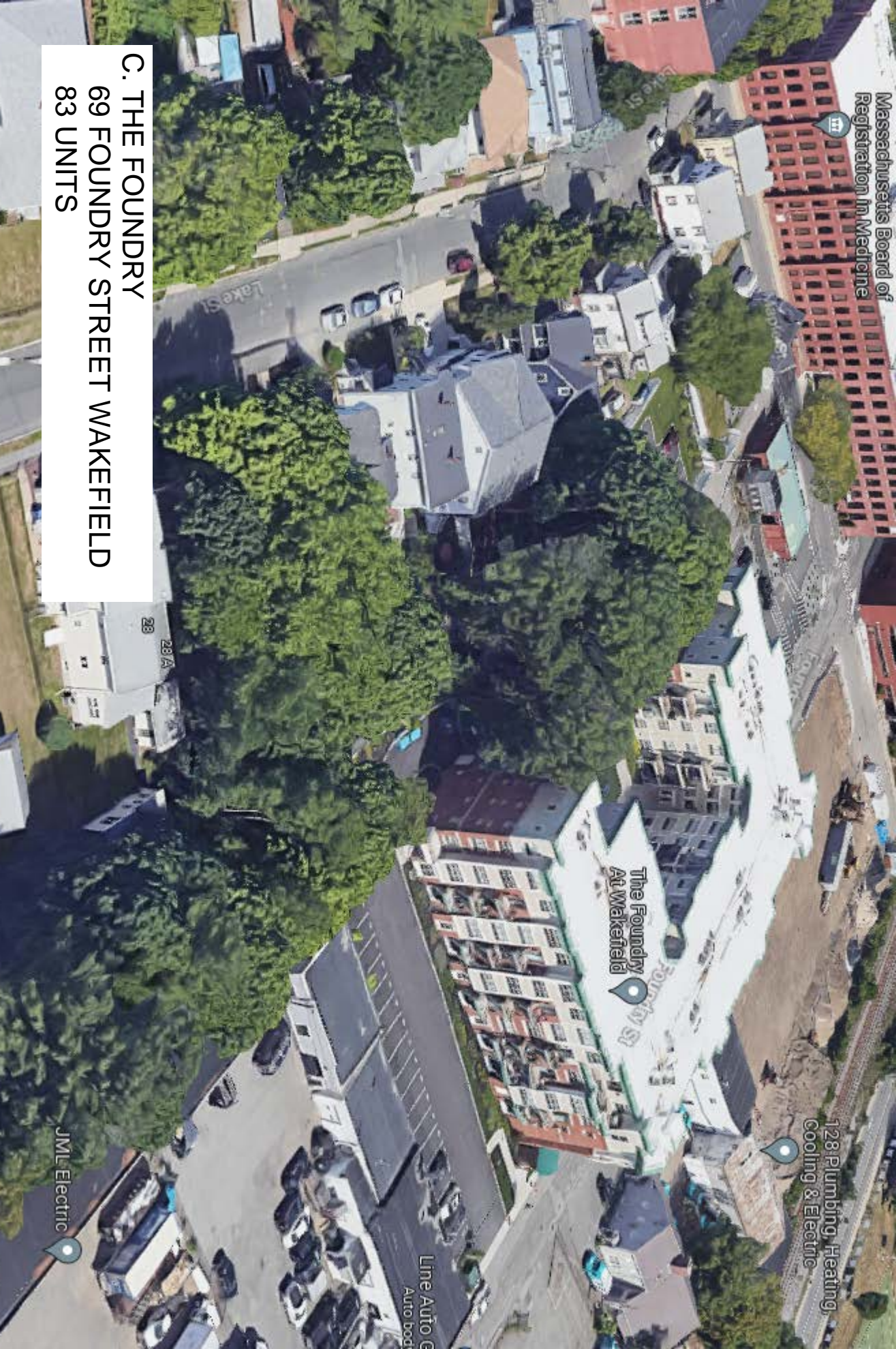
1281 Plumbing, Heating,  
Cooling & Electric

The Foundry  
At Wakefield

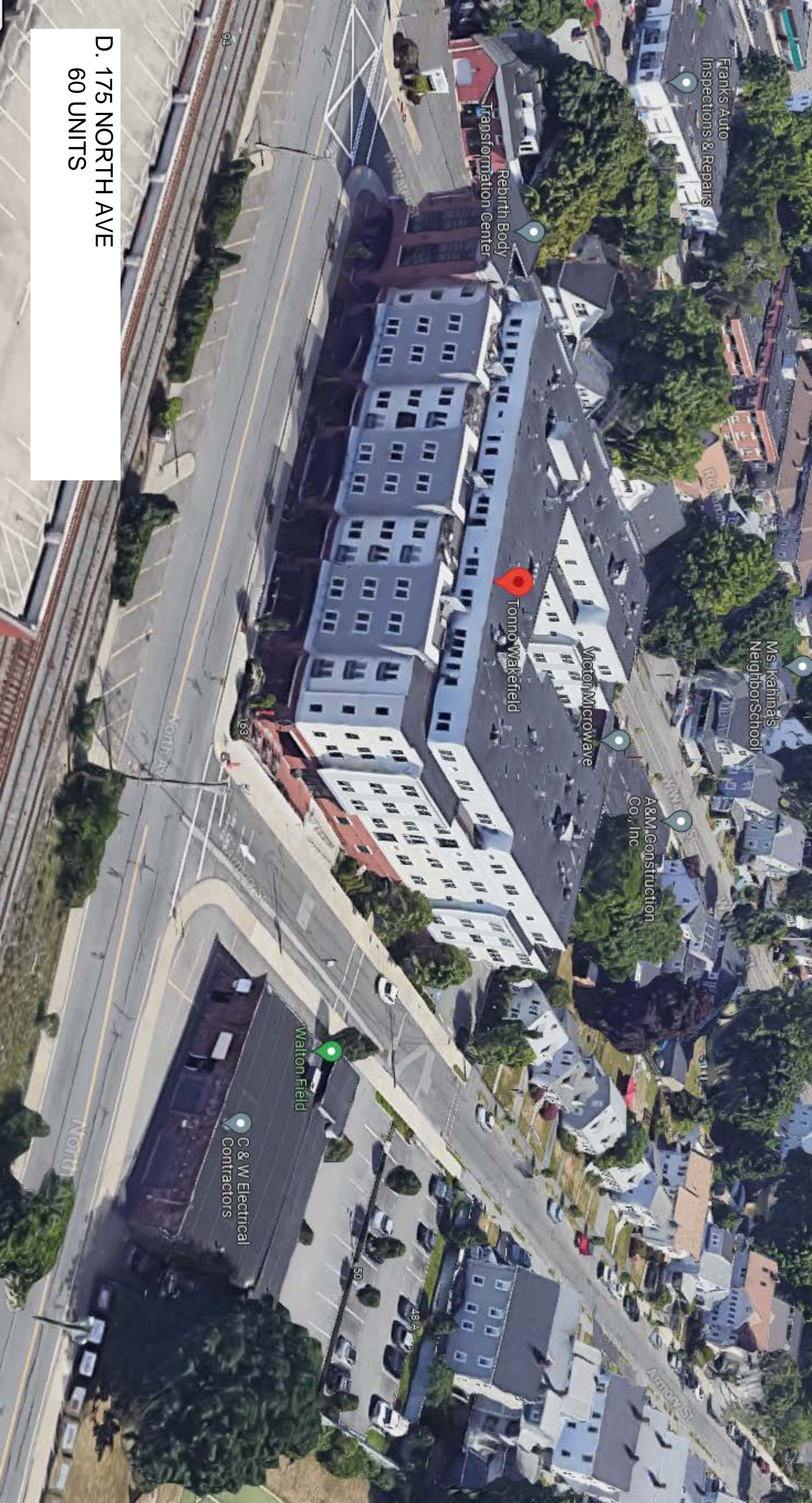
Line Auto C  
Auto bod

JML Electric

C. THE FOUNDRY  
69 FOUNDRY STREET WAKEFIELD  
83 UNITS







Franks Auto  
Inspections & Repairs

Rebirth Body  
Transformation Center

Tomno Wakefield

Victor Microwave

A&M Construction  
Co., Inc

Ms. Kahina's  
NeighborSchool

Walton Field

C & W Electrical  
Contractors

D. 175 NORTH AVE  
60 UNITS





E. MILLBROOK ESTATES  
1 MILLBROOK LANE WAKEFIELD  
40 UNITS





Rui Morello

Wakefield Landing

Quynh Bui

230

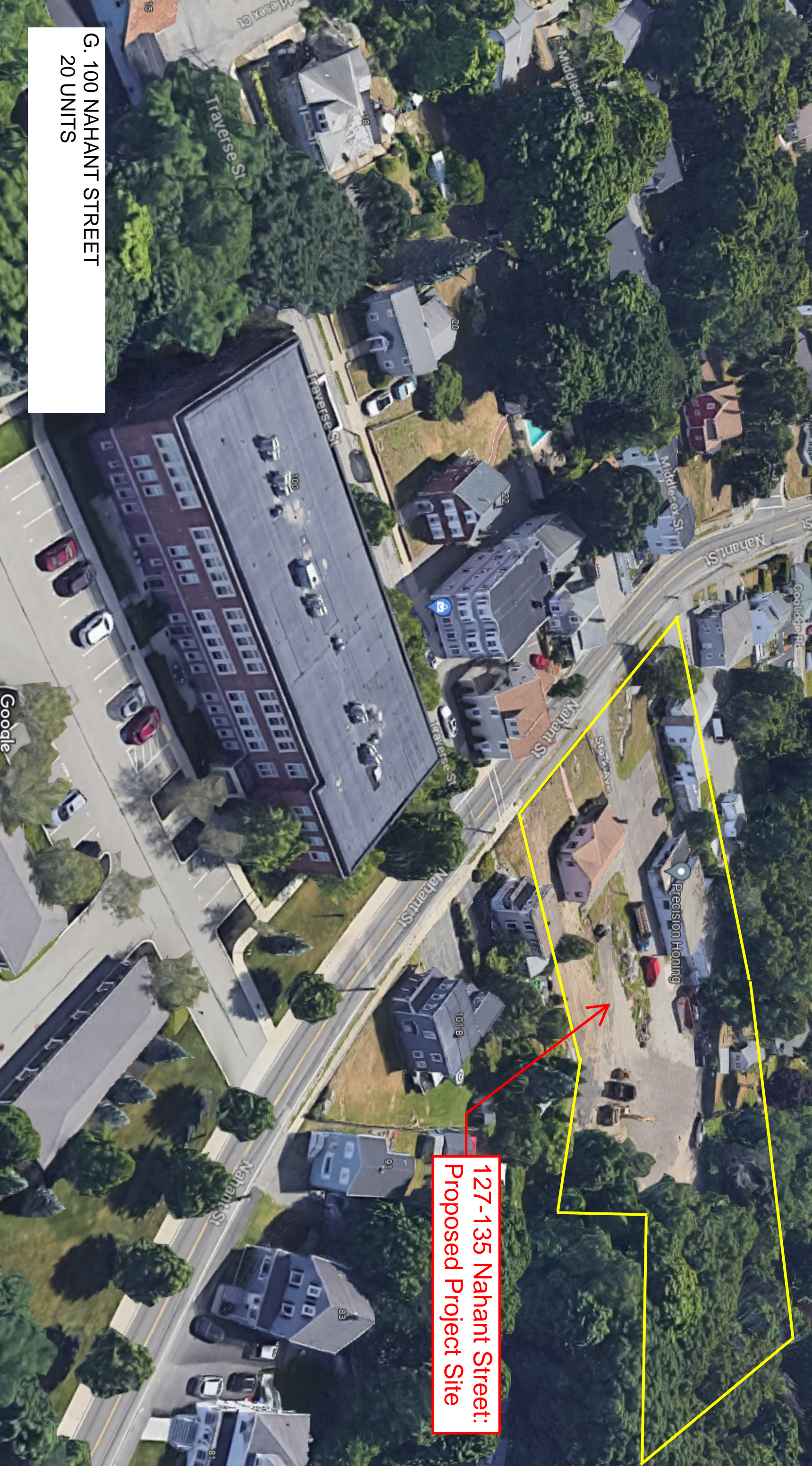
5

542

Gener  
& Hea

F. WAKEFIELD LANDING  
3 BENNET STREET WAKEFIELD  
32 UNITS

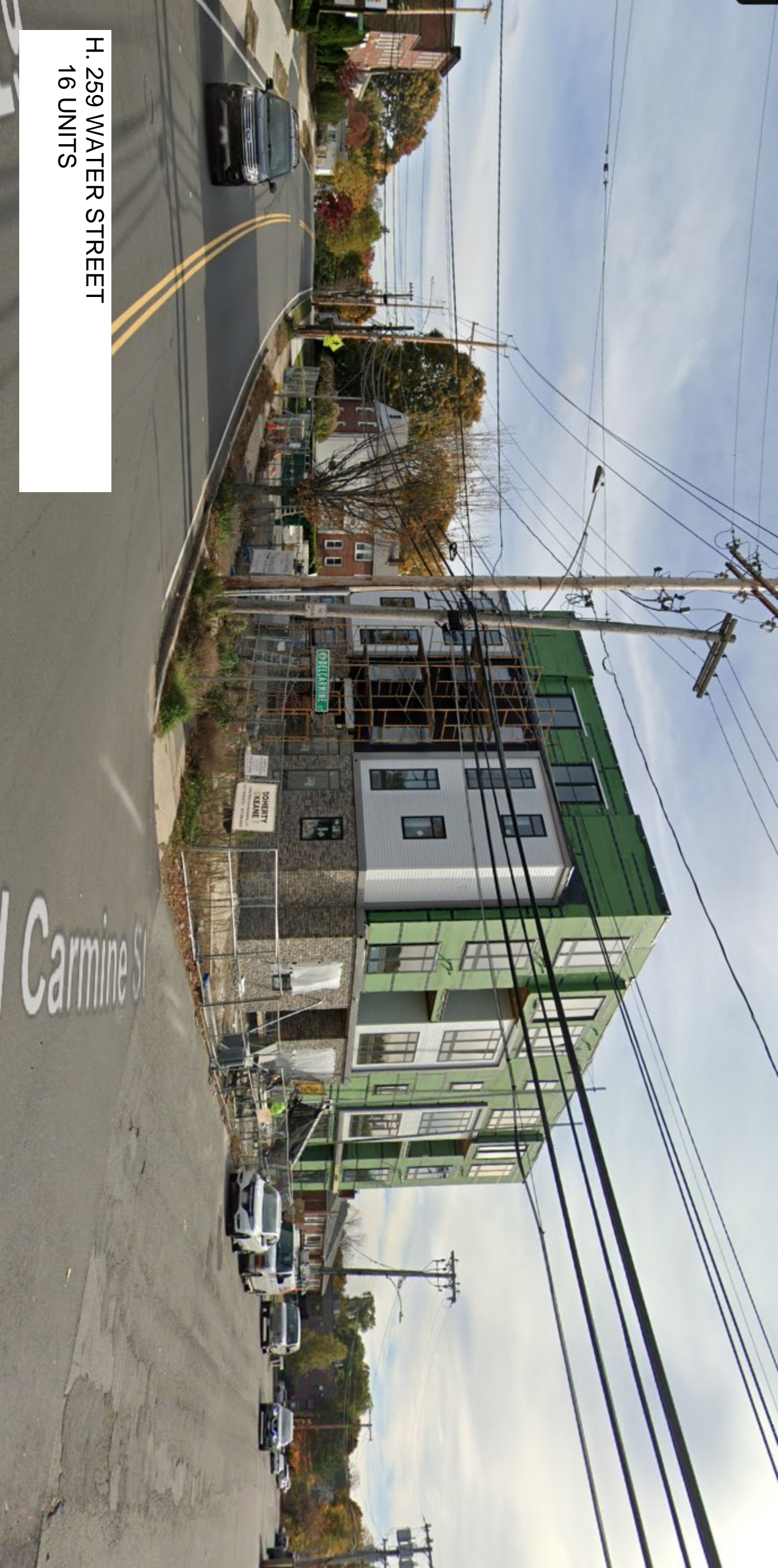




**127-135 Nahant Street:  
Proposed Project Site**

**G. 100 NAHANT STREET  
20 UNITS**





H. 259 WATER STREET  
16 UNITS

Carmin



New Hope  
Cleaning Services

Dunkin'

Srisha Rao

648

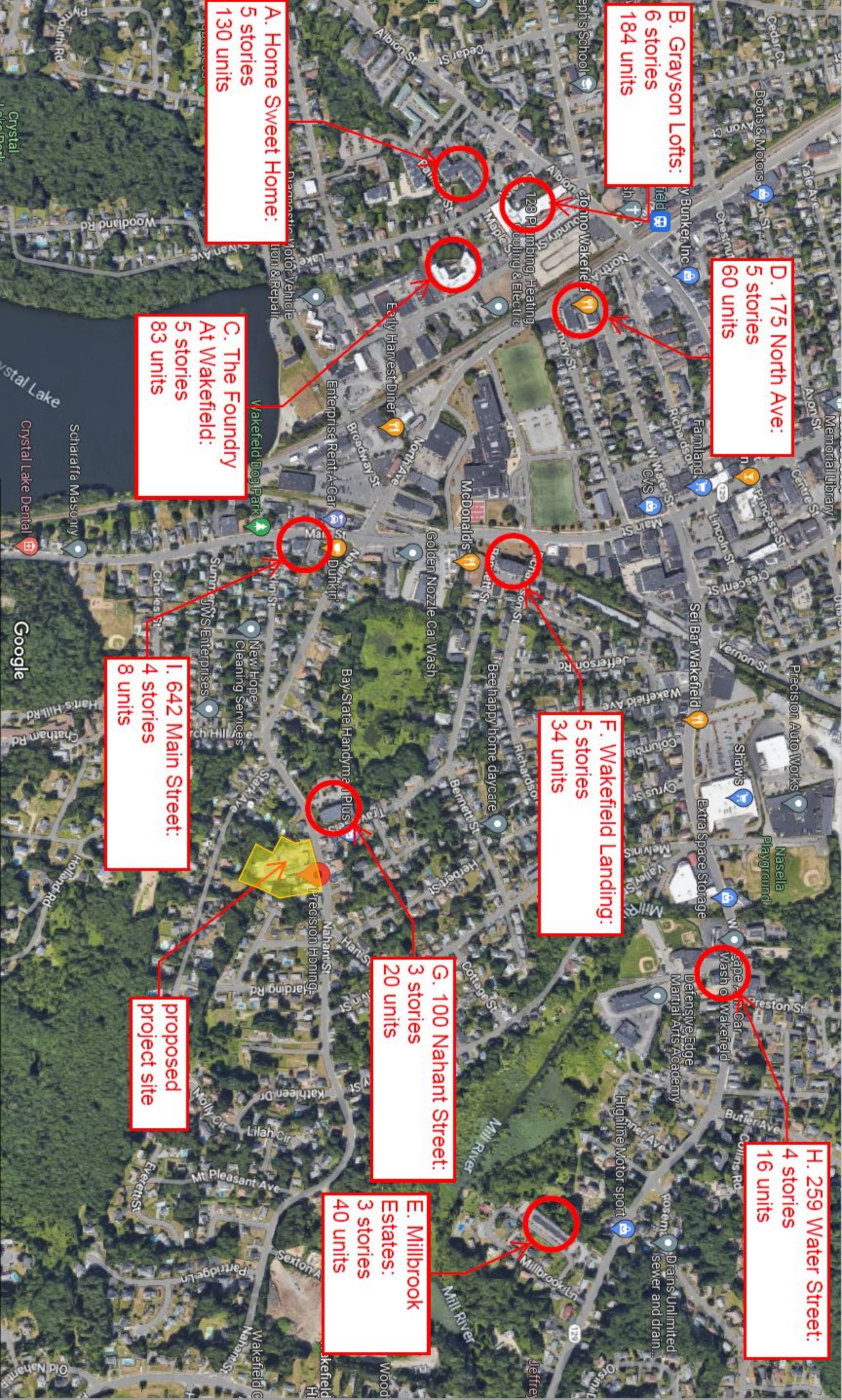
Nigro, Petteoli  
& Lucas, LLP

1. 642 MAIN STREET  
8 UNITS

Northeast Auto Gallery  
Used car dealer

639





**B. Grayson Lofts:**  
6 stories  
184 units

**D. 175 North Ave:**  
5 stories  
60 units

**A. Home Sweet Home:**  
5 stories  
130 units

**C. The Foundry  
At Wakefield:**  
5 stories  
83 units

**F. Wakefield Landing:**  
5 stories  
34 units

**I. 642 Main Street:**  
4 stories  
8 units

**G. 100 Nahant Street:**  
3 stories  
20 units

**H. 259 Water Street:**  
4 stories  
16 units

**E. Millbrook  
Estates:**  
3 stories  
40 units

**proposed  
project site**



# National Flood Hazard Layer FIRMette

71°43'W 42°30'2"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMR
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

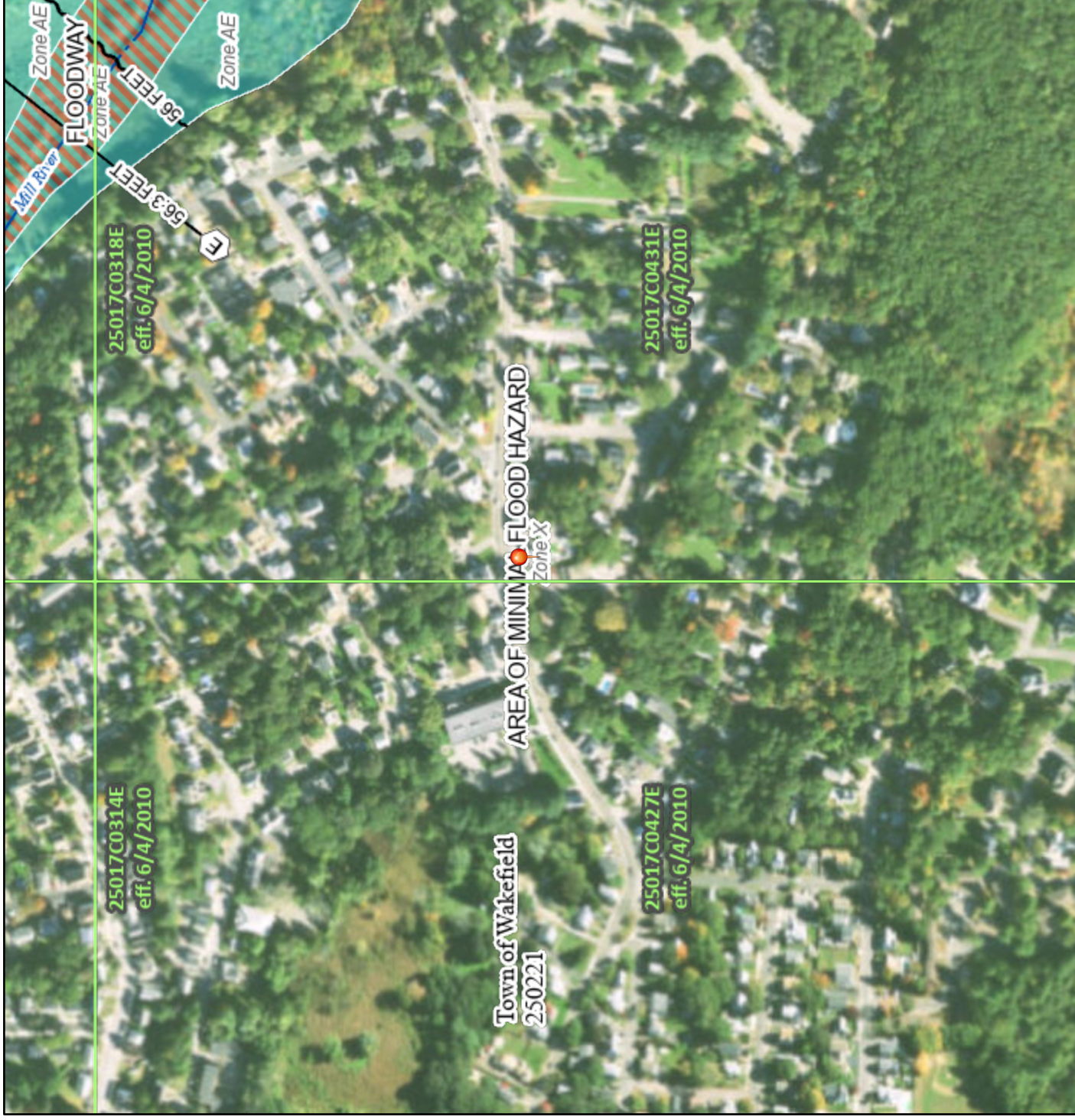
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/21/2023 at 11:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020  
 71°43'25"W 42°29'36"N



Figure 2.4  
Site Constraints/Characteristics

See Site Plans generally.



Figure 2.5  
By-Right Site Plan

None.



Figure 2  
Previous Development Efforts

The Property Ownership group consisting of Kearney Nahant LLC (119 Nahant Street); 127 Nahant Realty Trust (0 and 127 Nahant Street) and Jason W. Kearney and Christine Kearney by and through a designated entity, Nahant Street Development LLC submitted an application to the Wakefield Zoning Board of Appeals for development on the Development Site of 26 residential apartments (reduced to 24) on or around August, 2019. After eight (8) months of hearings, the Applicant in that petition withdrew its petition which was unanimously granted without prejudice by the Wakefield Zoning Board of Appeals on April 5, 2020. Three (3) years have passed and no additional development petitions and applications have been submitted to any Town board for redevelopment of the Development Site since that time.

In accordance with Wakefield Zoning By-Law Section 190-32, that proposed development would have required an 18% set aside for (5 Units) for low or moderate income households exempting it from the provisions of 760 CMR 56.03(7), Related Applications. Additionally, the time lapse between the withdrawn application on April 5, 2020 and the present well exceeds the 12 month 'freeze-out' for applicable Related applications.



## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund ("NEF") Rental Projects

#### Section 3: PROJECT INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

**Construction Type:** New Construction

<b>Total Dwelling Units:</b>	120	<b>Total Number of Affordable Units:</b>	30
<b>Number of Market Units:</b>	90	<b>Number of AMI 50% Affordable Units:</b>	0
		<b>Number of AMI 80% Affordable Units:</b>	30

#### Unit Information:

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Rent	Utilities
Market	Studio	1 Bath	8	458	\$2,200	\$0
Affordable Unit - Below 80%	Studio	1 Bath	2	458	\$1,975	\$0
Market	1 Bedroom	1 Bath	48	800	\$2,500	\$0
Affordable Unit - Below 80%	1 Bedroom	1 Bath	16	800	\$2,237	\$0
Market	2 Bedroom	2 Baths	25	1,325	\$2,800	\$0
Affordable Unit - Below 80%	2 Bedroom	2 Baths	9	1,325	\$2,517	\$0
Market	3 Bedroom	2 Baths	9	1,400	\$3,100	\$0
Affordable Unit - Below 80%	3 Bedroom	2 Baths	3	1,400	\$2,796	\$0

**Utility Allowance Assumptions** (utilities to be paid by tenants):

To be determined.

**Percentage of Units with 3 or More Bedrooms:** 10.00

\* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.

<b>Handicapped Accessible Units - Total:</b>	6	<b>Market Rate:</b>	4	<b>Affordable:</b>	2
<b>Gross Density (units per acre):</b>	69.7674	<b>Net Density (units per buildableacre):</b>			69.7674

#### Building Information:

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Multi-family	Construction	6	64	154,480	1



Will all features and amenities available to market unit residents also be available to affordable unit residents?

Yes

If not, explain the differences:

**Parking**

**Total Parking Spaces Provided:** 163

**Ratio of Parking Spaces to Housing Units:** 1.36

**Lot Coverage**

**Buildings:** 34%

**Parking and Paved Areas:** 45%

**Usable Open Space:** 12%

**Unusable Open Space:** 9%

**Lot Coverage:** 79%

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))?

No



# PRELIMINARY SITE DEVELOPMENT PLAN

## for

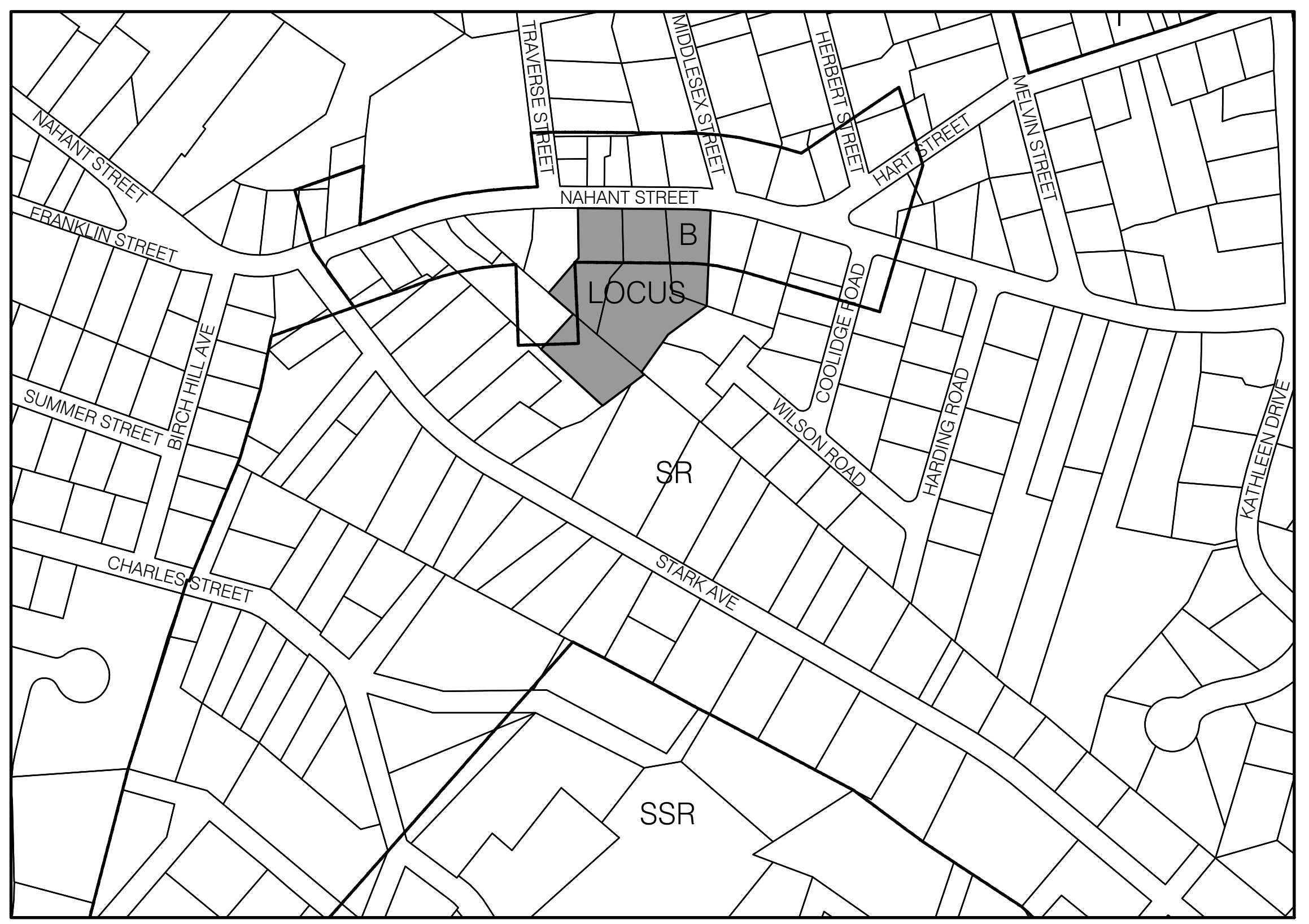
# PROPOSED MULTIFAMILY HOUSING DEVELOPMENT

## THE RESIDENCES AT NAHANT STREET

### 127-135 NAHANT STREET

## WAKEFIELD, MASSACHUSETTS

EXISTING	PROPOSED
BENCH MARK	BENCH MARK
BITUMINOUS BERM	BITUMINOUS BERM
BITUMINOUS CAPE COD BERM	BITUMINOUS CAPE COD BERM
BUILDING	BUILDING
UNDERGROUND CABLE	UNDERGROUND CABLE
CONTOUR (1')	CONTOUR (1')
CONTOUR (5')	CONTOUR (5')
ZONE A (100-YEAR FLOOD ZONE)	N/A
CEMENT CONCRETE	CEMENT CONCRETE
SLOPED GRANITE CURB	SLOPED GRANITE CURB
VERTICAL GRANITE CURB	VERTICAL GRANITE CURB
EDGE OF DISTURBANCE	EDGE OF DISTURBANCE
UNDERGROUND DRAIN PIPE	UNDERGROUND DRAIN PIPE
CATCH BASIN	CATCH BASIN
DRAIN MANHOLE	DRAIN MANHOLE
ROUND CATCH BASIN	ROUND CATCH BASIN
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
CHAIN LINK FENCE	CHAIN LINK FENCE
POST & RAIL FENCE	POST & RAIL FENCE
STOCKADE FENCE	STOCKADE FENCE
VINYL FENCE	VINYL FENCE
FINISHED FLOOR ELEVATION	FINISHED FLOOR ELEVATION
GARAGE FLOOR ELEVATION	GARAGE FLOOR ELEVATION
FOUNDATION	FOUNDATION
UNDERGROUND GAS MAIN	UNDERGROUND GAS MAIN
UNDERGROUND GAS SERVICE	UNDERGROUND GAS SERVICE
EDGE OF GRAVEL	EDGE OF GRAVEL
SPOT GRADE	SPOT GRADE
GUARD RAIL	GUARD RAIL
HANDICAP PLACARD PARKING	HANDICAP PLACARD PARKING
WHEEL CHAIR RAMP	WHEEL CHAIR RAMP
HEADWALL	HEADWALL
LANDSCAPE AREA	LANDSCAPE AREA
LEDGE OUTCROP	LEDGE OUTCROP
BOLLARD	BOLLARD
OVERHEAD WIRE	OVERHEAD WIRE
UTILITY POLE	UTILITY POLE
PAINTED PARKING & SPACE COUNT	PAINTED PARKING & SPACE COUNT
PATH	PATH
EDGE OF PAVEMENT	EDGE OF PAVEMENT
BOULDER RIP-RAP & SLOPE	BOULDER RIP-RAP & SLOPE
UNDERGROUND SEWER	UNDERGROUND SEWER
UNDERGROUND SEWER SERVICE	UNDERGROUND SEWER SERVICE
SEWER MANHOLE	SEWER MANHOLE
SEWER CLEANOUT	SEWER CLEANOUT
BITUMINOUS CONCRETE SIDEWALK	BITUMINOUS CONCRETE SIDEWALK
SIGN	SIGN
EROSION & SEDIMENTATION CONTROL	EROSION & SEDIMENTATION CONTROL
STEPS	STEPS
BOULDER	BOULDER
STONEWALL	STONEWALL
CENTERLINE OF SWALE	SWALE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
TESTHOLE LOCATION	TESTHOLE LOCATION
MONITORING WELL LOCATION	MONITORING WELL LOCATION
PERCOLATION TEST LOCATION	PERCOLATION TEST LOCATION
PAINTED TRAFFIC LINE & TYPE	PAINTED TRAFFIC LINE & TYPE
DECIDUOUS TREE, SIZE & TYPE	DECIDUOUS TREE, SIZE & TYPE
CONIFEROUS TREE, SIZE & TYPE	CONIFEROUS TREE, SIZE & TYPE
HEDGE ROW AND TYPE	HEDGE ROW AND TYPE
RETAINING WALL	RETAINING WALL
UNDERGROUND WATER MAIN	UNDERGROUND WATER MAIN
UNDERGROUND WATER SERVICE	UNDERGROUND WATER SERVICE
PAINTED UNDERGROUND WATER	PAINTED UNDERGROUND WATER
WATER GATE VALVE BOX	WATER GATE VALVE BOX
WATER SERVICE CURB BOX	WATER SERVICE CURB BOX



**VICINITY MAP**  
SCALE: 1" = 200'

UNIT BREAKDOWN								
	LOWER LEVEL/ GARAGE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	PERCENTAGE
3 BR	0	3	3	2	2	2	12	10.0%
2 BR	0	7	7	7	7	6	34	28.3%
1 BR	0	12	12	14	14	12	64	53.3%
STUDIO	0	2	2	2	2	2	10	8.3%
<b>TOTAL</b>	<b>0</b>	<b>24</b>	<b>24</b>	<b>25</b>	<b>25</b>	<b>22</b>	<b>120</b>	<b>100%</b>

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
COVER	C1
EXISTING CONDITIONS	C2
LAYOUT	C3
SITE PLAN	C4
LANDSCAPING & LIGHTING	C5
DETAILS	C6

- GENERAL NOTES:**
- PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
  - TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
  - VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE (A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25017 0427E AND 25017 0431E, EFFECTIVE JUNE 4, 2010.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
  - THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.
  - THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.
- SITE CONSTRUCTION NOTES:**
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) STANDARDS, AND ALL LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MOST STRINGENT);
  - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES SHALL RECEIVE 6-INCHES OF LOAM AND SEED;
  - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD);
  - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

**ZONE: SINGLE RESIDENCE (SR)**  
 MINIMUM SETBACKS:  
 FRONT = 30 feet  
 SIDE = 15 feet  
 REAR = 25 feet  
 MIN. FRONTAGE = 100 feet  
 MIN. LOT AREA = 12,000 sq. ft.  
 MAX. BUILDING HEIGHT = 35 feet

**ZONE: BUSINESS (B)**  
 MINIMUM SETBACKS:  
 FRONT = 0 feet  
 SIDE = 15 feet (to Residential)  
 REAR = 15 feet (to Residential)  
 MIN. FRONTAGE = 0 feet  
 MIN. LOT AREA = 0 sq. ft.  
 MAX. BUILDING HEIGHT = 60 feet

**PARKING SUMMARY:**

ITE PARKING REQUIREMENTS - LUC 221: MULTIFAMILY HOUSING (MID-RISE)  
 0.75 SPACES PER BEDROOM x 178 BEDROOMS = 134 SPACES  
 1.31 SPACES PER DWELLING UNIT x 120 UNITS = 157 SPACES  
 REQUIRED HP PARKING 151-200 SPACES = 6 SPACES  
 71 INTERIOR SPACES (9'x18') INCLUDING 3 HP SPACES  
 92 EXTERIOR SPACES (9'x18') INCLUDING 3 HP SPACES AND 18 TANDEM SPACES  
 163 TOTAL SPACES  
 6 TOTAL HP SPACES  
 1.36 SPACES PER DWELLING UNIT / 0.92 SPACES PER BEDROOM PROVIDED

Prepared For:  
 THE RESIDENCES AT NAHANT STREET LLC  
 127-135 NAHANT STREET  
 WAKEFIELD, MASSACHUSETTS 01960  
 978-406-9979

Owner / Applicant

Prepared By:  
 Hayes Engineering, Inc.  
 693 Salem Street  
 Wakefield, MA 01880  
 Ph: 781-246-2800  
 Fax: 781-246-7396  
 www.hayeseng.com

Design By: AMC  
 Drawn By: AMC  
 Checked By: AMC  
 Project File: WAK-0582A  
 Comp. No: WAK250-MSPCS

Issued For Permit  
 Issued For Review  
 Issued For Bid  
 Issued For Construction  
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1" = 20'  
 0' 10' 20' 40'

Date: March 21, 2023

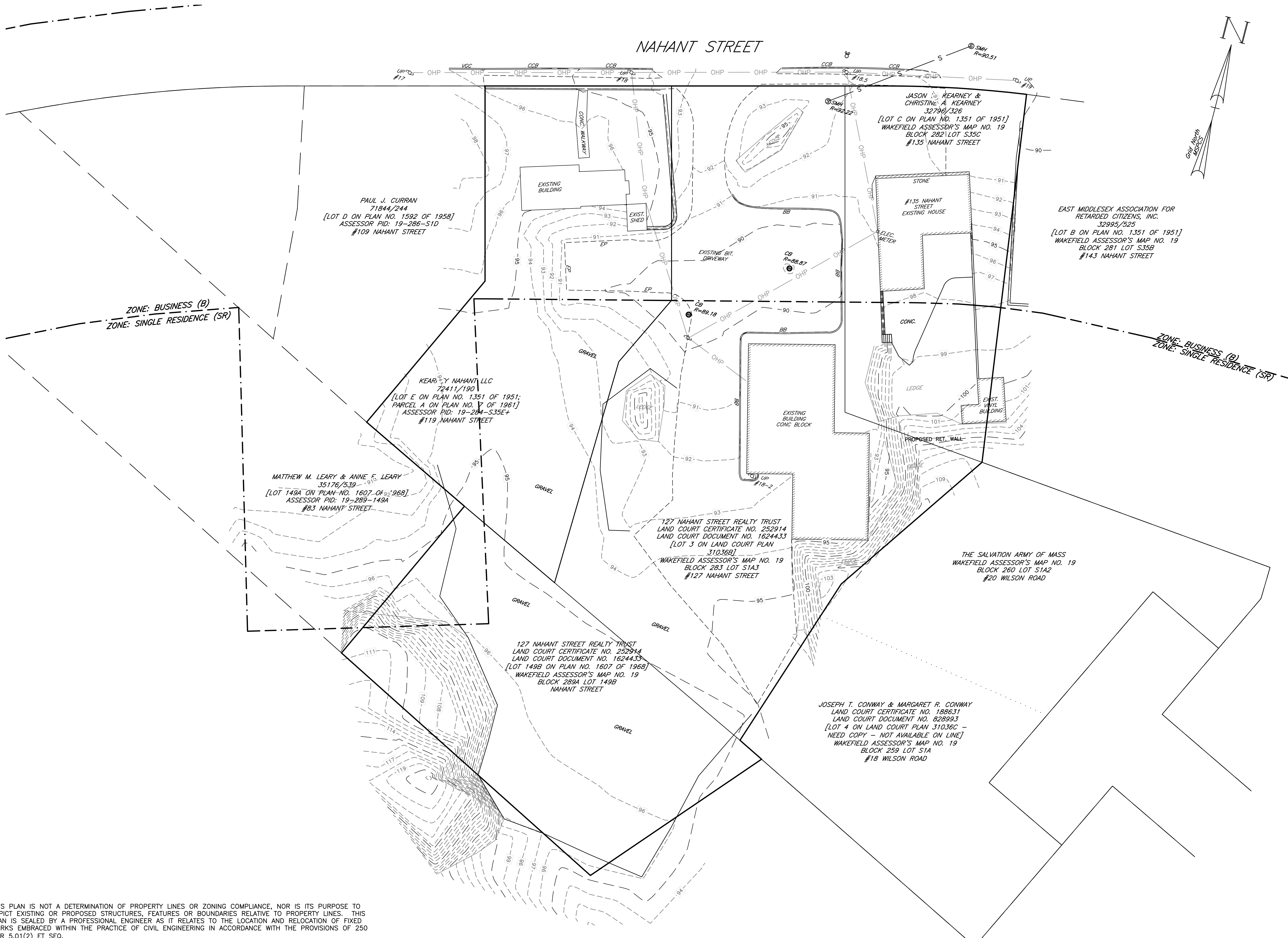
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**PRELIMINARY SITE DEVELOPMENT PLAN**  
**THE RESIDENCES AT NAHANT STREET**  
**127-135 NAHANT STREET**  
**WAKEFIELD, MASS.**

Seal:

Drawing No.:  
**C1**

SHEET 1 OF 6





Prepared For:  
 Owner / Applicant  
 THE RESIDENCES AT NAHANT STREET LLC  
 1205 THE COMMONS GROUP  
 JASON R. KEARNEY  
 246 ANDOVER STREET - SUITE 301  
 PEABODY, MASSACHUSETTS 01960  
 978.406.9979

Prepared By:  
  
 Hayes Engineering, Inc.  
 603 Salem Street  
 Wakefield, MA 01880  
 Ph: 781.246.2800  
 Fax: 781.246.7596  
 www.hayeseng.com

Design By: AMC  
 Drawn By: AMC  
 Checked By: AMC  
 Project File: WAK-0582A  
 Comp. No: WAK250-MSPCS  
 Issued For Permit  
 Issued For Review  
 Issued For Bid  
 Issued For Construction  
 Not For Construction

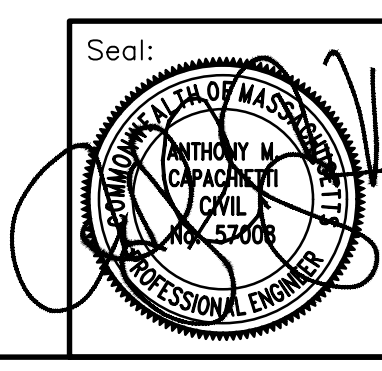
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9		
8		
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5		
4		
3		
2		
1		

Scale: 1"=20'  
  
 Date: March 21, 2023

Drawing Title:  
 PRELIMINARY SITE DEVELOPMENT PLAN  
 THE RESIDENCES AT NAHANT STREET  
 127-135 NAHANT STREET  
 WAKEFIELD, MASS.

Drawing No.:  
 C2  
 SHEET 2 OF 6

THIS PLAN IS NOT A DETERMINATION OF PROPERTY LINES OR ZONING COMPLIANCE, NOR IS ITS PURPOSE TO DEPICT EXISTING OR PROPOSED STRUCTURES, FEATURES OR BOUNDARIES RELATIVE TO PROPERTY LINES. THIS PLAN IS SEALED BY A PROFESSIONAL ENGINEER AS IT RELATES TO THE LOCATION AND RELOCATION OF FIXED WORKS EMBRACED WITHIN THE PRACTICE OF CIVIL ENGINEERING IN ACCORDANCE WITH THE PROVISIONS OF 250 CMR 5.01(2) ET SEQ.







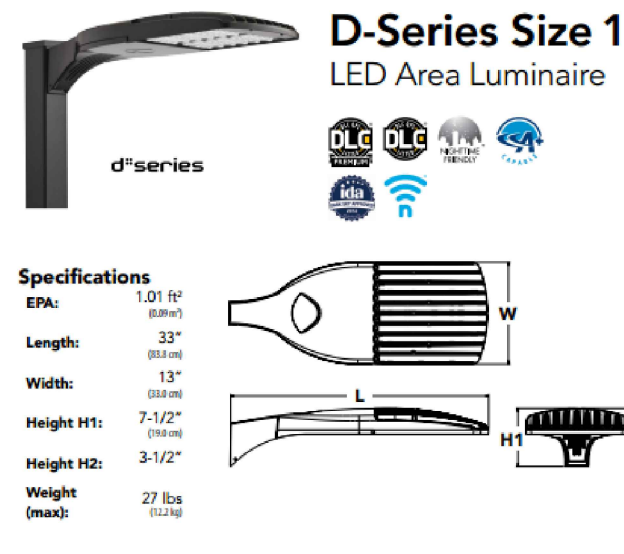






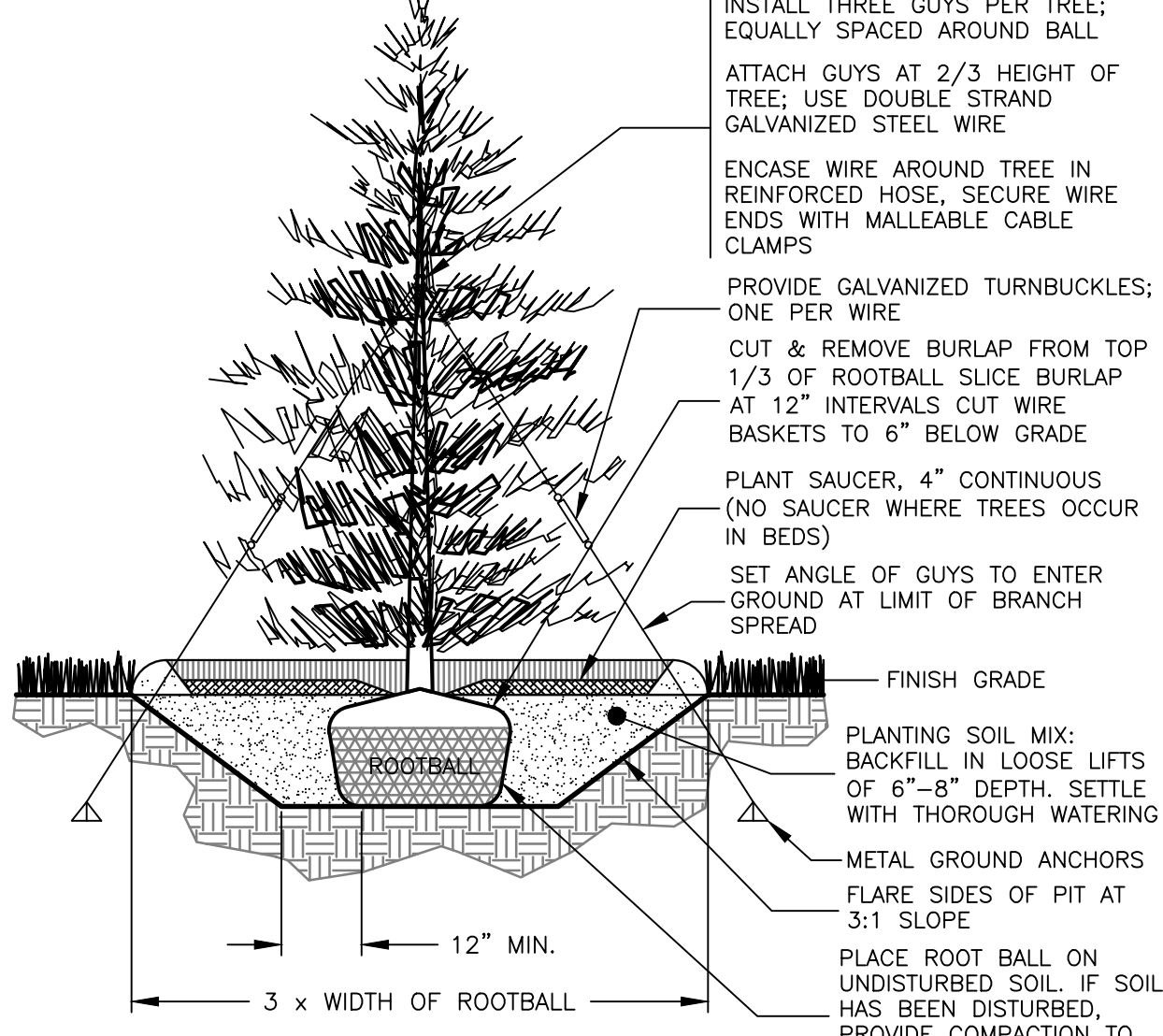
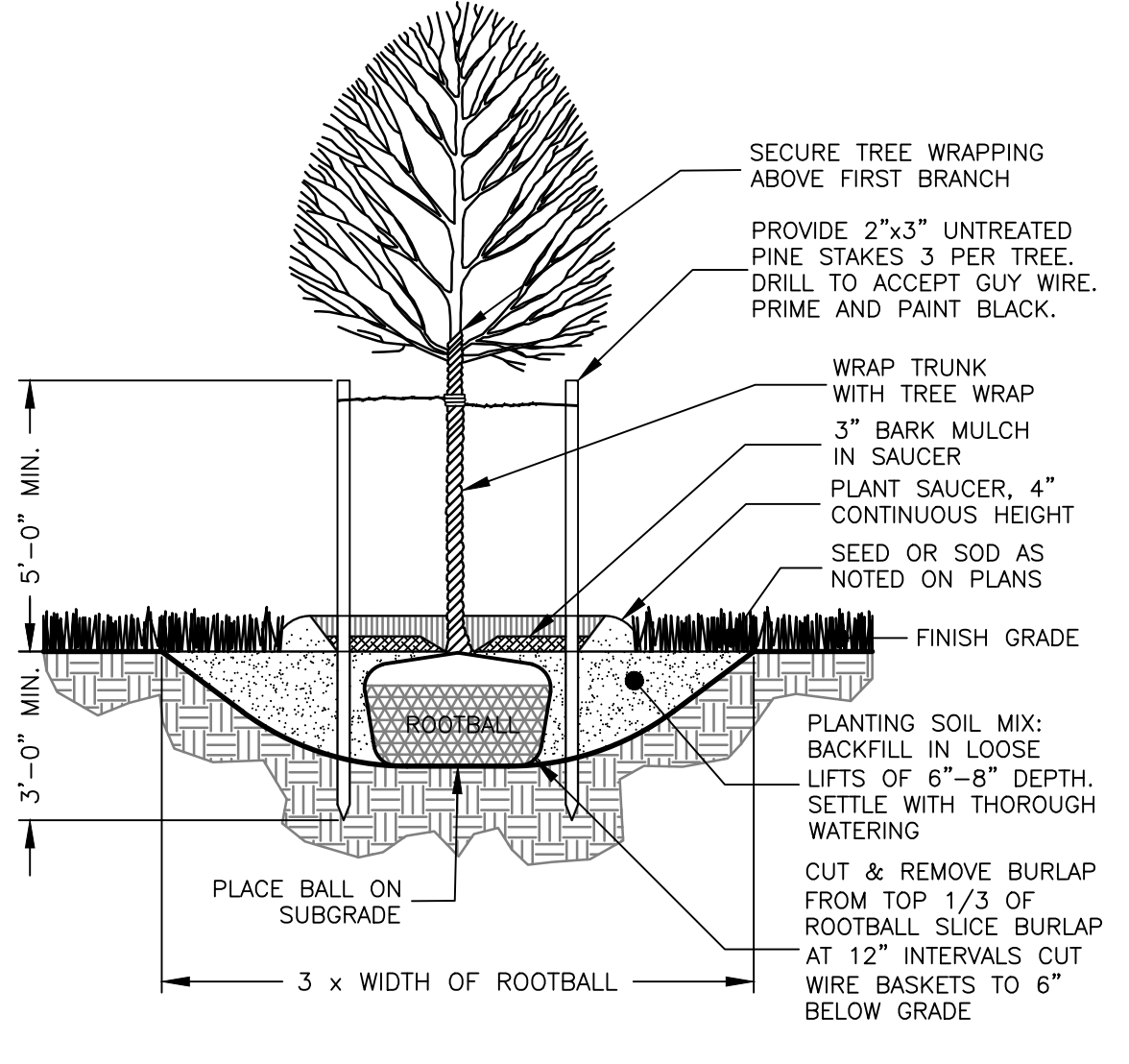
PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREE OPTIONS:			
	ACER RUBRUM	RED SUNSET MAPLE	2" CALIPER
	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2" CALIPER
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CALIPER
	CARAYA OVATA	SHAGBARK HICKORY	2" CALIPER
	Ostrya virginiana	HOPHORNBEAM	2" CALIPER
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CALIPER
	QUERCUS COCCINEA	SCARLET OAK	2" CALIPER
	QUERCUS PALUSTRIS	PIN OAK	2" CALIPER
	TILIA AMERICANA	BASSWOOD	2" CALIPER
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIPER
	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CALIPER
EVERGREEN TREE OPTIONS:			
	ABIES CONCOLOR	WHITE FIR	8-10'
	PICEA ABIES	NORWAY SPRUCE	8-10'
	PICEA GLAUCA	WHITE SPRUCE	8-10'
	PICEA OMORICA	SERBIAN SPRUCE	8-10'
	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8-10'
	PINUS THUBERGI	JAPANESE BLACK PINE	8-10'
	TSUGA CANADENSIS	HEMLOCK	8-10'
	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	6-7'
	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	8-10'
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10'
	PINUS RESINOSA	RED PINE	8-10'
	PINUS STROBUS	WHITE PINE	8-10'
	THUJA OCCIDENTALIS 'SMARAGD'	ESMERALD GREEN ARBORVITAE	8-10'
	THUJA X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-10'

PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHRUB OPTIONS:			
	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2-3'
	CORNUS RACEMOSA	GREY DOGWOOD	2-3'
	FORSYTHIA	FORSYTHIA	2-3'
	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2-3'
	ILEX VERRILLATA	WINTERBERRY	2-3'
	ITEA VIRGINICA	VIRGINIA SWEETSPICE	2-3'
	KALMIA LATIFOLIA	MOUNTAIN LAUREL	2-3'
	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	2-3'
	PHYSCARPUS OPUULIFOLIUS	DIABOLO NINEBARK	2-3'
	PRUNUS MARITIMA	BEACH PLUM	2-3'
	SYRINGA VULGARIS	COMMON LILAC	2-3'
	VIBURNUM DENTATUM	ARROWWOOD	2-3'
FLOWERING TREE OPTIONS:			
	CERCIS CANDENSIS	EASTERN REDBUF	2" CALIPER
	CORNUS FLORIDA	WHITE DOGWOOD	2" CALIPER
	CORNUS KOUSA	KOREAN DOGWOOD	2" CALIPER
	CORNUS MAS	CORNELIANCHERRY	2" CALIPER
	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORNE	2" CALIPER
	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	8-10'
	SOPHORA JAPONICA	JAPANESE PAGODATREE	2" CALIPER
GRASS/PERENNIAL OPTIONS:			
	ECHINACEA	CONEFLOWER	1 gal
	HEMEROCALLIS	DAYLILY	1 gal
	PENNISETUM ALOPECUROIDES	HAMEIN FOUNTAIN GRASS	1 gal
	RUCBECKIA GOLDSTRUM	BLACK EYED SUSANS	1 gal
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 gal



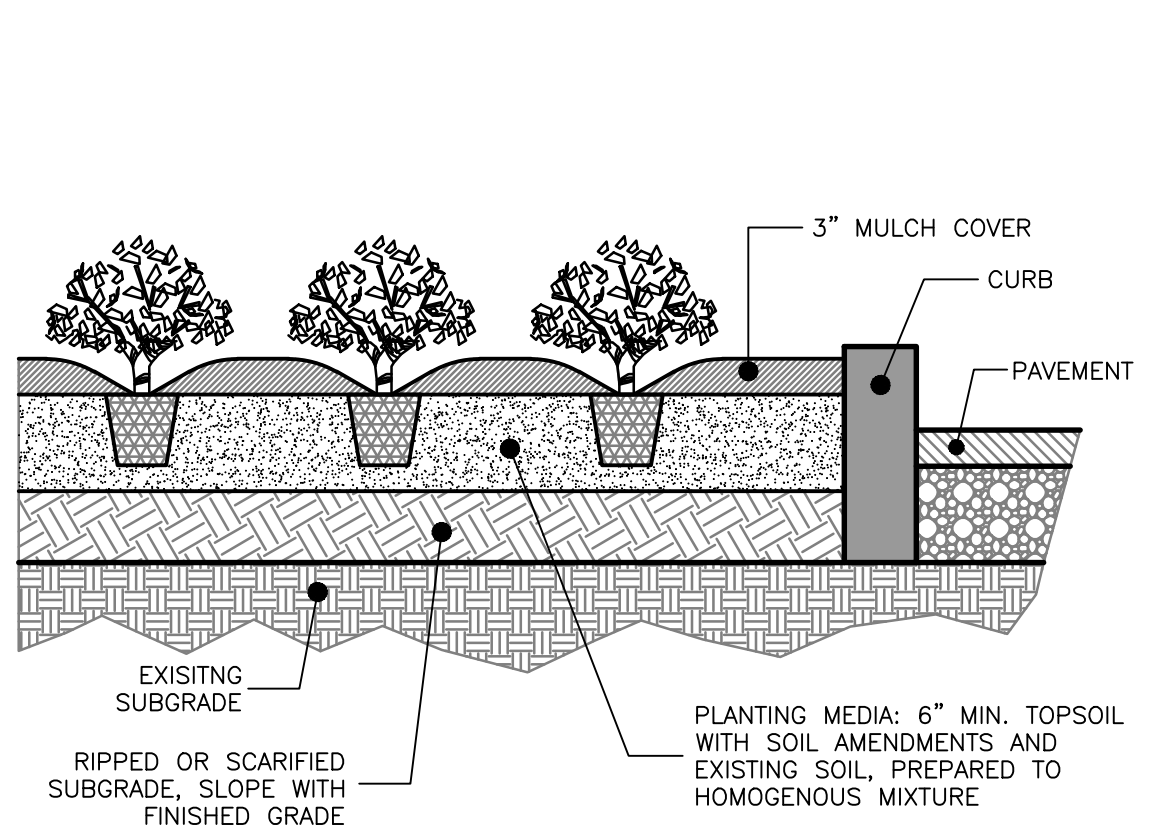
**LITHONIA LUMINAIRE**  
**DSX1-LED-P1-30K-T3M-MVOLT**  
**POLE HEIGHT = 16'**  
 NOT TO SCALE

**PHOTOMETRIC LEGEND:**  
 DENOTES ISOFOOTCANDLE LINE

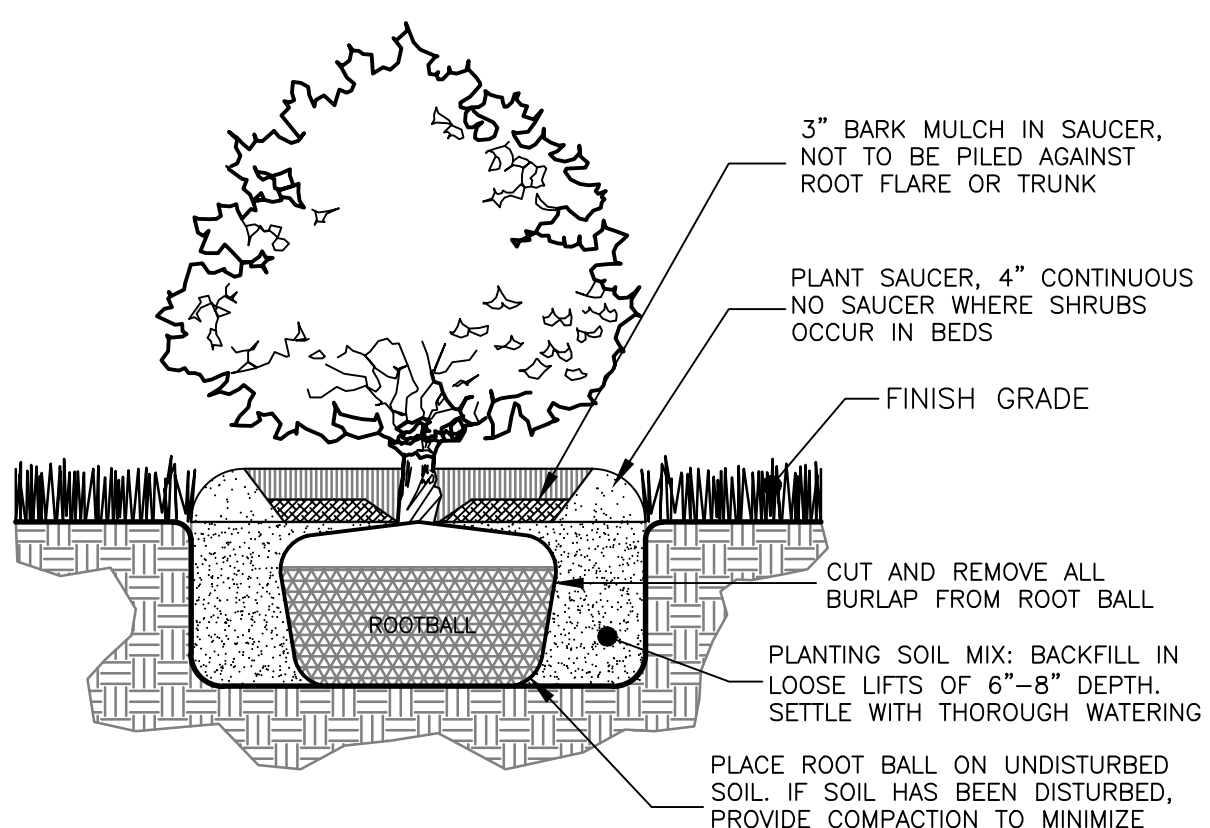


**DECIDUOUS TREE PLANTING**  
 NOT TO SCALE

**EVERGREEN TREE PLANTING**  
 NOT TO SCALE



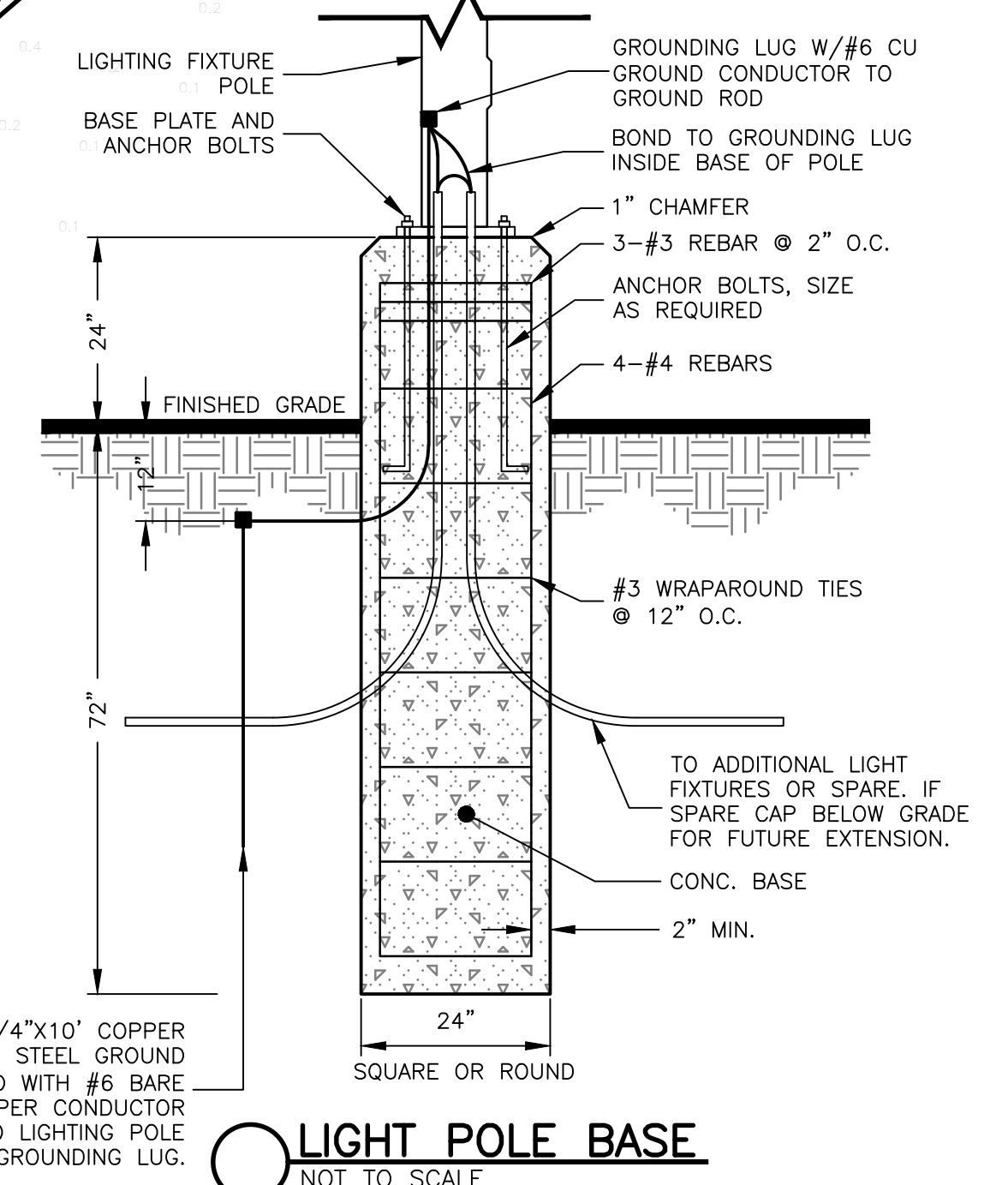
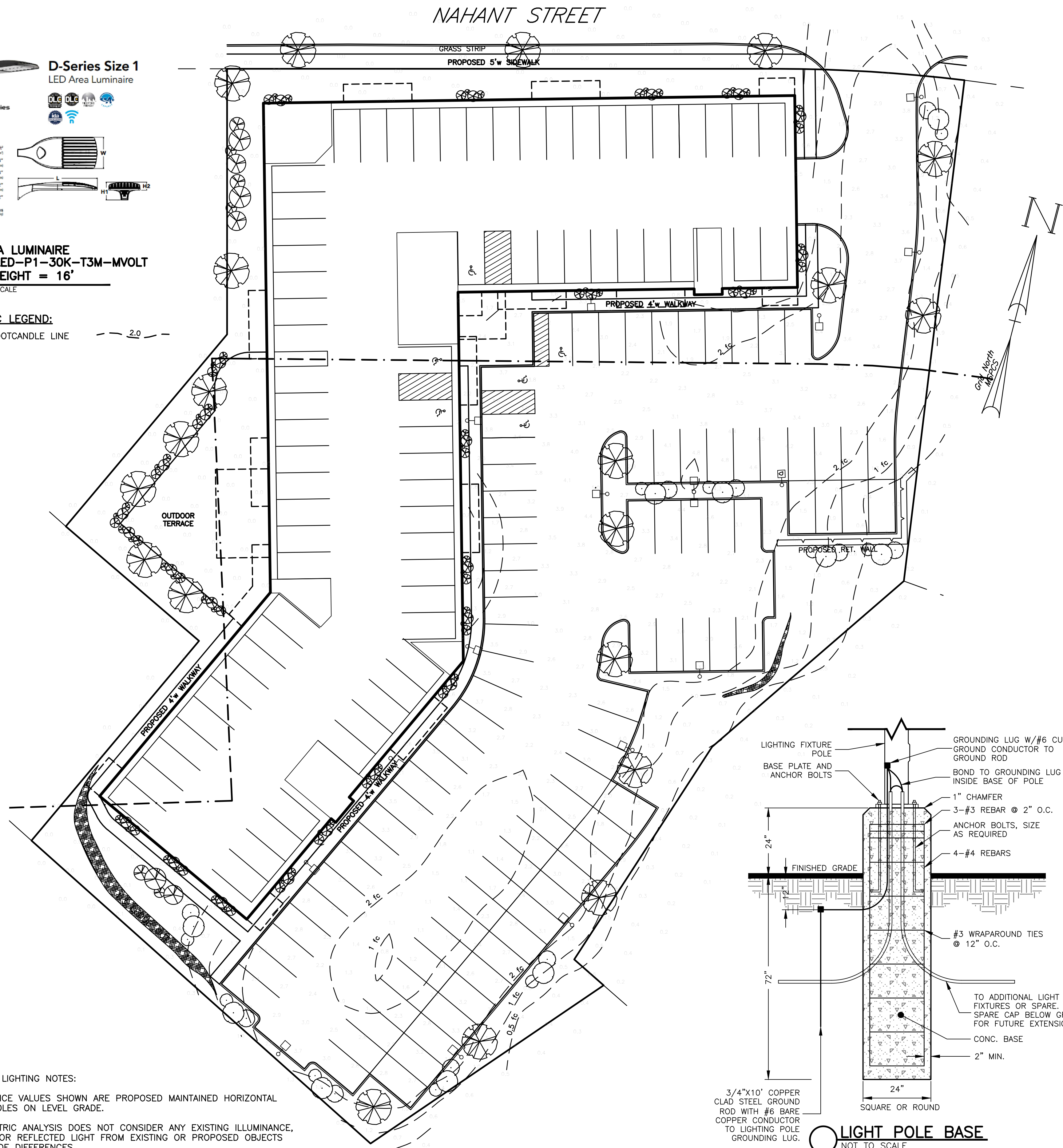
**GROUND COVER PLANTING**  
 NOT TO SCALE



**SHRUB PLANTING**  
 NOT TO SCALE

NOTES:  
 1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.  
 2. WHERE SHRUBS OCCUR IN PLANT BED GROUPINGS, PROVIDE A 12" DEEP MINIMUM CONTINUOUS LOAM BED.

**GENERAL LIGHTING NOTES:**  
 ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.  
 PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.  
 HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED FROM MANUFACTURER IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.  
 ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, LUMINAIRE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.  
 CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.



**LIGHT POLE BASE**  
 NOT TO SCALE

Prepared For:  
 THE RESIDENCES AT NAHANT STREET LLC  
 246 ANDOVER STREET, SUITE 301  
 PEABODY, MASSACHUSETTS 01960  
 978-406-9979

Prepared By:  
 Hayes Engineering, Inc.  
 603 Salem Street  
 Wakefield, MA 01880  
 Ph: 781-246-2800  
 Fax: 781-246-7396  
 www.hayeseng.com

Design By: AMC  
 Drawn By: AMC  
 Checked By: AMC  
 Project File: WAK-0582A  
 Comp. No: WAK250-MSPCS  
 Issued For Permit  
 Issued For Review  
 Issued For Bid  
 Issued For Construction  
 Not For Construction

No.	Revision	Date
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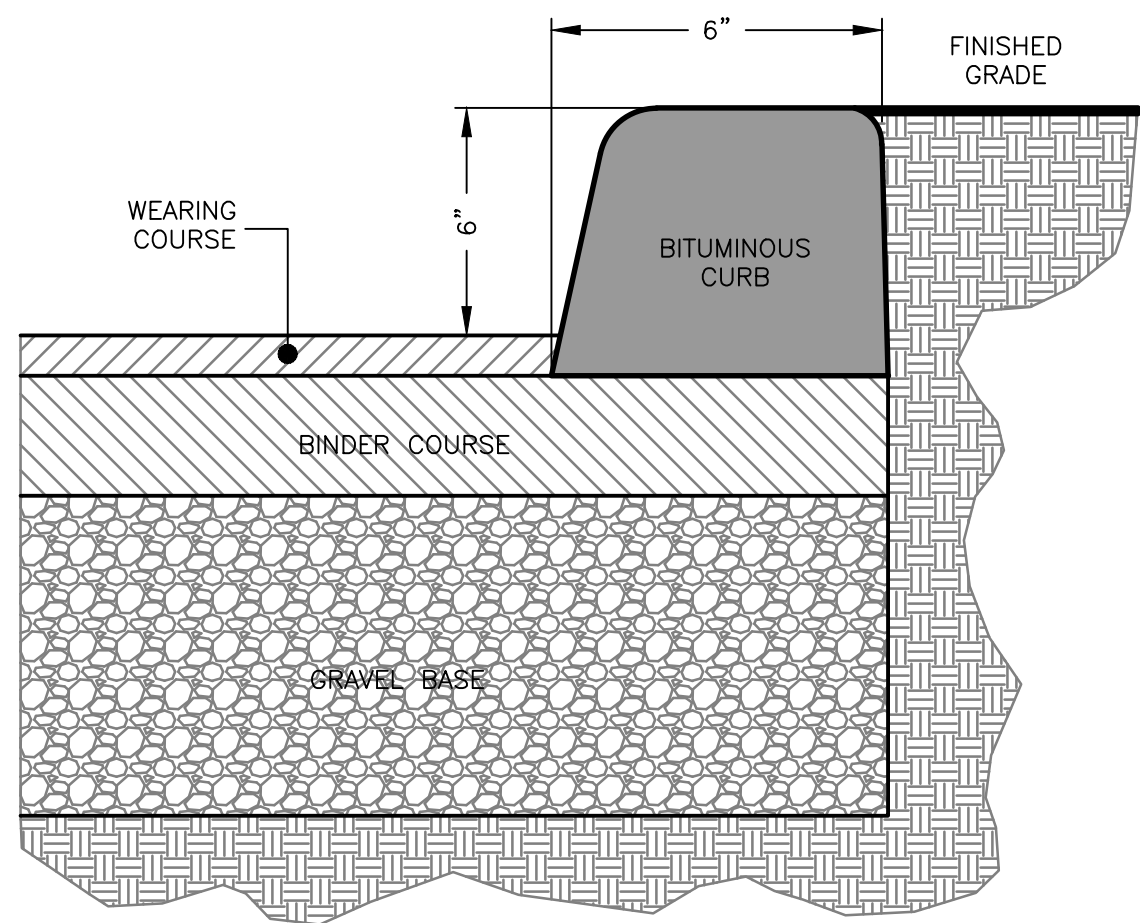
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Date: March 21, 2023

Drawing Title:  
**PRELIMINARY SITE DEVELOPMENT PLAN**  
**THE RESIDENCES AT NAHANT STREET**  
**127-135 NAHANT STREET**  
**WAKEFIELD, MASS.**

Seal:  
 Drawing No.:  
**C5**  
 SHEET 5 OF 6

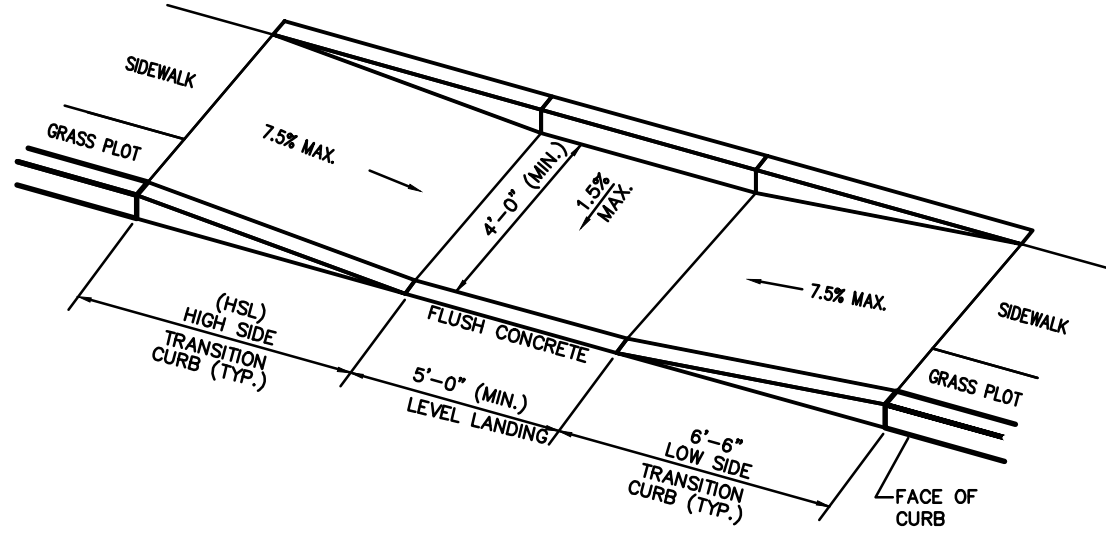




**BITUMINOUS CURB**  
NOT TO SCALE

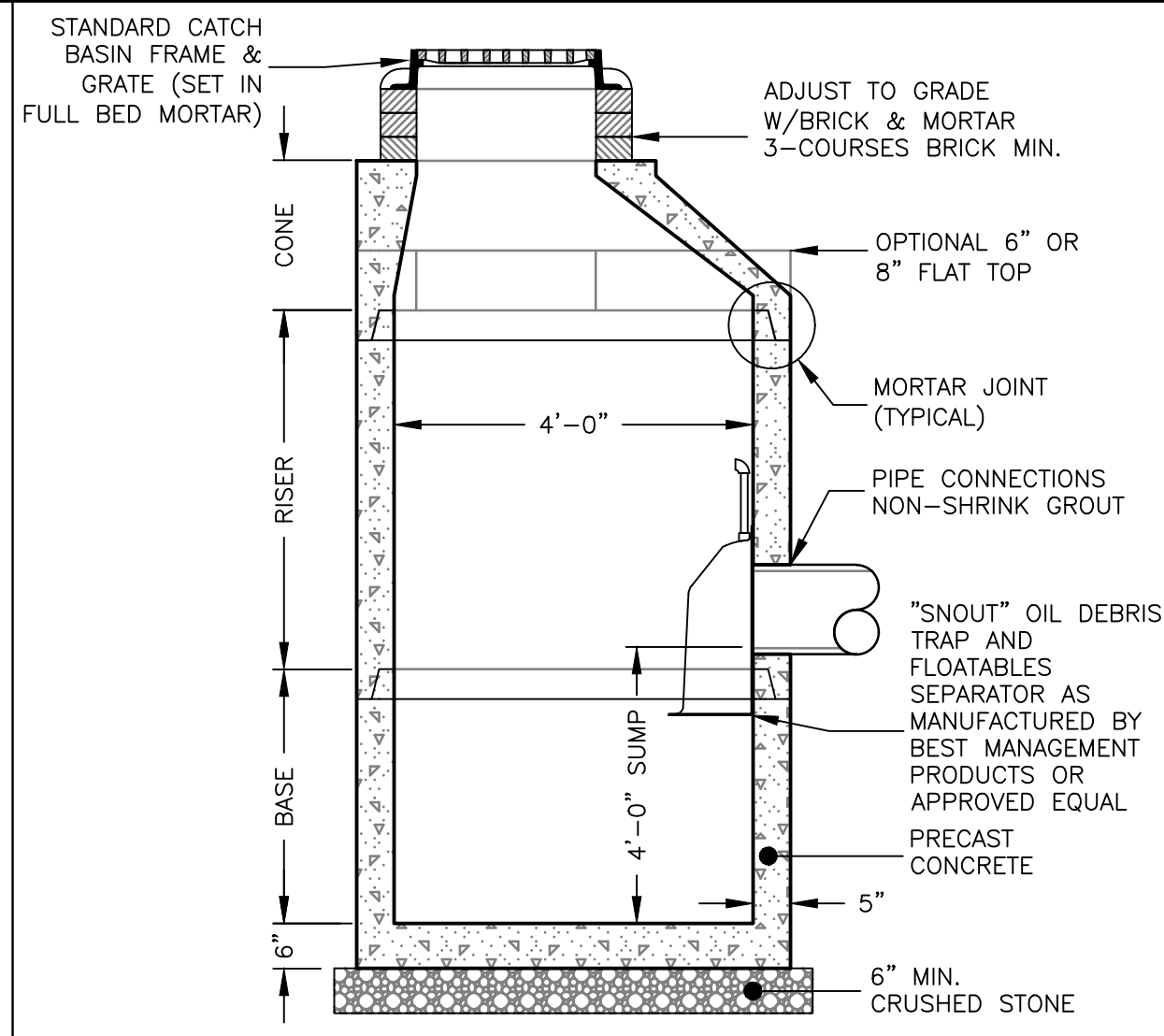
ROADWAY PROFILE GRADE %	(HSL)
0	6'-6"
> 0 TO 1	7'-8"
> 1 TO 2	9'-0"
> 2 TO 3	11'-0"
> 3 TO 4	14'-0"
> 4	15'-0" MAX

BASED ON CURB REVEAL OF 6"



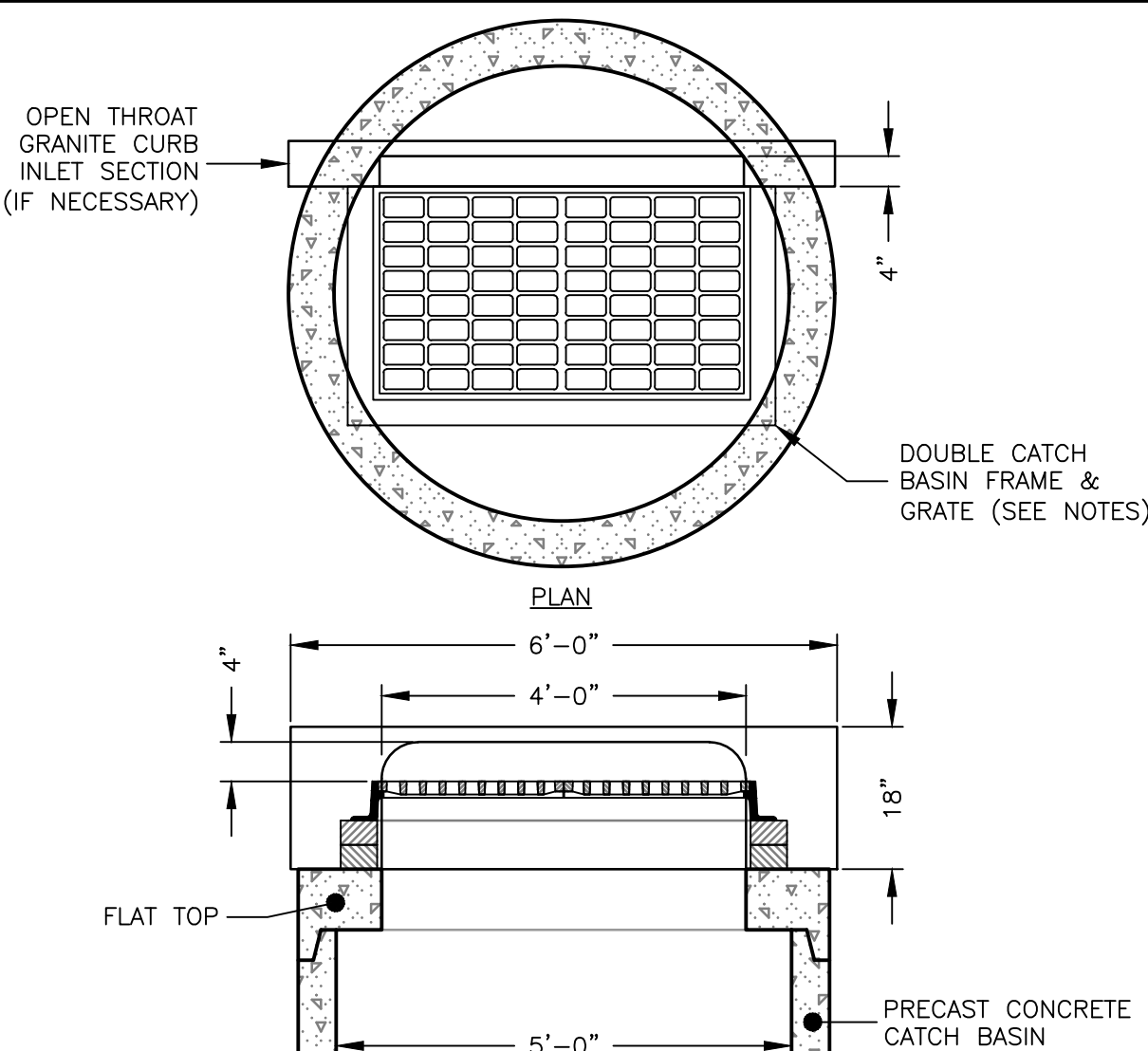
**WHEELCHAIR RAMP**  
NOT TO SCALE

NOTES:  
1. WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.  
2. TOLERANCE FOR WHEELCHAIR RAMP CONSTRUCTION ±0.5%



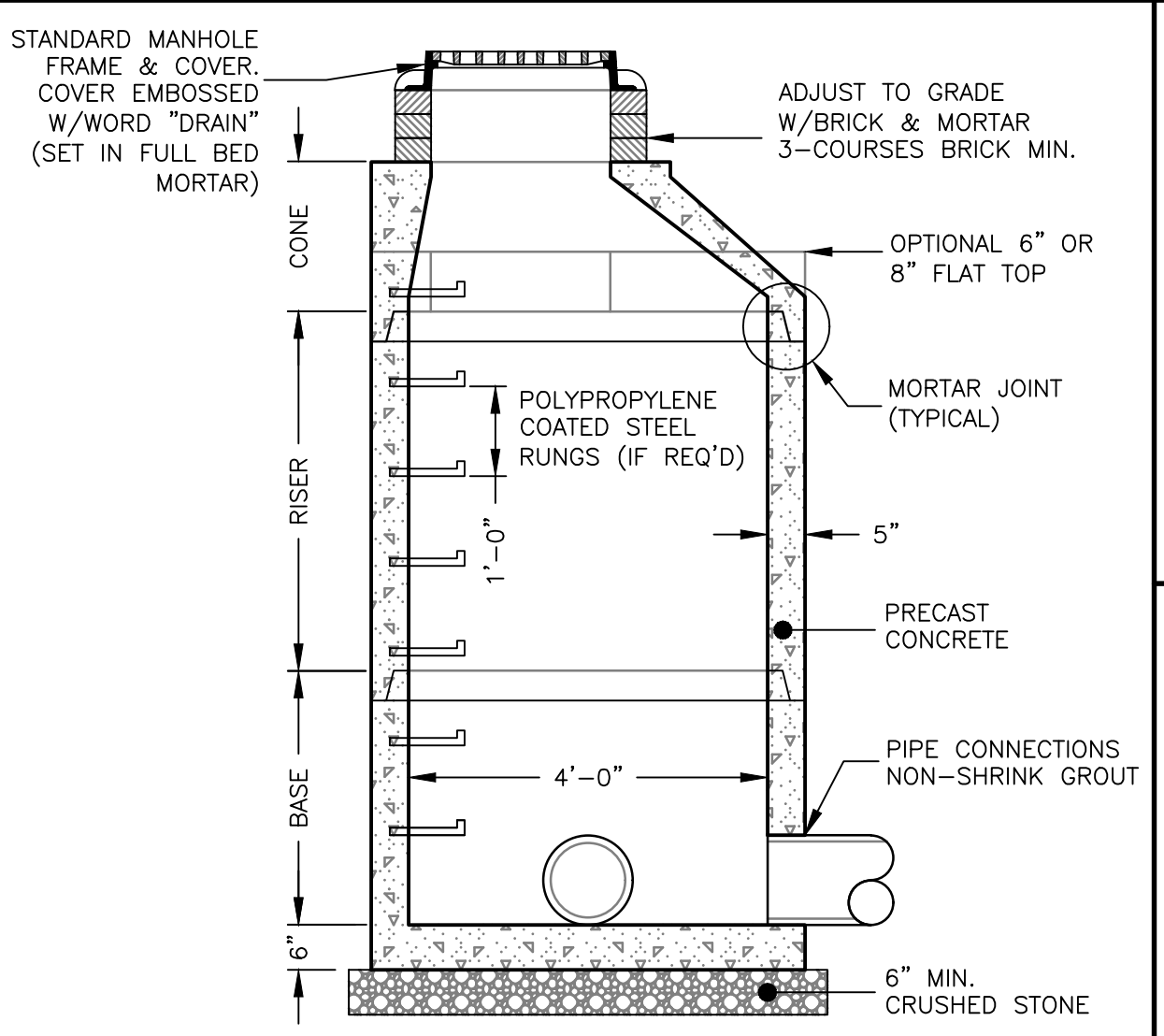
**PRE-CAST CATCH BASIN**  
NOT TO SCALE

NOTES:  
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.  
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.  
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



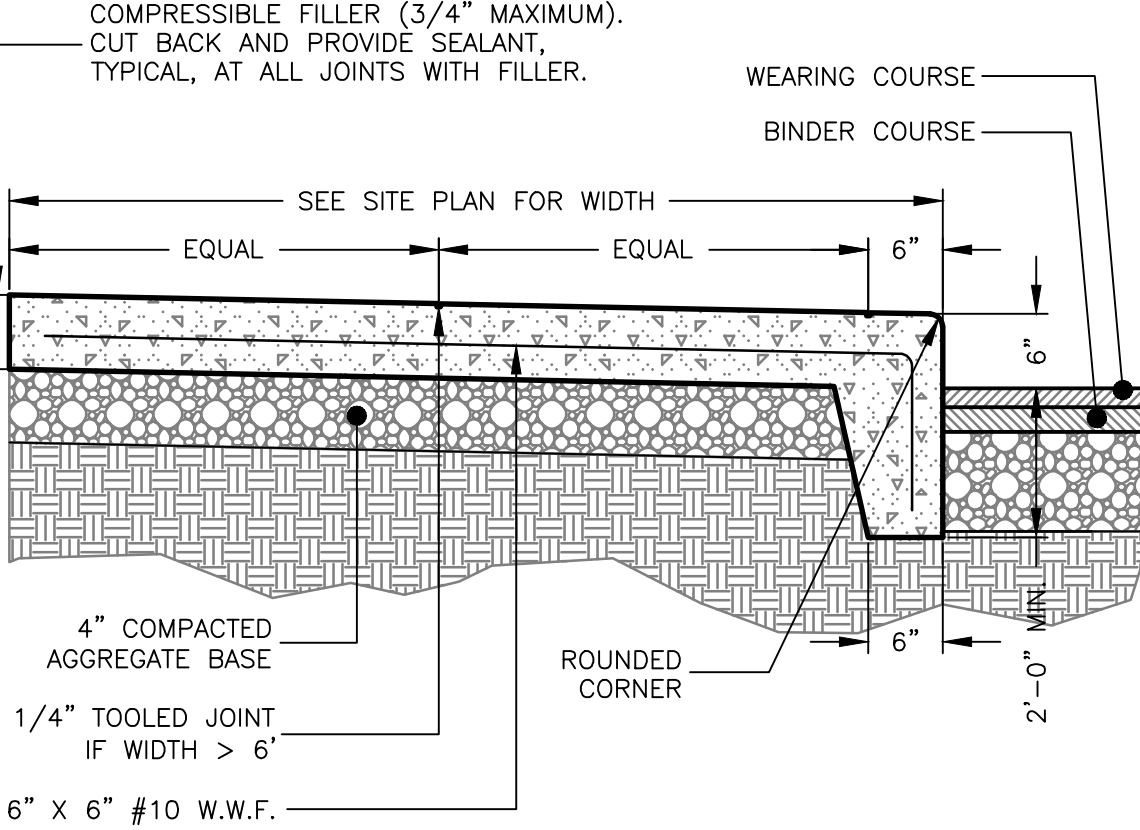
**DOUBLE FRAME & GRATE**  
NOT TO SCALE

NOTES:  
1. ON SLOPES USE LEBARON LV2448-2-000 FRAME W/LEBARON LK120D-300 3 FLANGE CASCADE GRATE OR APPROVED EQUAL.  
2. AT LOW POINTS USE LEBARON LV2448-2-000 FRAME W/LEBARON LF248-2-000 3 FLANGE GRATE OR APPROVED EQUAL.

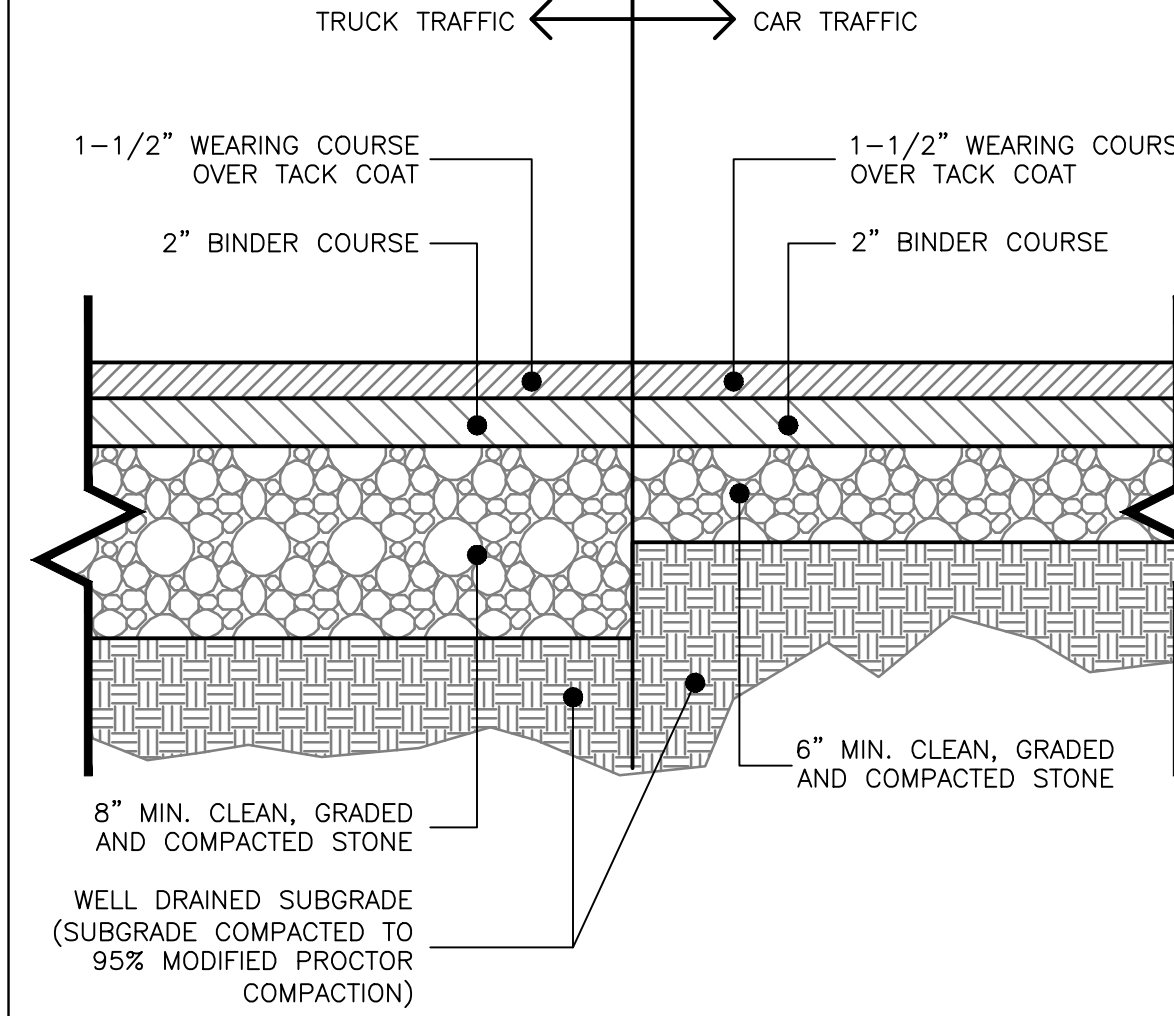


**PRE-CAST DRAIN MANHOLE**  
NOT TO SCALE

NOTES:  
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.  
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.  
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

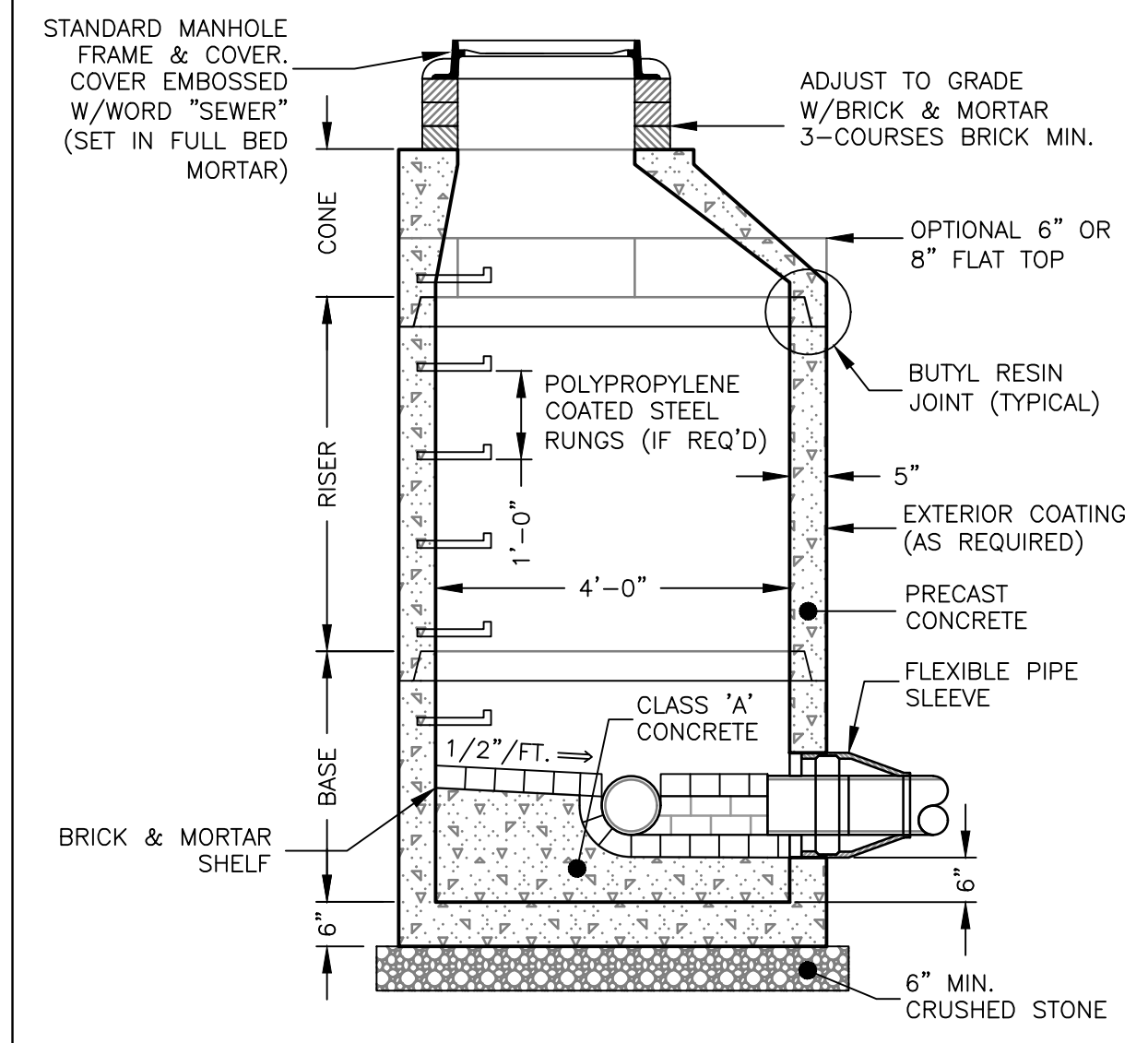


**CONCRETE SIDEWALK (BUILDING PERIMETER)**  
NOT TO SCALE



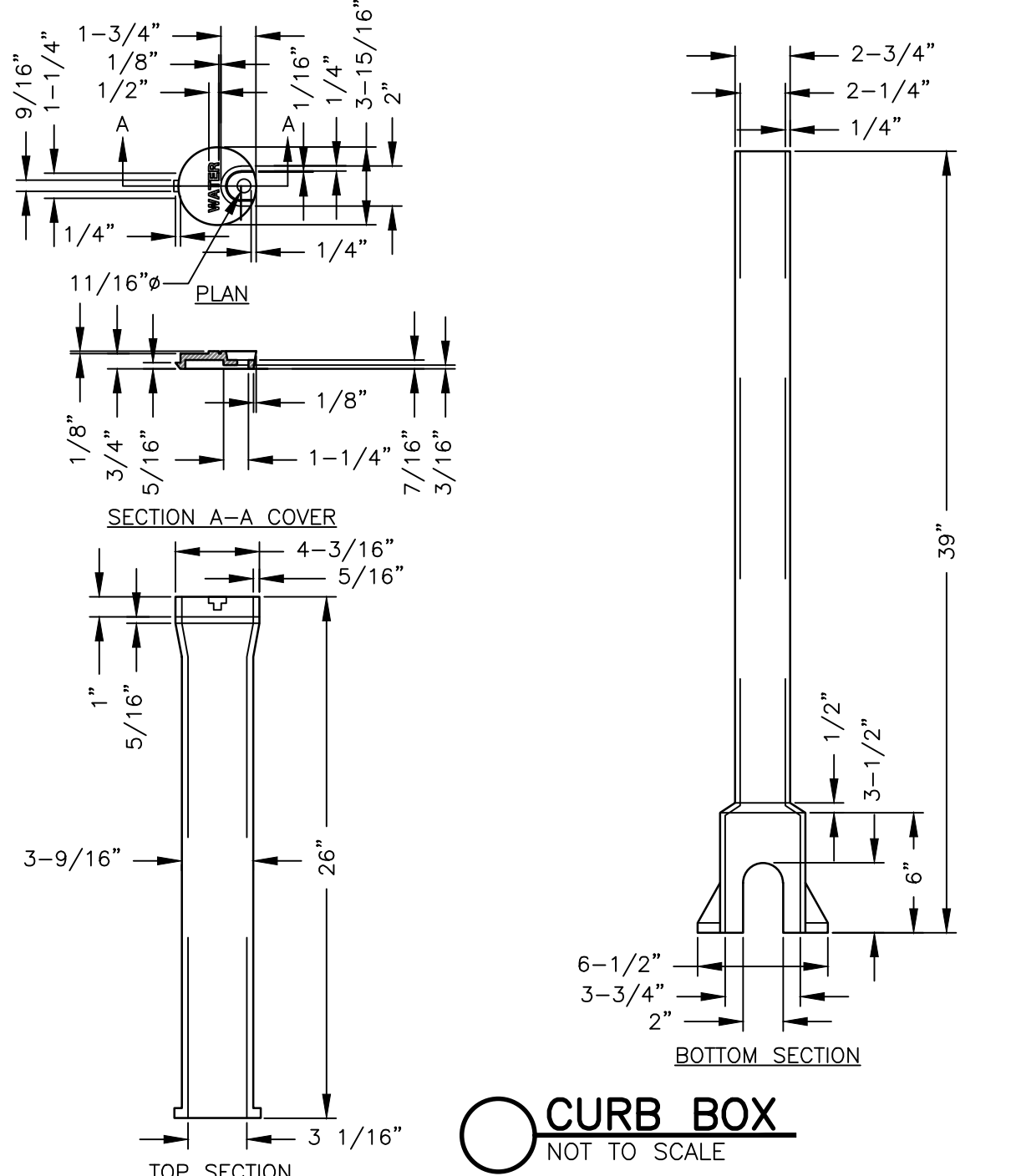
**PAVEMENT SECTION**  
NOT TO SCALE

NOTE: THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.

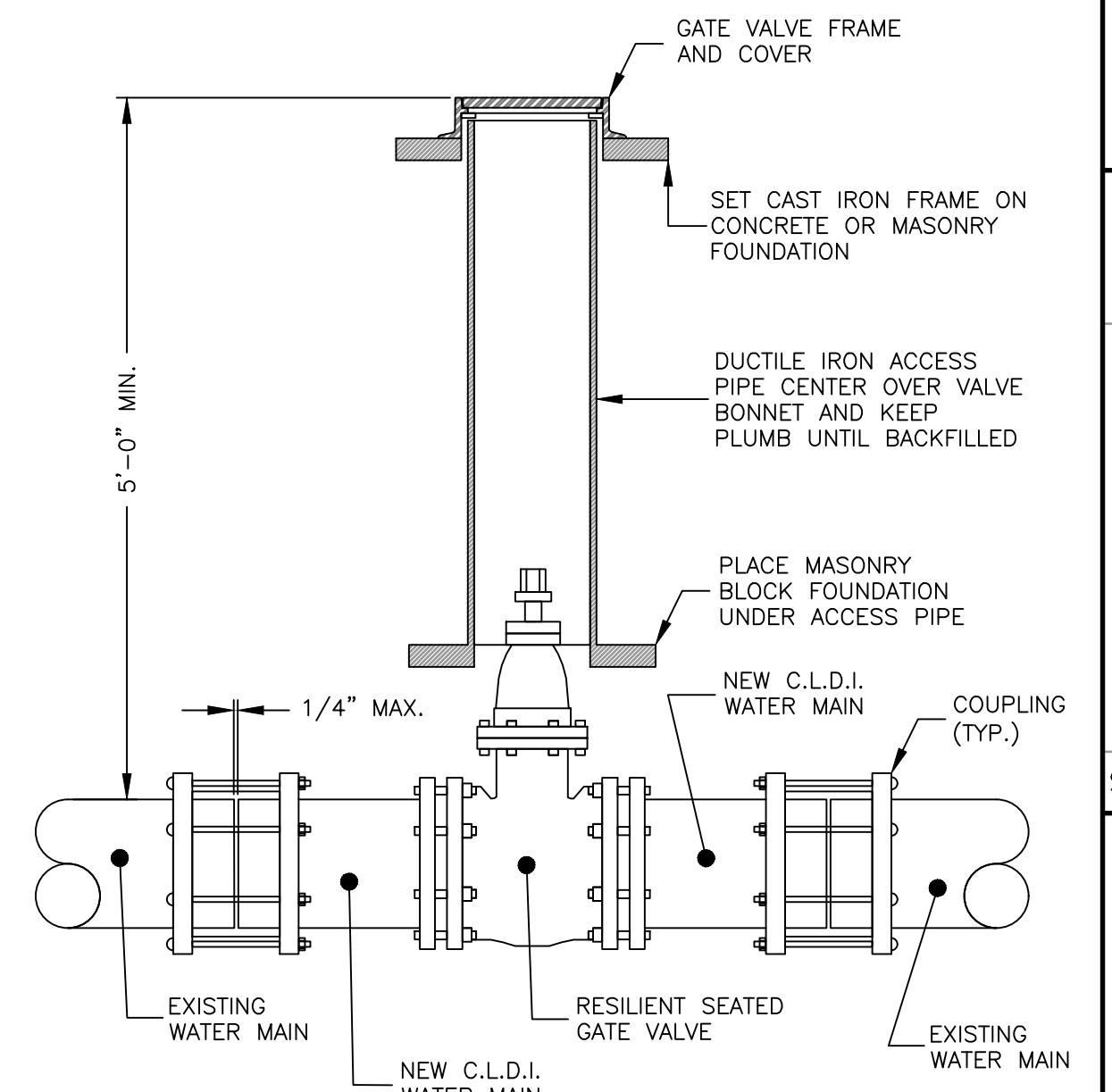


**PRE-CAST SEWER MANHOLE**  
NOT TO SCALE

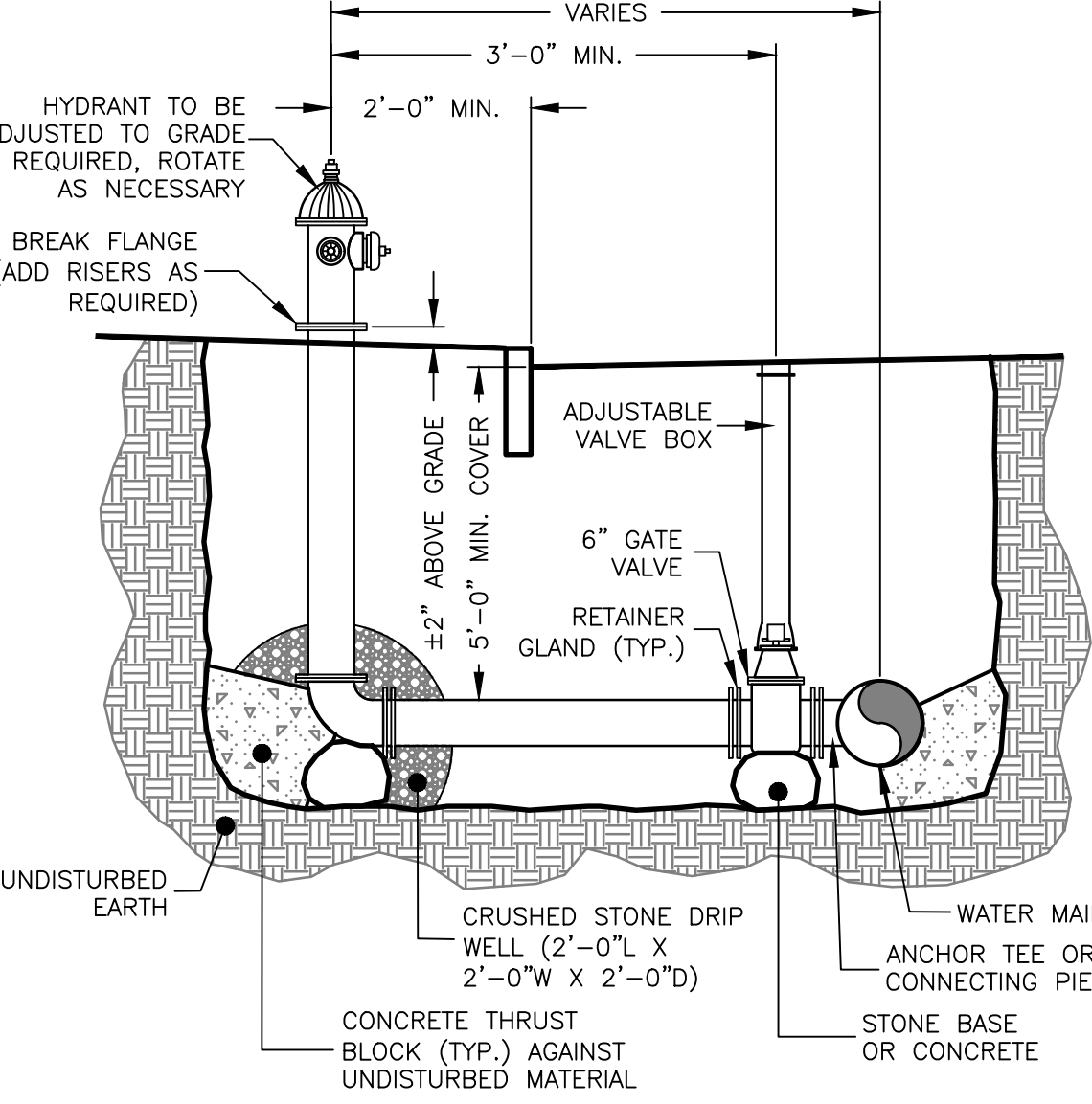
NOTES:  
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.  
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.  
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



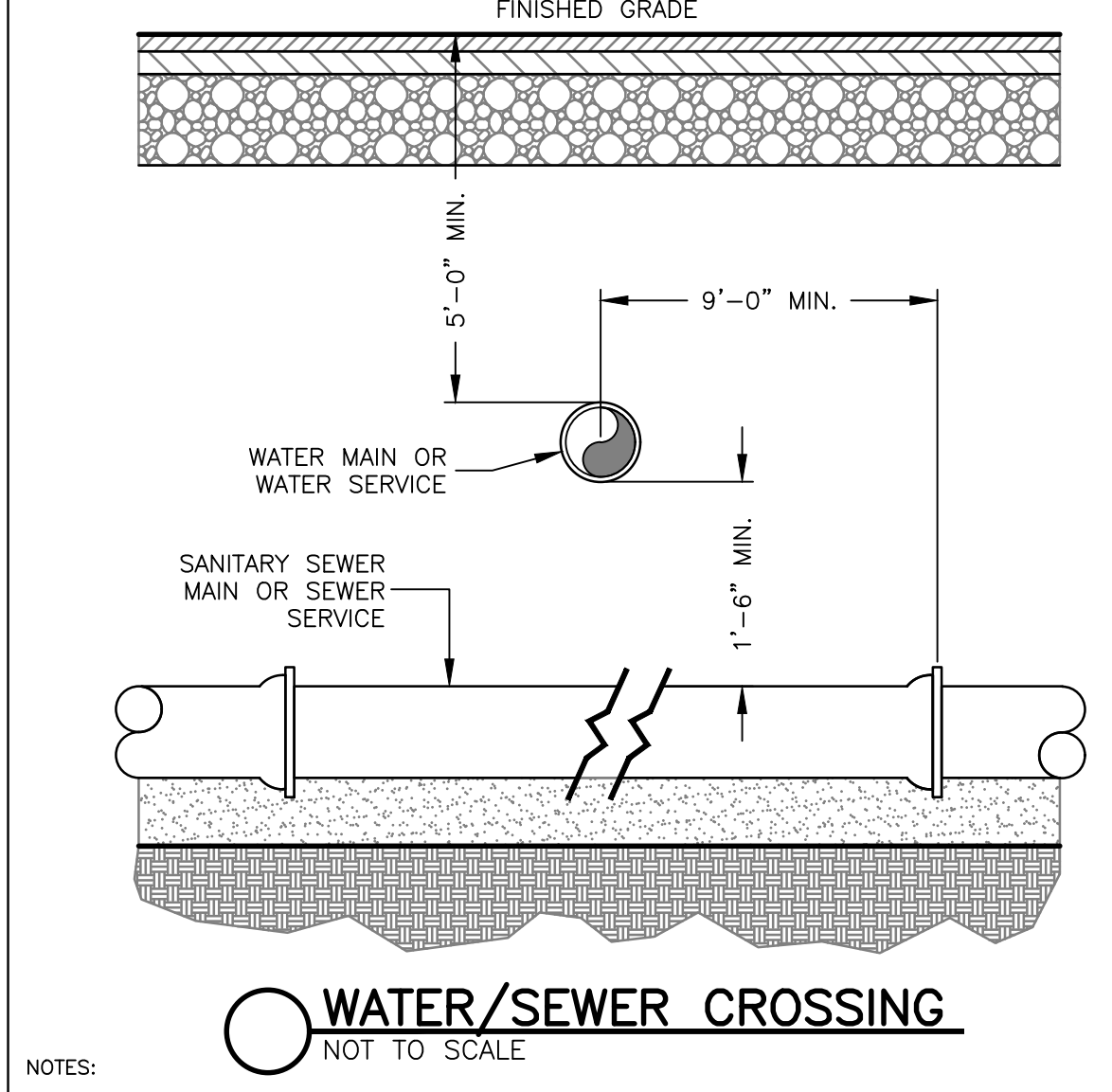
**CURB BOX**  
NOT TO SCALE



**GATE VALVE @ EXISTING WATER MAIN**  
NOT TO SCALE

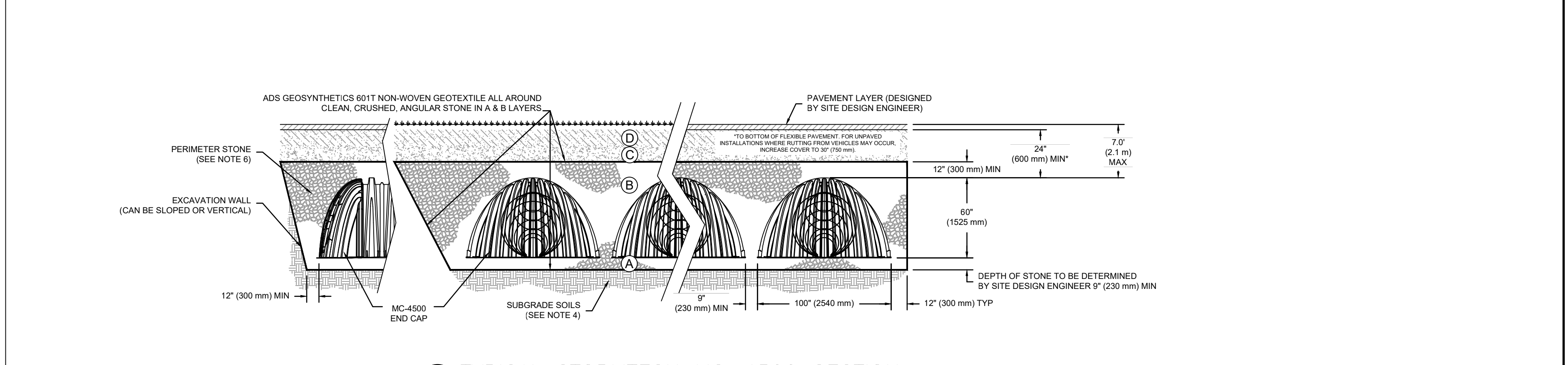


**HYDRANT & VALVE BOX**  
NOT TO SCALE



**WATER/SEWER CROSSING**  
NOT TO SCALE

NOTES:  
1. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.  
2. IN LOCATIONS WHERE THE SEWER MAIN DOES NOT HAVE 48" OF COVER THE MAIN WILL BE INSULATED.



**TYPICAL STORMTECH MC-4500 SECTION**  
NOT TO SCALE

NOTES:  
1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".  
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".  
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.  
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.  
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.  
6. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.  
BOTTOM OF EXCAVATION AND BACKFILL OF THE SYSTEM ARE TO BE INSPECTED BY THE TOWN ENGINEER OR HIS DESIGNEE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FULL AS-BUILT OF THE SYSTEM INCLUDING INFORMATION ON INVERTS AND BOTTOM OF CHAMBERS.

Prepared For:  
THE RESIDENCES AT NAHANT STREET LC  
127-135 NAHANT STREET  
WAKEFIELD, MASSACHUSETTS 01960  
978.406.9979

Prepared By:  
Hayes Engineering, Inc.  
603 Salem Street  
Wakefield, MA 01880  
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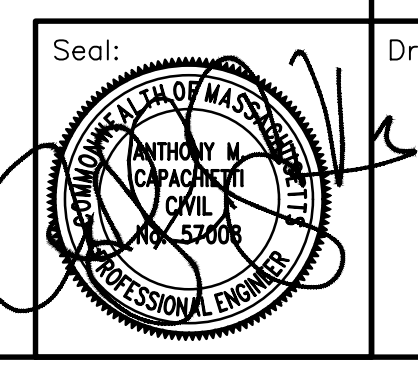
Design By: AMC  
Drawn By: AMC  
Checked By: AMC  
Project File: WAK-0582A  
Comp. No: WAK250-MSPCS  
 Issued For Permit  
 Issued For Review  
 Issued For Bid  
 Issued For Construction  
 Not For Construction

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Scale: 1"=20'  
0' 10' 20' 40'  
Date: March 21, 2023

Drawing Title:  
PRELIMINARY SITE DEVELOPMENT PLAN  
THE RESIDENCES AT NAHANT STREET  
127-135 NAHANT STREET  
WAKEFIELD, MASS.

Drawing No.:  
C6  
SHEET 6 OF 6





# Residences at Nahant LLC



## Renovation/Expansion

127-135 Nahant Street Wakefield MA

Project Status: Project Eligibility Filing  
March 21, 2023

Sheet Number	Sheet Name	COMMENTS	Issuance #1
CIVIL			
C1	COVER		•
C2	EXISTING CONDITIONS		•
C3	LAYOUT PLAN		•
C4	GRADING AND DRAINAGE		•
C5	PHOTOMETRIC, LIGHTING AND LANDSCAPE PLAN		•
C6	DETAILS		•
ARCHITECTURAL			
A1.01	FIRST FLOOR PLAN		•
A1.02	SECOND FLOOR PLAN		•
A1.03	THIRD FLOOR PLAN		•
A1.04	FOURTH FLOOR PLAN		•
A1.05	FIFTH FLOOR PLAN		•
A1.06	SIXTH FLOOR PLAN		•
A1.07	ROOF PLAN		•
A2.01	EXTERIOR ELEVATIONS		•
A3.01	BUILDING SECTIONS		•
A6.01	UNIT PLANS		•
A6.02	UNIT PLANS		•
A6.03	UNIT PLANS		•
A6.04	UNIT PLANS		•
A6.05	UNIT PLANS		•
R1.00	RENDERINGS		•
R1.01	RENDERINGS		•
R1.02	RENDERINGS		•
R1.03	RENDERINGS		•



**PROJECT TEAM:**

THE PANOS LAW GROUP  
ATTORNEY

246 ANDOVER STREET  
PEABODY, MA 01960  
978-744-1900

HAYES ENGINEERING  
CIVIL ENGINEER

603 SALEM STREET  
WAKEFIELD, MA 01880  
781-246-2800

SV DESIGN, LLC  
ARCHITECT

126 DODGE STREET  
BEVERLY, MA 01915  
978-927-3745

Proposed New Construction <b>Residences at Nahant LLC</b> <b>127-135 Nahant Street Wakefield MA</b>	Project Eligibility Filing March 21, 2023
	Issue Date: Description Checked By:
Scale: 1/8" = 1'-0" Drawn By: Author Date: March 21, 2023	Checked By: Checker Project #: 116122007
SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1 978 927 3745	COVER
© SV Design, LLC.	G100





① FIRST FLOOR/SITE PLAN  
1/16" = 1'-0"

GARAGE PARKING- 71 SPACES  
OPEN AIR PARKING- 92 SPACES  
TOTAL PARKING 163= .92 SPACE/BEDROOM

178 TOTAL BEDROOMS

Color Legend

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

<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">127-135 Nahant Street Wakefield MA</h3>	<p style="font-size: small;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>	<h4 style="margin: 0;">FIRST FLOOR PLAN</h4>						
<p style="font-size: x-small;">Project Eligibility Filing March 21, 2023</p>		<p style="font-size: x-small;">Checked By: _____</p>						
<p style="font-size: x-small;">Scale: 1/16" = 1'-0"</p>		<p style="font-size: x-small;">Checked By: Checker</p>						
<p style="font-size: x-small;">Drawn By: Author</p>		<p style="font-size: x-small;">Project #: 11.6122.007</p>						
<p style="font-size: x-small;">Date: March 21, 2023</p>								
<p style="font-size: x-small;">ZONE: BUSINESS SUBZONE: SINGLE RESIDENCE (SR)</p>								
<p style="font-size: x-small;">SMH Registered</p>								
<p style="font-size: x-small;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">Issue Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			No.	Issue Date	Description			
No.	Issue Date	Description						
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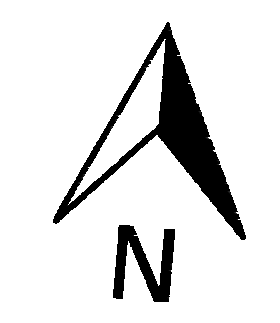


- Color Legend**
- STUDIO
  - 1 BEDROOM
  - 1 BEDROOM W/ DEN
  - 2 BEDROOM
  - 3 BEDROOM
  - CIRCULATION
  - COMMON
  - GARAGE
  - UTILITY

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	0	0	0	
FLOOR 2	2	12	7	3	
FLOOR 3	2	12	7	3	
FLOOR 4	2	14	7	2	
FLOOR 5	2	14	7	2	
FLOOR 6	2	12	6	2	
<b>TOTAL</b>	<b>10</b>	<b>64</b>	<b>34</b>	<b>12</b>	<b>120</b>

- \* ACCESSIBLE UNIT (5%) 6 UNITS
- INCLUSIONARY UNIT (25%) 30 UNITS

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



<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">127-135 Nahant Street Wakefield MA</h3>	<p style="font-size: small; margin: 0;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>
	<p style="font-size: x-small; margin: 0;">© SV Design, LLC.</p>
<p style="font-size: x-small; margin: 0;">SECOND FLOOR PLAN</p>	<p style="font-size: x-small; margin: 0;">A1.02</p>

Project Eligibility Filing	March 21, 2023
Issue Date:	March 21, 2023
Description:	
Checked By:	

Scale: As indicated	Checked By: Checker
Drawn By: Author	Project #: 116122007
Date: March 21, 2023	





- 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	0	0	0	
FLOOR 2	2	12	7	3	
FLOOR 3	2	12	7	3	
FLOOR 4	2	14	7	2	
FLOOR 5	2	14	7	2	
FLOOR 6	2	12	6	2	
<b>TOTAL</b>	<b>10</b>	<b>64</b>	<b>34</b>	<b>12</b>	<b>120</b>

- \* ACCESSIBLE UNIT (5%) 6 UNITS
- INCLUSIONARY UNIT (25%) 30 UNITS



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

<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">127-135 Nahant Street Wakefield MA</h3>	<p style="font-size: small; margin: 0;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>
	<p style="font-size: x-small; margin: 0;">THIRD FLOOR PLAN</p>
	<p style="font-size: x-small; margin: 0;">A1.03</p>





**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	0	0	0	
FLOOR 2	2	12	7	3	
FLOOR 3	2	12	7	3	
FLOOR 4	2	14	7	2	
FLOOR 5	2	14	7	2	
FLOOR 6	2	12	6	2	
<b>TOTAL</b>	<b>10</b>	<b>64</b>	<b>34</b>	<b>12</b>	<b>120</b>

- \* ACCESSIBLE UNIT (5%) 6 UNITS
- INCLUSIONARY UNIT (25%) 30 UNITS

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



<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">127-135 Nahant Street Wakefield MA</h3>	<p style="font-size: small; margin: 0;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>
	<p style="font-size: x-small; margin: 0;">FOURTH FLOOR PLAN</p>
	<p style="font-size: x-small; margin: 0;">FOURTH FLOOR PLAN</p>
<h1 style="margin: 0;">A1.04</h1>	<p style="font-size: x-small; margin: 0;">Project Eligibility Filing March 21, 2023 Issue Date: _____ Description: _____ Checked By: _____</p>
<p style="font-size: x-small; margin: 0;">Scale: As indicated Drawn By: Author Date: March 21, 2023</p>	<p style="font-size: x-small; margin: 0;">Checked By: Checker Project #: 116122007</p>



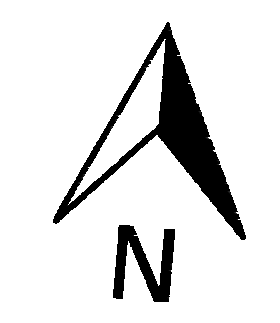


- Color Legend**
- STUDIO
  - 1 BEDROOM
  - 1 BEDROOM W/ DEN
  - 2 BEDROOM
  - 3 BEDROOM
  - CIRCULATION
  - COMMON
  - GARAGE
  - UTILITY

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	0	0	0	
FLOOR 2	2	12	7	3	
FLOOR 3	2	12	7	3	
FLOOR 4	2	14	7	2	
FLOOR 5	2	14	7	2	
FLOOR 6	2	12	6	2	
<b>TOTAL</b>	<b>10</b>	<b>64</b>	<b>34</b>	<b>12</b>	<b>120</b>

- \* ACCESSIBLE UNIT (5%) 6 UNITS
- INCLUSIONARY UNIT (25%) 30 UNITS

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



<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">127-135 Nahant Street Wakefield MA</h3>	<p style="font-size: small; margin: 0;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>									
	<p style="font-size: x-small; margin: 0;">© SV Design, LLC.</p>									
<p style="font-size: x-small; margin: 0;">FIFTH FLOOR PLAN</p>	<p style="font-size: x-small; margin: 0;">FIFTH FLOOR PLAN</p>									
<h1 style="margin: 0;">A1.05</h1>	<p style="font-size: x-small; margin: 0;">Scale: As indicated Drawn By: Author Date: March 21, 2023 Checked By: Checker Project #: 116122007</p>									
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Issue No.	Date	Description								





Color Legend

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

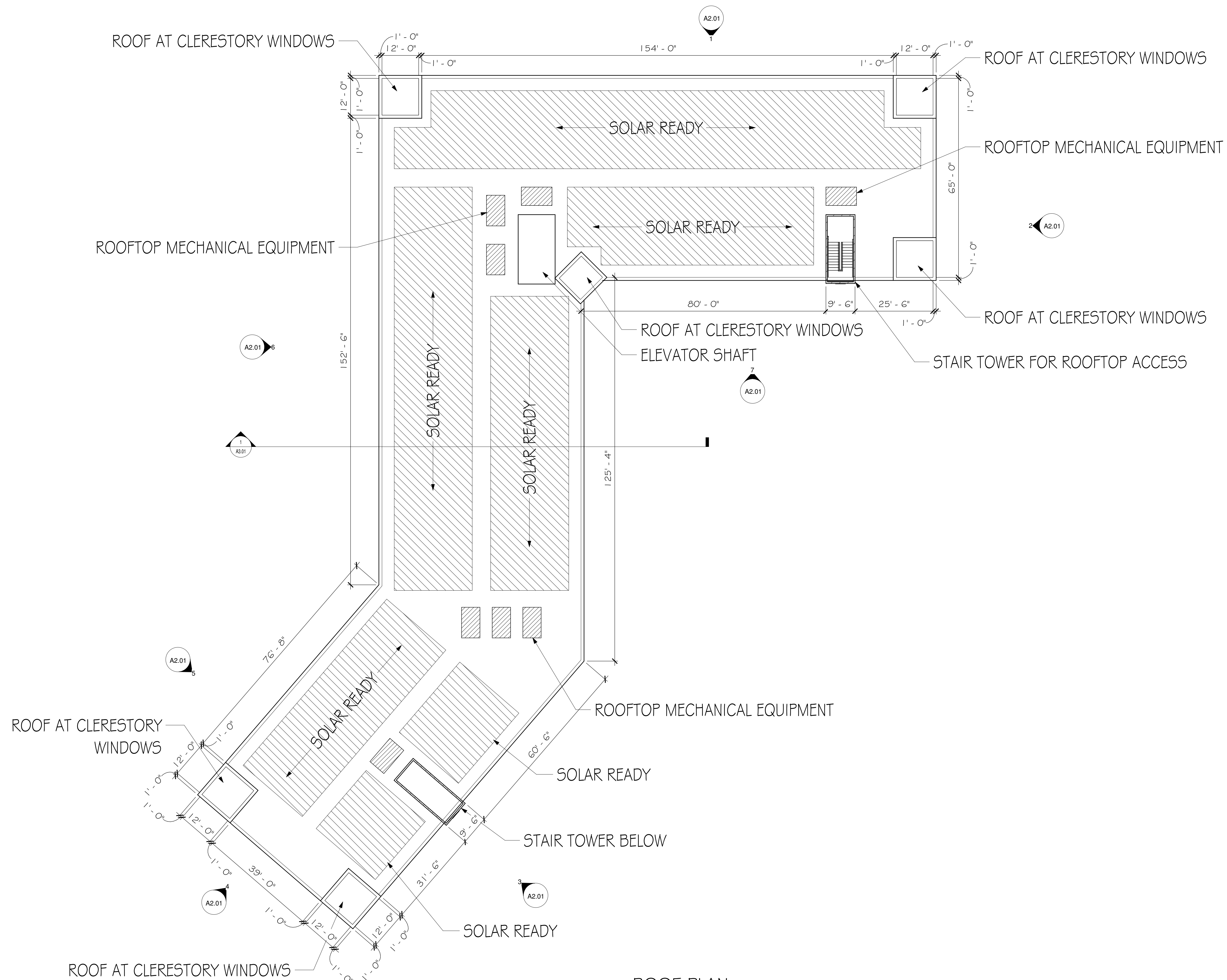
UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	0	0	0	
FLOOR 2	2	12	7	3	
FLOOR 3	2	12	7	3	
FLOOR 4	2	14	7	2	
FLOOR 5	2	14	7	2	
FLOOR 6	2	12	6	2	
<b>TOTAL</b>	<b>10</b>	<b>64</b>	<b>34</b>	<b>12</b>	<b>120</b>

- \* ACCESSIBLE UNIT (5%) 6 UNITS
- INCLUSIONARY UNIT (25%) 30 UNITS

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

<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">127-135 Nahant Street Wakefield MA</h3>	<p style="font-size: small; margin: 0;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>
	<p style="font-size: x-small; margin: 0;">Checked By: _____ Date: _____</p>
<p style="font-size: x-small; margin: 0;">SIXTH FLOOR PLAN</p>	<p style="font-size: x-small; margin: 0;">Project Eligibility Filing March 21, 2023 Checked By: _____ Date: _____</p>
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1 ROOF PLAN  
1/16" = 1'-0"



Project Eligibility Filing March 21, 2023		Checked By	
Revisions	Issue Date	Description	
ROOF PLAN		Scale: 1/16" = 1'-0"	Checked By: Checker
Residences at Nahant LLC		Drawn By: Author	Project #: 116122007
127-135 Nahant Street Wakefield MA		Date: March 21, 2023	
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DESIGN			
ROOF PLAN			
A1.07			





1 NORTH ELEVATION  
1/16" = 1'-0"



7 COURTYARD ELEVATION  
1/16" = 1'-0"



2 EAST ELEVATION  
1/16" = 1'-0"



4 SOUTH ELEVATION  
1/16" = 1'-0"



6 WEST ELEVATION 1  
1/16" = 1'-0"



5 WEST ELEVATION 2  
1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
NUMBER	ITEM
1	CLAY BRICK MASONRY SIDING
2	GARAGE OPENING, BRICK SOLIDER COURSE AND SILL, BLACK IRON FENCE SCREENING.
3	CEMENTITIOUS CLAPBOARD SIDING, COLOR: LIGHT GRAY
4	SMOOTH CEMENTITIOUS PANEL SIDING, COLOR: BLUE GRAY
5	GLASS AND PVC GUARDRAIL SYSTEM
6	P.T. WOOD FRAMING, POSTS WRAPPED IN PVC TRIM
7	VINYL WINDOWS, BLACK SASH
8	6'-0" WOOD FENCE
9	GARAGE DOOR
10	GLASS ROOF AT ENTRY VESTIBULE
11	FIBERGLASS FLAT PANEL DOOR
12	SLIDING GLASS BALCONY DOOR

Proposed New Construction  
 Residences at Nahant LLC  
 127-135 Nahant Street Wakefield MA  
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 Drawn By: Author  
 Date: March 21, 2023

EXTERIOR ELEVATIONS  
 Revisions  
 Issue Date: Description  
 1  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12

Project Eligibility Filing March 21, 2023  
 Checked By:

A2.01  
 EXTERIOR ELEVATIONS



**TYPICAL LOW SLOPE ROOF CONSTRUCTION:**

- WHITE TPO ROOFING MEMBRANE
- 1/2" PROTECTION BOARD
- CONTINUOUS RIGID INSULATION TAPERED 1/4" / FOOT
- CONTINUOUS AIR BARRIER OVER 3/4" OSB ROOF SHEATHING
- OPEN WEB WOOD TRUSS RAFTERS
- BATT INSULATION ( R-49 MIN. FILL ENTIRE CAVITY )
- 5/8" GWB ON 1/2" RESILIENT CHANNELS @ 16" O.C.

**TYPICAL BALCONY CONSTRUCTION:**

- GLASS & PVC GUARDRAIL SYSTEM
- 5/4x6 PVC DECKING
- P.T. WOOD FRAMING, POSTS WRAPPED IN PVC TRIM

**EXTERIOR WALL CONSTRUCTION @ PANEL SIDING ( LEVEL 6 ):**

- SMOOTH CEMENTITIOUS PANEL SIDING
- VERTICAL 1x P.T. STRAPPING @ 16" O.C.
- CONTINUOUS 1" RIGID INSULATION
- CONTINUOUS MOISTURE BARRIER OVER 1/2" F.R. OSB SHEATHING
- F.R.T. 2x6 WOOD STUDS @ 16" O.C.
- BATT INSULATION ( R-20 MIN. )
- 5/8" TYPE X GWB (2 LAYERS) OVER CONTINUOUS POLY VAPOR BARRIER

**TYPICAL UPPER LEVEL FLOOR CONSTRUCTION:**

- LUXURY VINYL PLANK FINISH FLOORING
- 1-1/4" GYPCRETE OVER 1/4" ACOUSTIMAT
- CONTINUOUS AIR BARRIER OVER 3/4" OSB SUBFLOOR
- OPEN WEB WOOD TRUSS FLOOR JOISTS
- BATT INSULATION ( FILL ENTIRE CAVITY )
- 5/8" TYPE X GWB ON 1/2" RESILIENT CHANNELS @ 16" O.C.

**EXTERIOR WALL CONSTRUCTION @ CLAPBOARD SIDING ( LEVELS 2 - 5 ):**

- CEMENTITIOUS CLAPBOARD SIDING, 5" EXPOSURE
- CONTINUOUS MOISTURE BARRIER OVER 1/2" F.R. OSB SHEATHING
- CONTINUOUS 1" RIGID INSULATION
- 1/2" F.R. OSB SHEATHING
- F.R.T. 2x6 WOOD STUDS @ 16" O.C.
- BATT INSULATION ( R-20 MIN. )
- 5/8" TYPE X GWB (2 LAYERS) OVER CONTINUOUS POLY VAPOR BARRIER

**PODIUM SLAB ON DECK CONSTRUCTION:**

- 6" THICK COMPOSITE CONCRETE SLAB ON CORRUGATED METAL DECKING
- STRUCTURAL STEEL FRAMING W/ SPRAY FIRE PROOFING
- SPRAY FOAM INSULATION (R-12.5 MIN.)

**EXTERIOR WALL CONSTRUCTION @ BRICK ( LEVEL 1 ):**

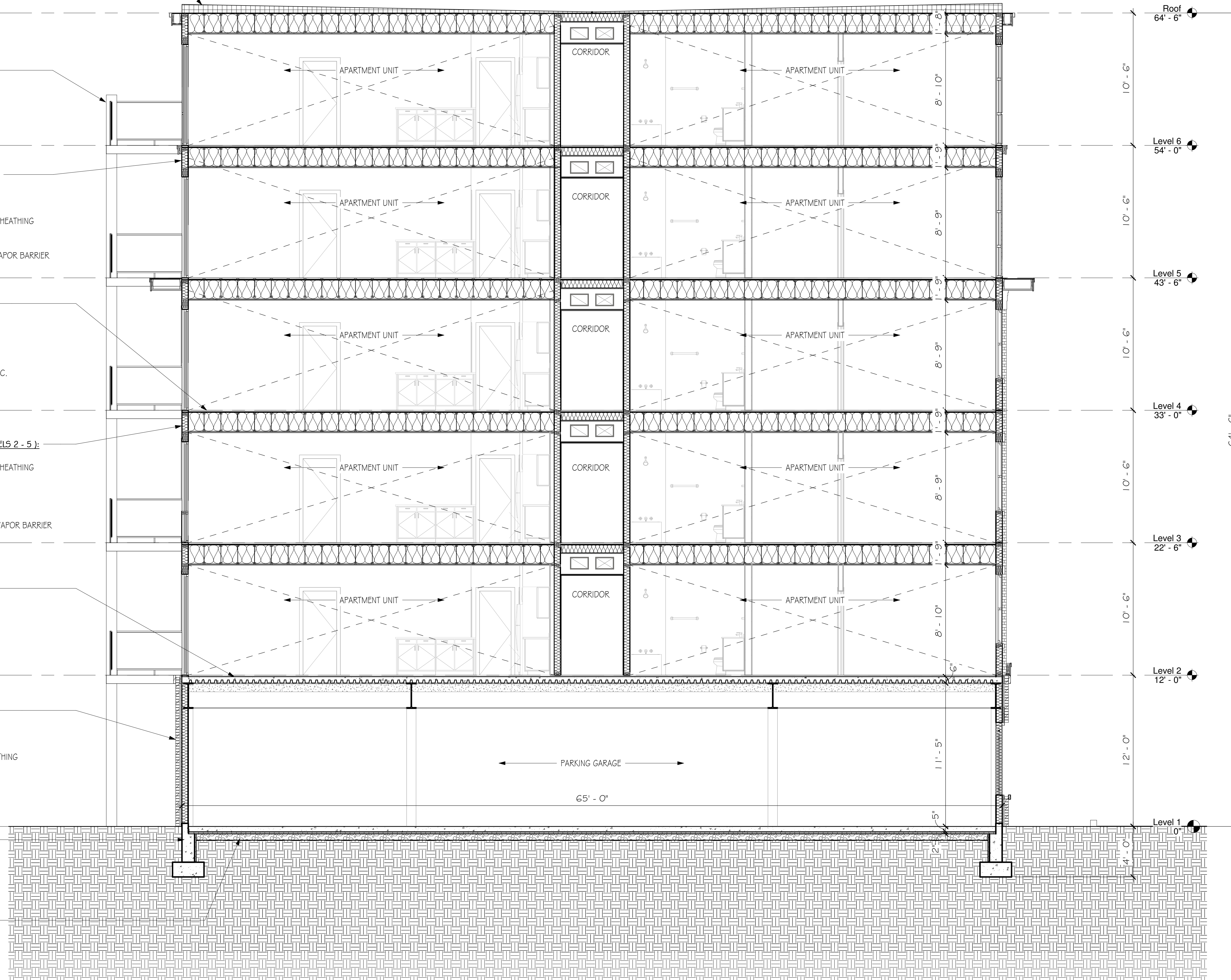
- CLAY BRICK MASONRY SIDING
- 1-3/8" AIR SPACE
- 1" RIGID INSULATION, (R-5)
- CONTINUOUS MOISTURE BARRIER OVER 1/2" OSB SHEATHING
- LIGHT GAUGE METAL STUDS @ 16" O.C.
- BATT INSULATION ( R-20 MIN. )
- 5/8" GWB OVER CONTINUOUS POLY VAPOR BARRIER

**TYPICAL FOUNDATION WALL CONSTRUCTION:**

- 12" CONCRETE WALL
- DAMP PROOFING BELOW GRADE
- CONTINUOUS 1-1/2" RIGID INSULATION

**TYPICAL SLAB ON GRADE CONSTRUCTION:**

- 5" THICK CONCRETE SLAB, SEALED
- CONTINUOUS POLY VAPOR BARRIER
- CONTINUOUS 2" H.C. RIGID INSULATION
- CRUSHED STONE

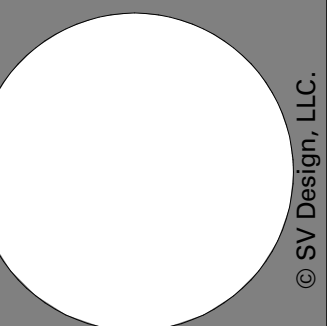


1 TYPICAL BUILDING SECTION  
1/4" = 1'-0"

Revisions Issue Date: Description

BUILDING SECTIONS

Proposed New Construction  
**Residences at Nahant LLC**  
127-135 Nahant Street Wakefield MA



BUILDING SECTIONS

A3.01

Project Eligibility Filing	March 21, 2023	Checked By
Issue Date:		
Description		
Scale: 1/4" = 1'-0"	Checked By: Checker	Project #: 11.6122.007
Drawn By: Author		
Date: March 21, 2023		

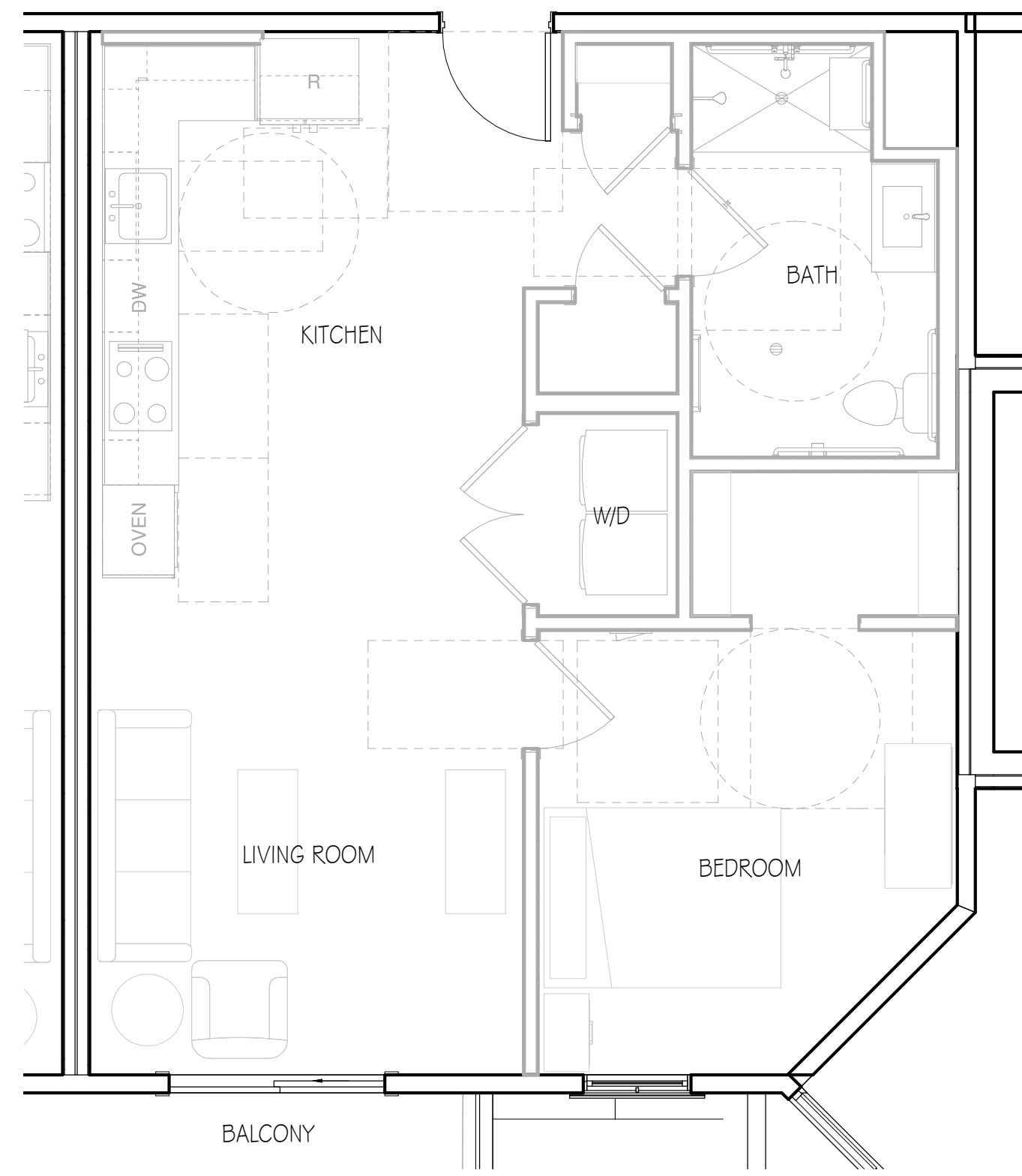
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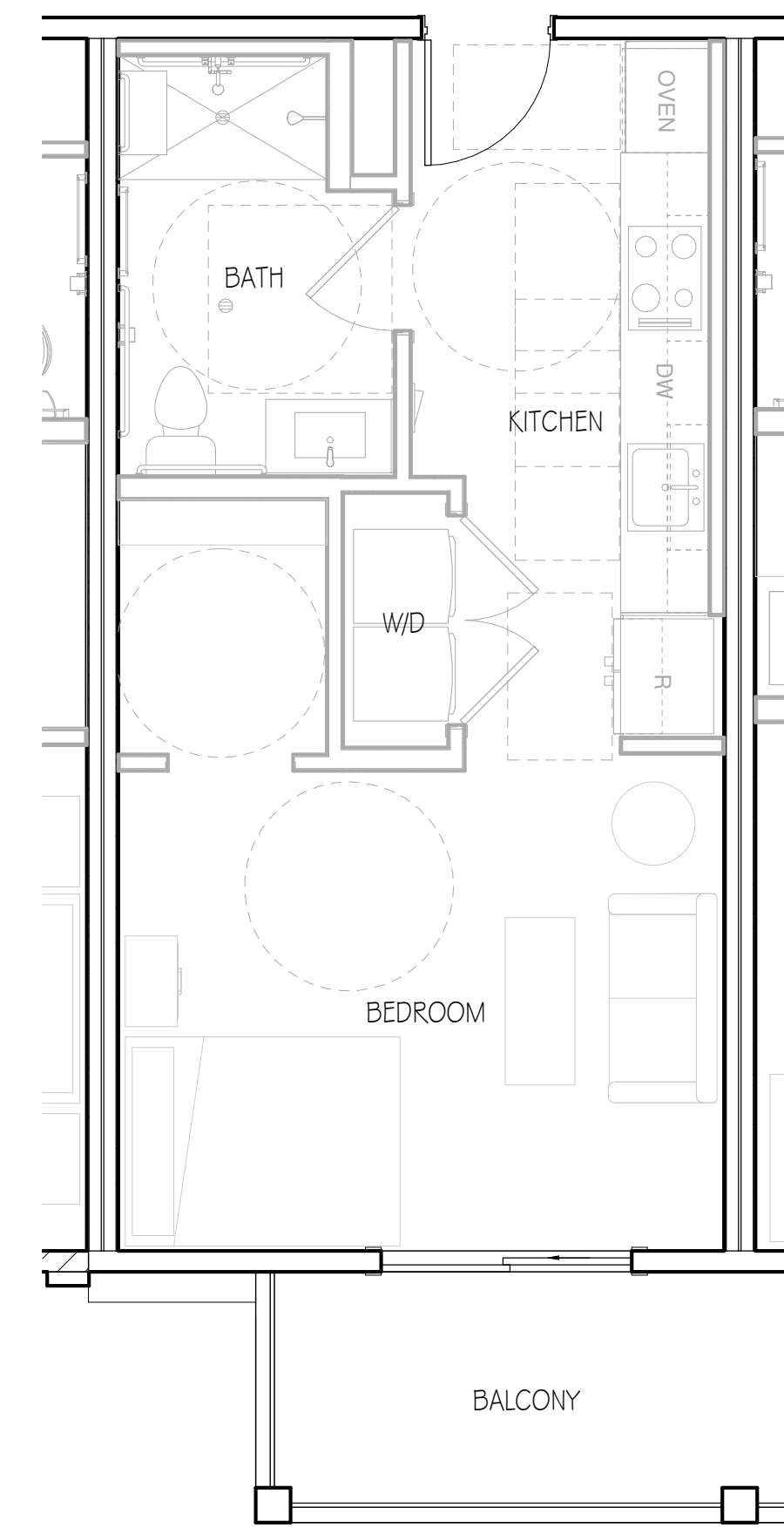
126 Dodge Street

SV DESIGN

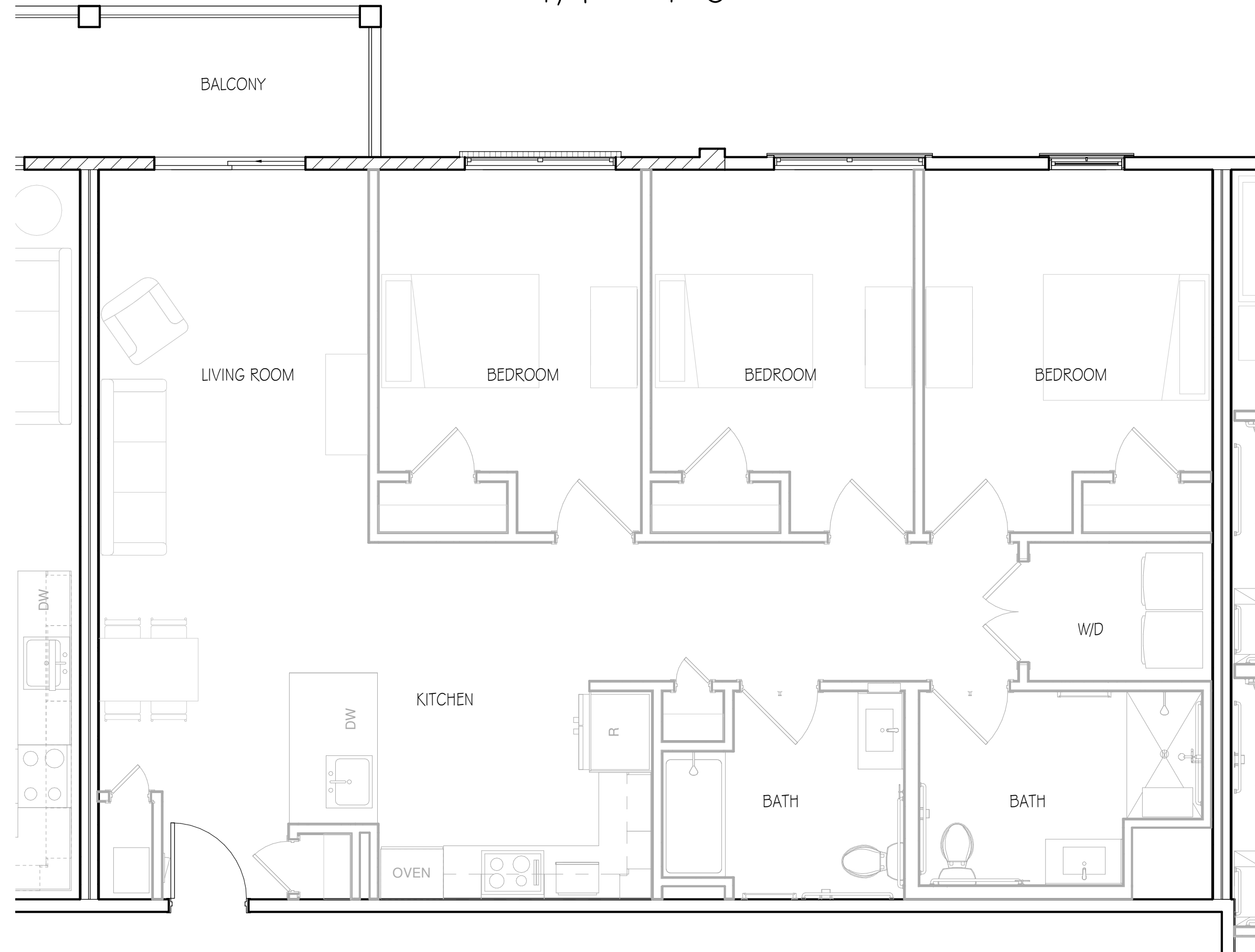




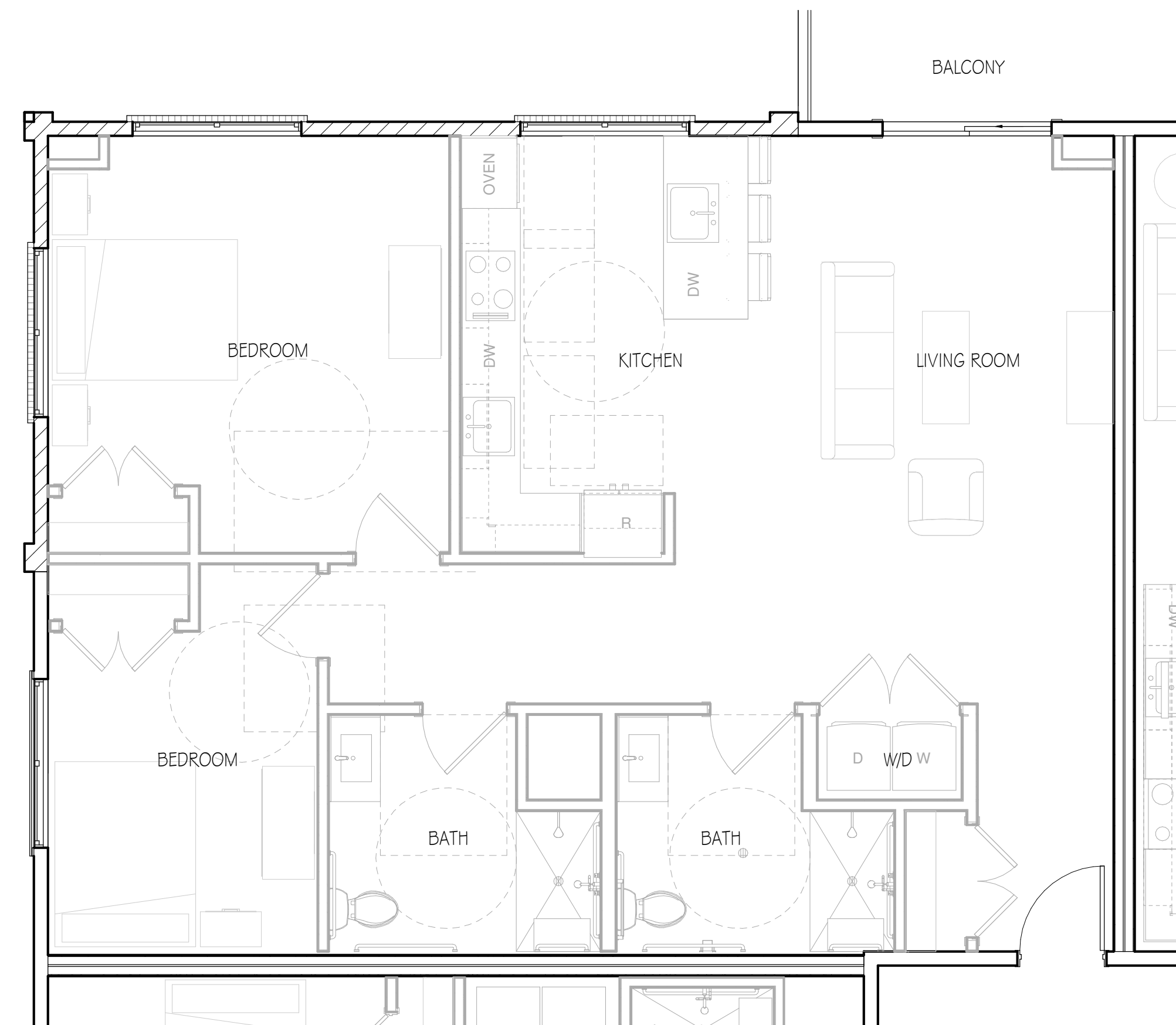
② UNIT A4-HC PLAN (1 BED 1 BATH) 688 SF  
1/4" = 1'-0"



① UNIT S2-HC PLAN (1 BED 1 BATH) 421 SF  
1/4" = 1'-0"



④ UNIT C2-HC PLAN (3 BED 2 BATH) 1283 SF  
1/4" = 1'-0"

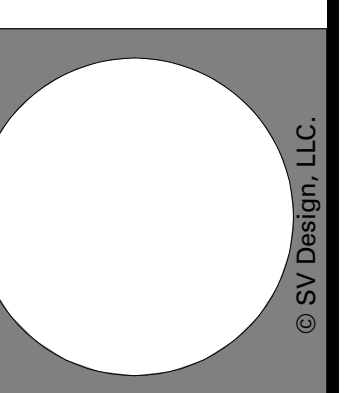


③ UNIT B4-HC PLAN (2 BED 2 BATH) 1102 SF  
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

UNIT PLANS  
 Scale: 1/4" = 1'-0"  
 Drawn By: Author  
 Date: March 21, 2023  
 Checked By: Checker  
 Project #: 116122007

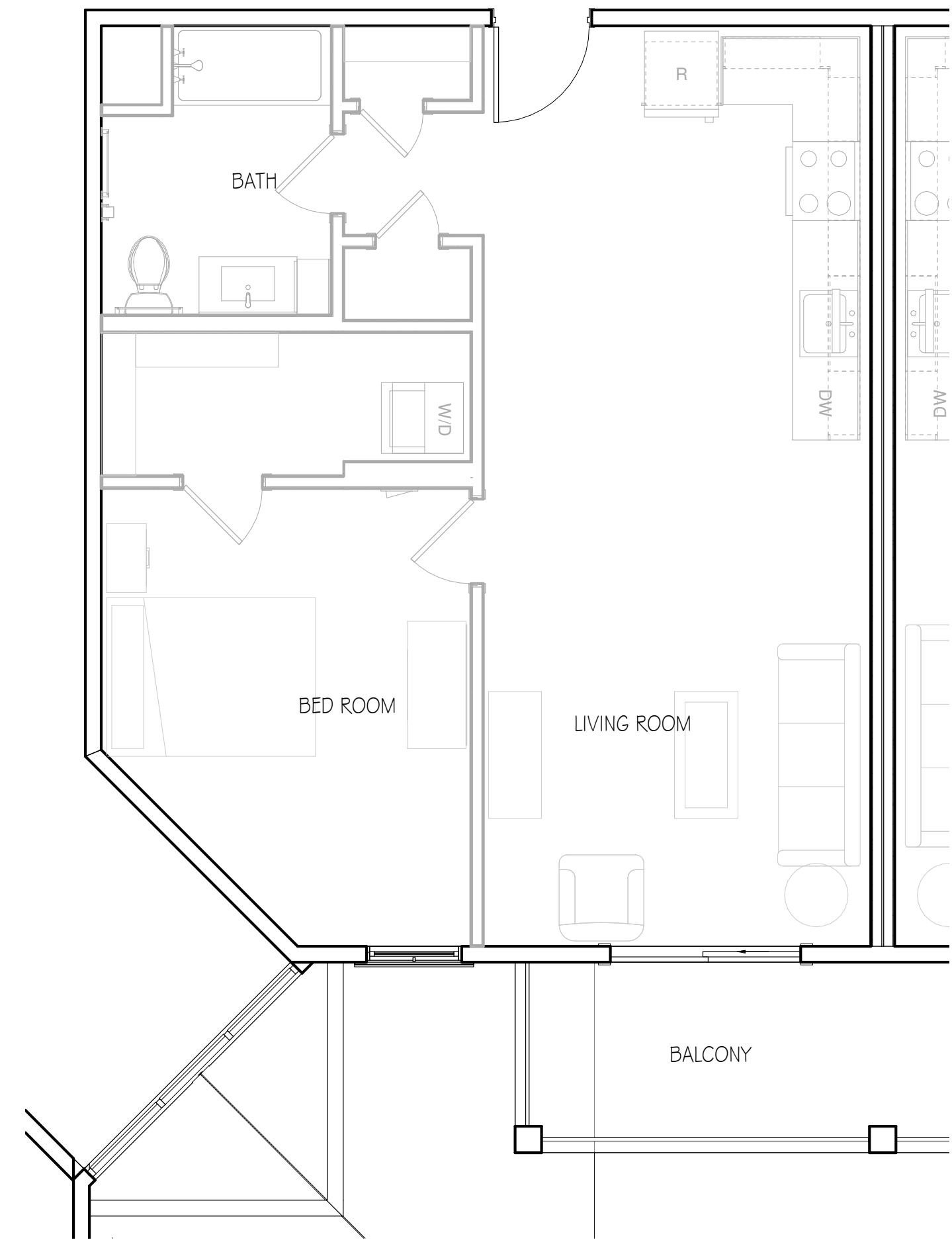
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**Residences at Nahant LLC**  
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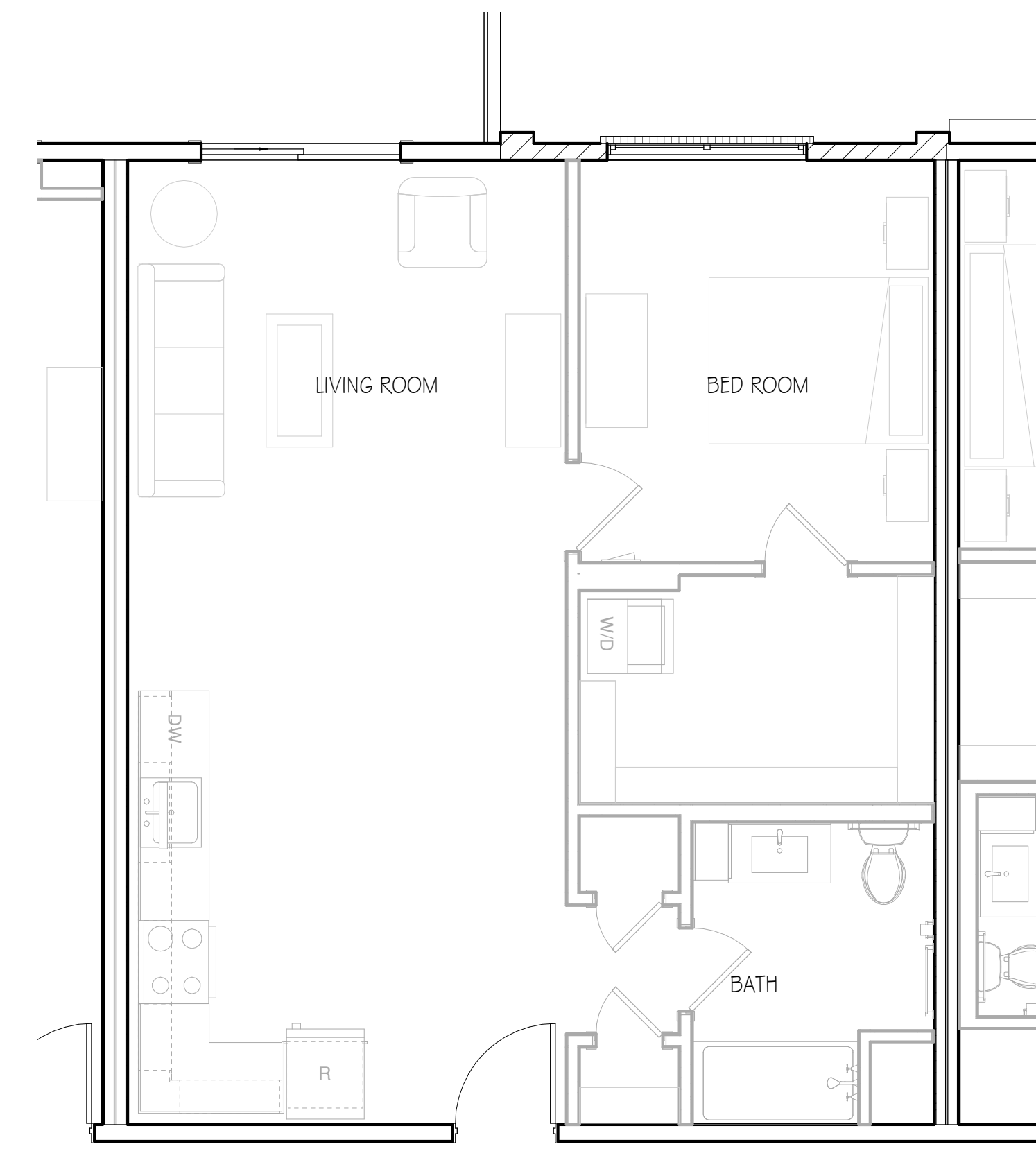
UNIT PLANS

A6.01

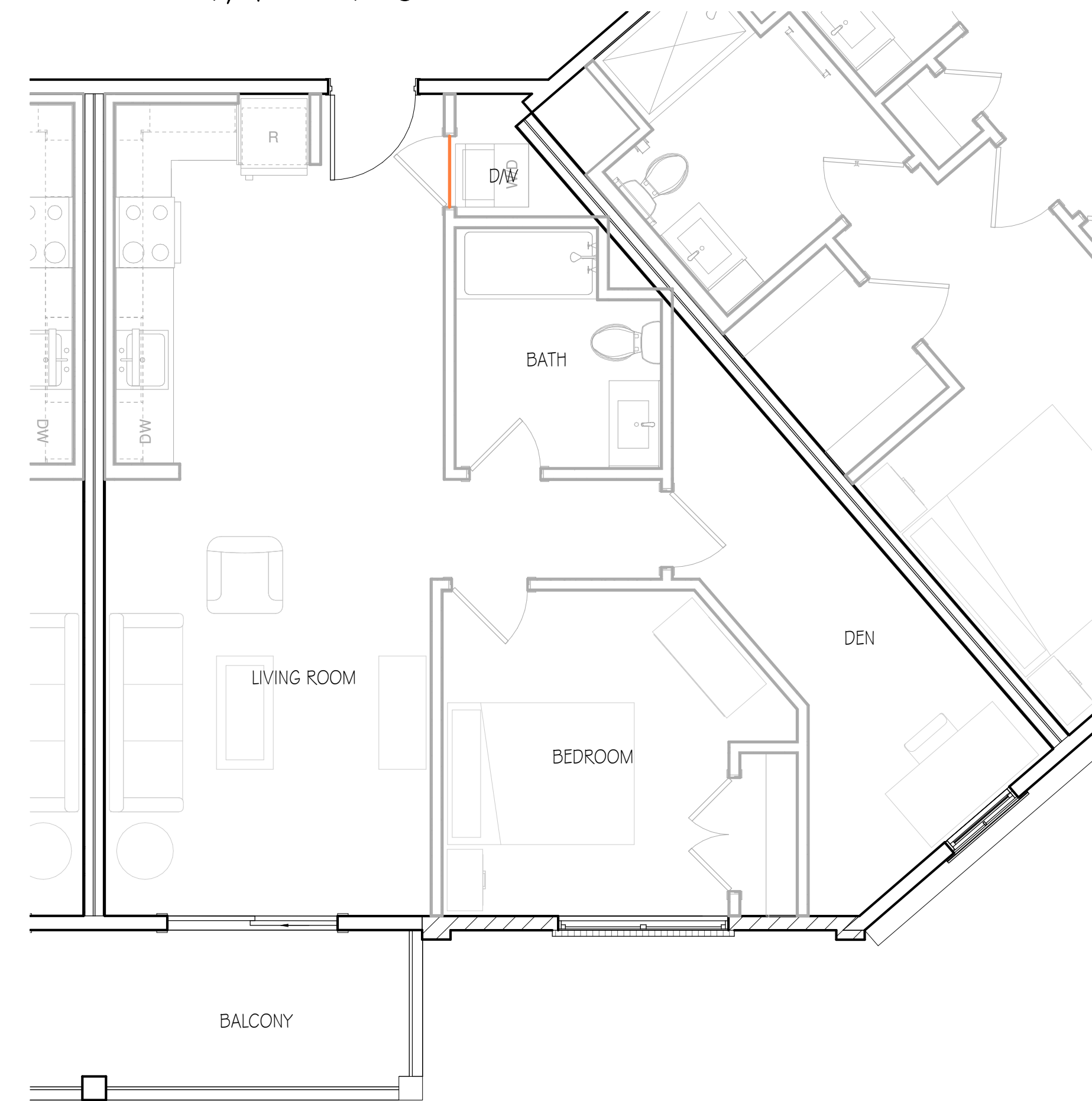




2 UNIT A3 PLAN (1 BED 1 BATH) 684 SF  
1/4" = 1'-0"



1 UNIT A1 PLAN (1 BED 1 BATH) 703 SF  
1/4" = 1'-0"



3 UNIT A5 PLAN (1 BED 1 BATH + DEN) 720 SF  
1/4" = 1'-0"

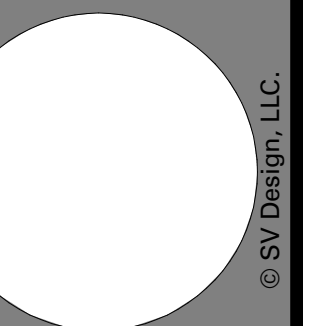
Revisions	Issue Date	Description	Checked By

Scale: 1/4" = 1'-0"	Checked By: Checker
Drawn By: Author	Project #: 116122007
Date: March 21, 2023	

UNIT PLANS

Residences at Nahant LLC  
127-135 Nahant Street Wakefield MA

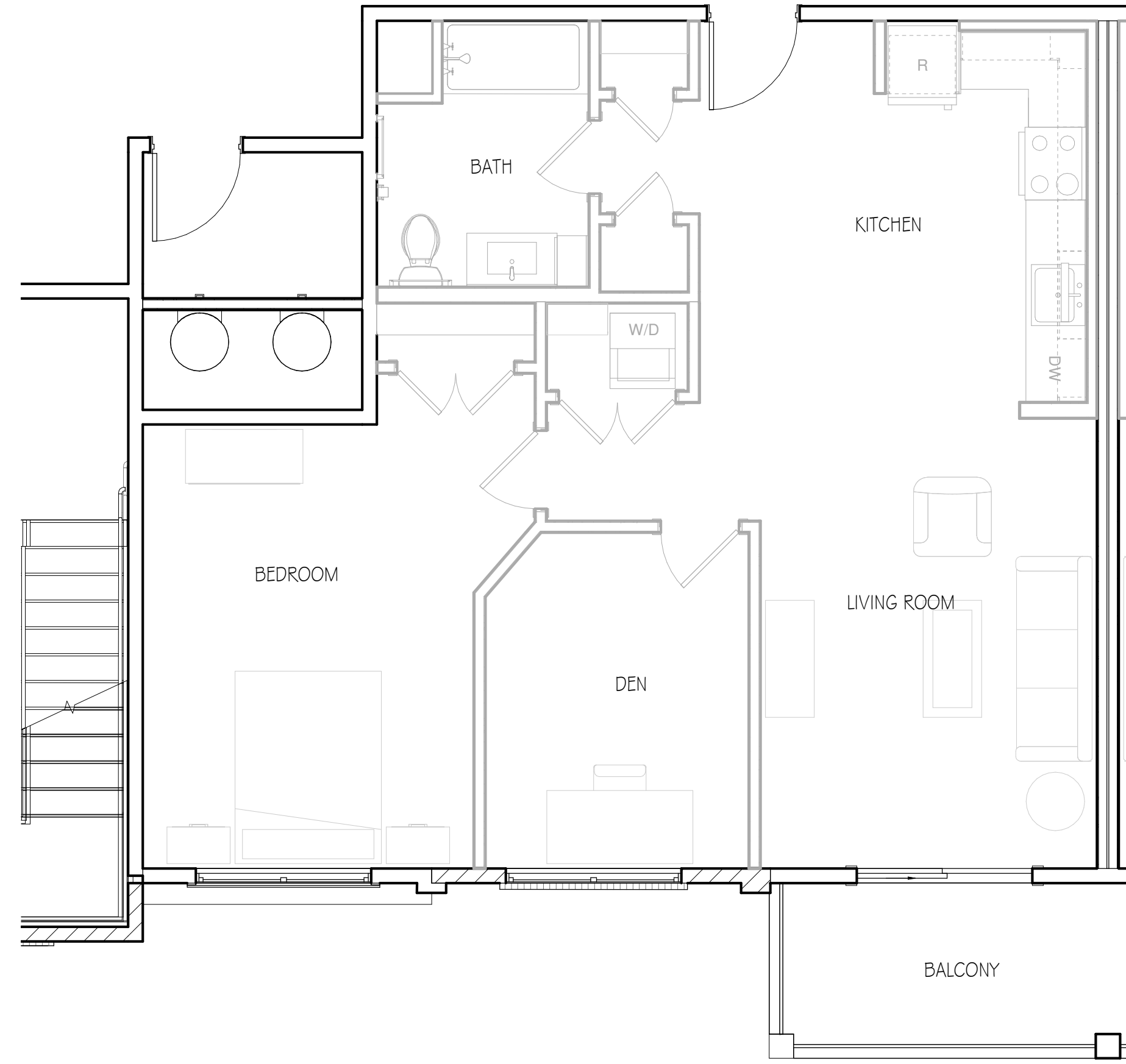
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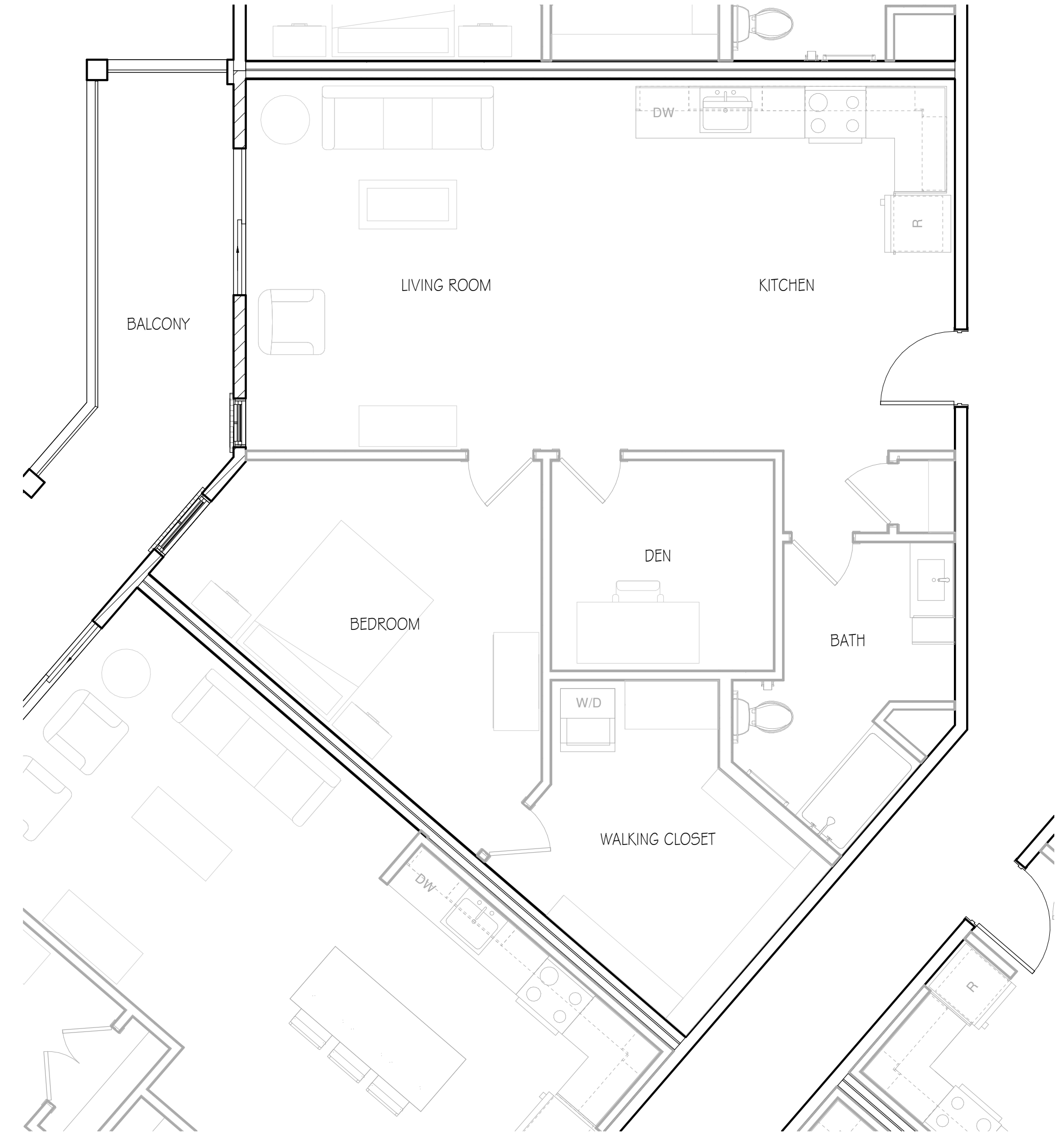
UNIT PLANS

A6.02





② UNIT A7 PLAN (1 BED 1 BATH + DEN) 836 SF  
1/4" = 1'-0"

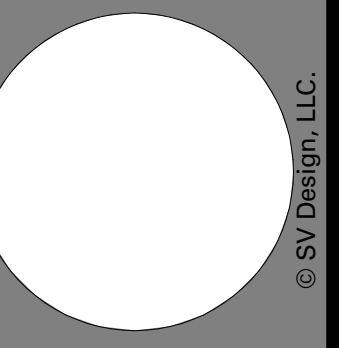


① UNIT A6 PLAN (1 BED 1 BATH + DEN) 942 SF  
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

UNIT PLANS  
 Scale: 1/4" = 1'-0"  
 Drawn By: Author  
 Date: March 21, 2023  
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 Project #: 116122007

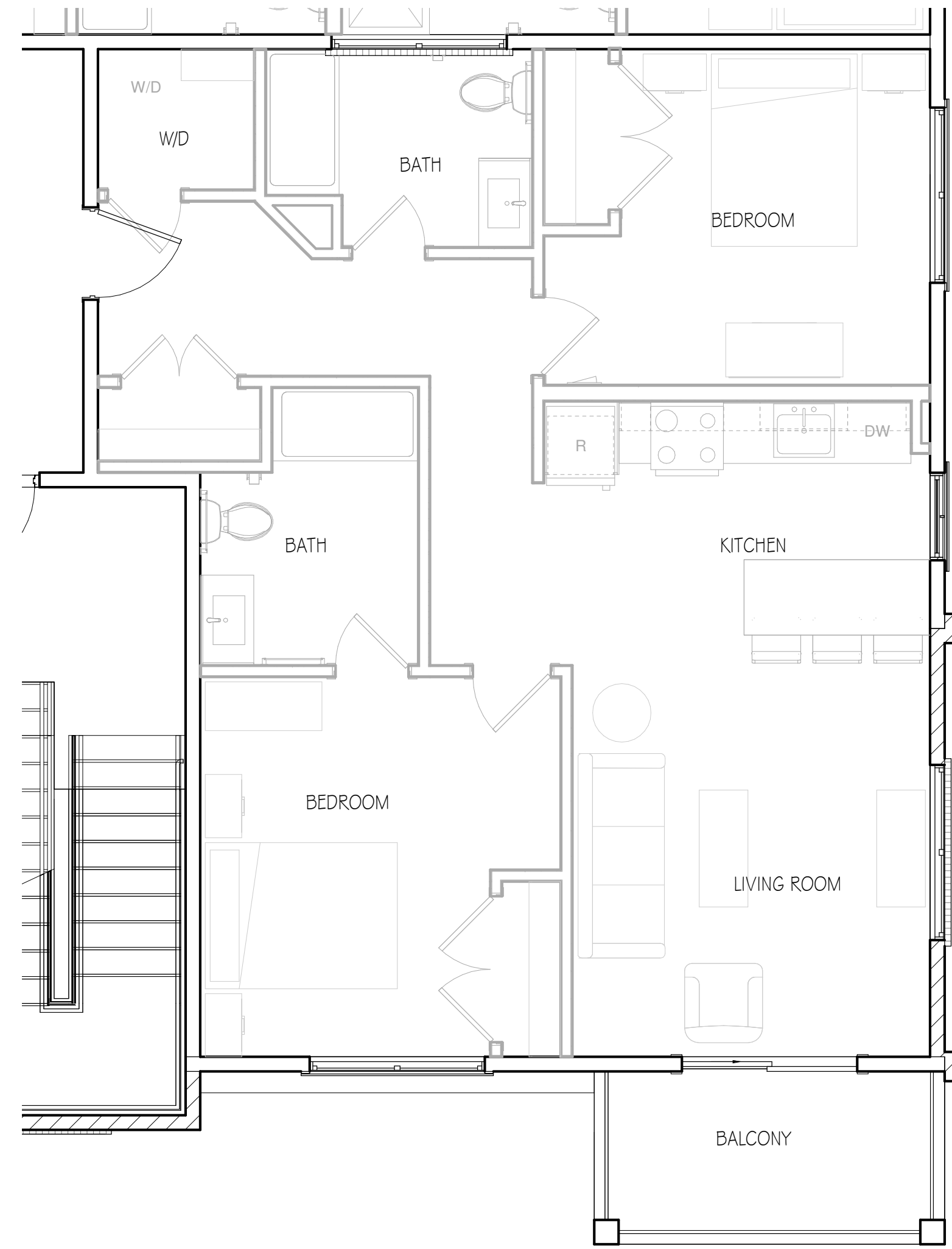
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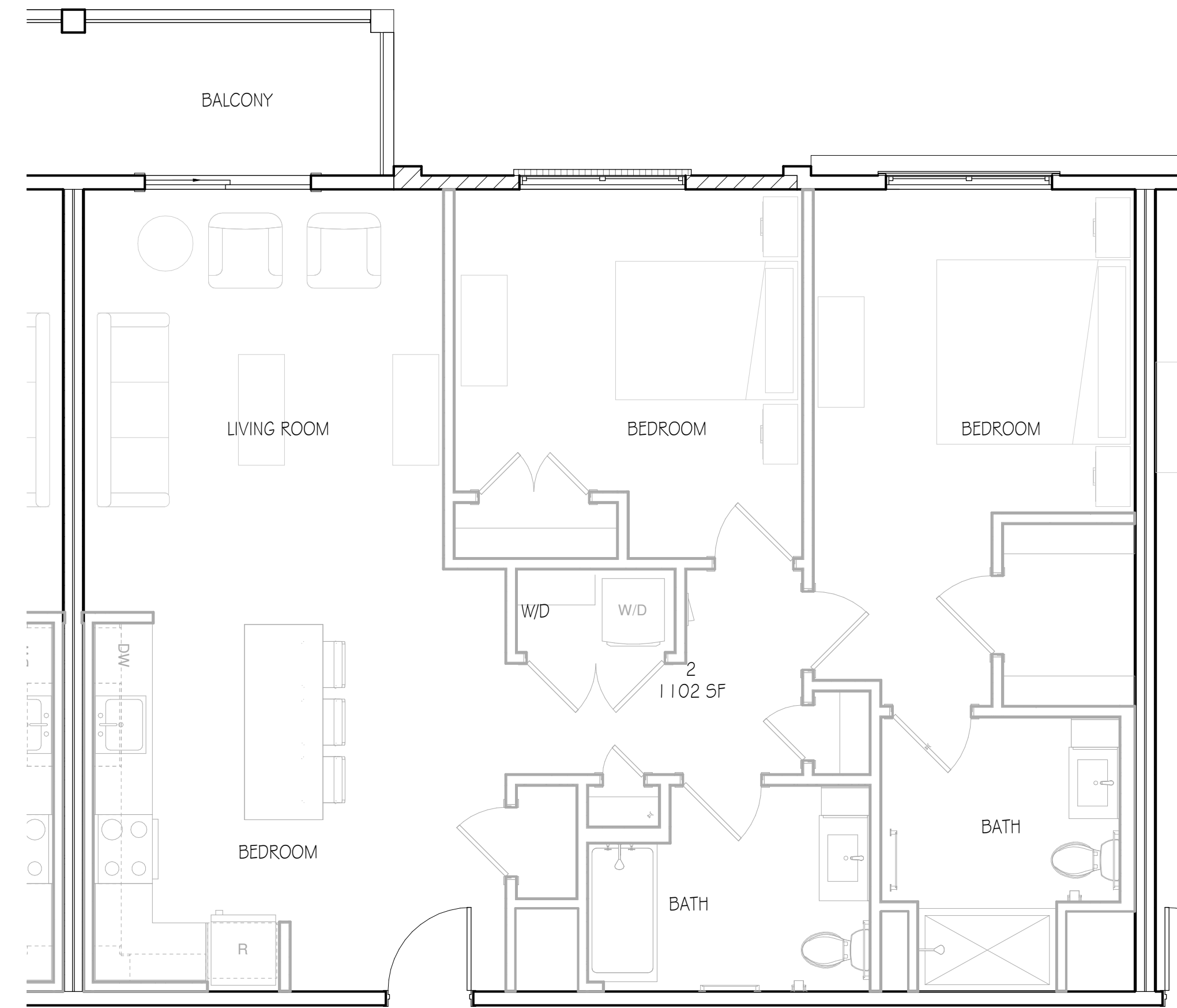
UNIT PLANS

A6.03

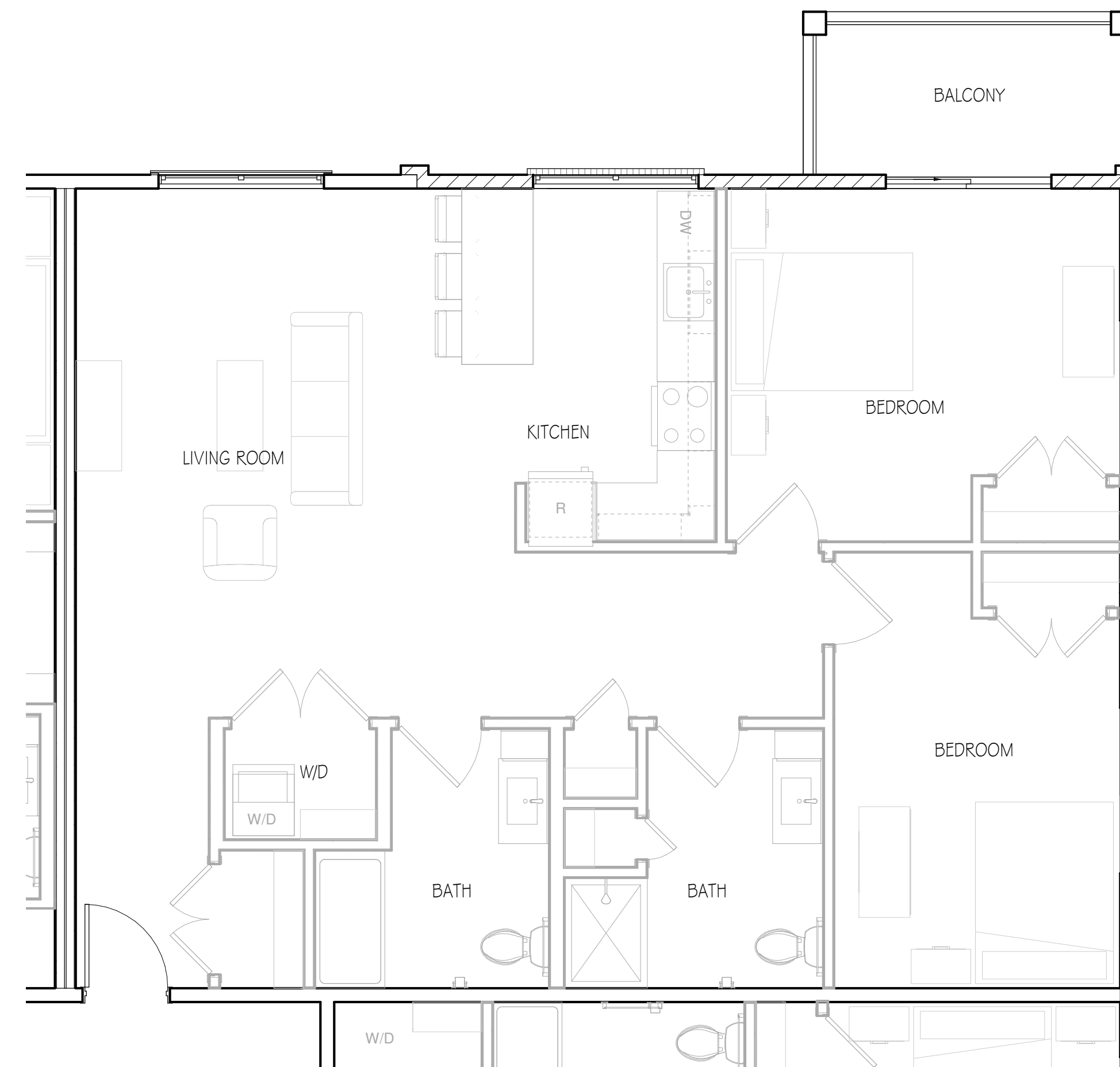




② UNIT B3 PLAN (2 BED 2 BATH) 913 SF  
1/4" = 1'-0"



① UNIT B2 PLAN (2 BED 2 BATH) 1102 SF  
1/4" = 1'-0"

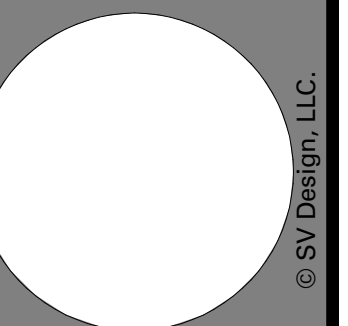


③ UNIT B5 PLAN (2 BED 2 BATH) 1098 SF  
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

UNIT PLANS  
Scale: 1/4" = 1'-0"  
Drawn By: Author  
Date: March 21, 2023  
Checked By: Checker  
Project #: 1116122007

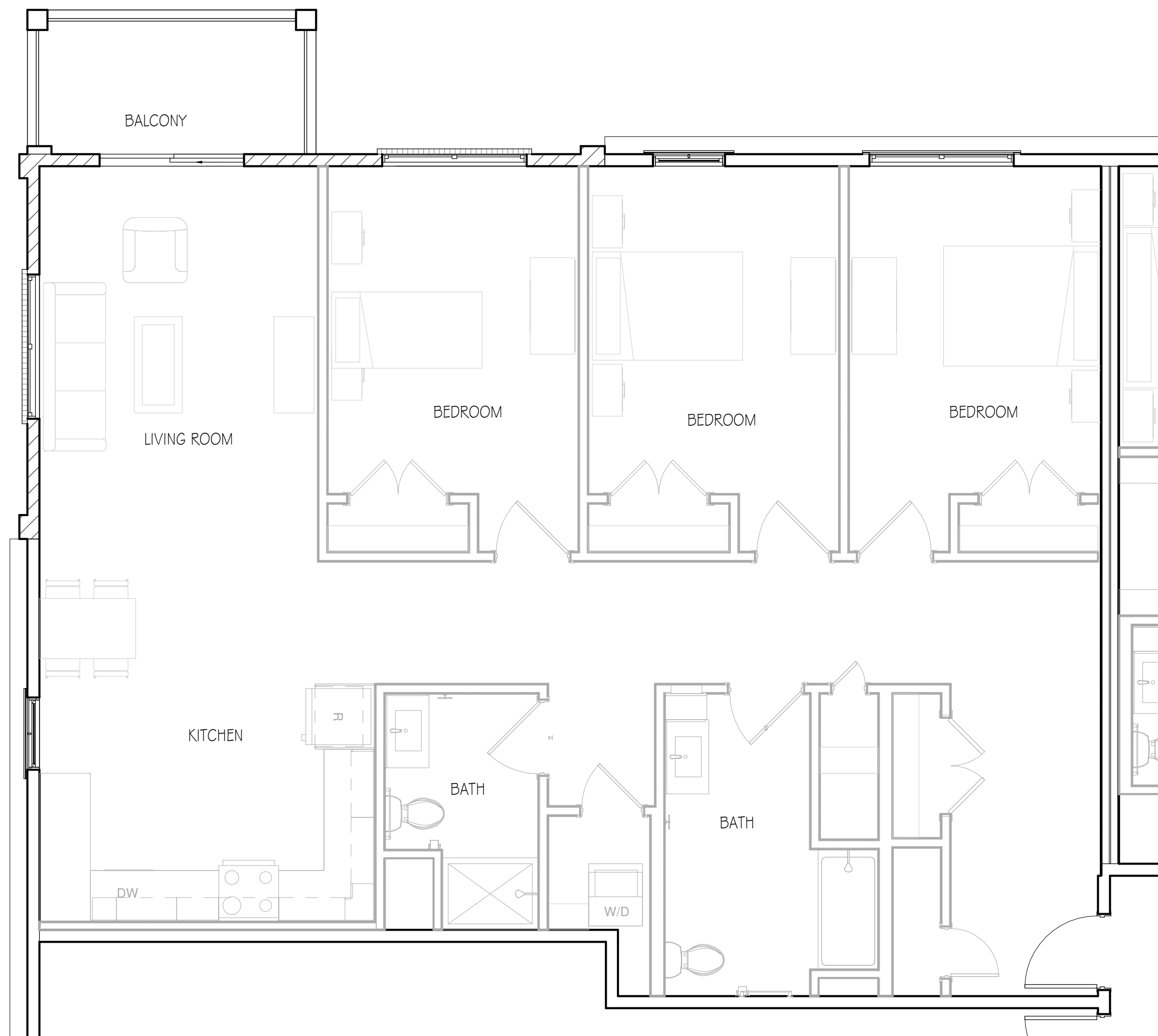
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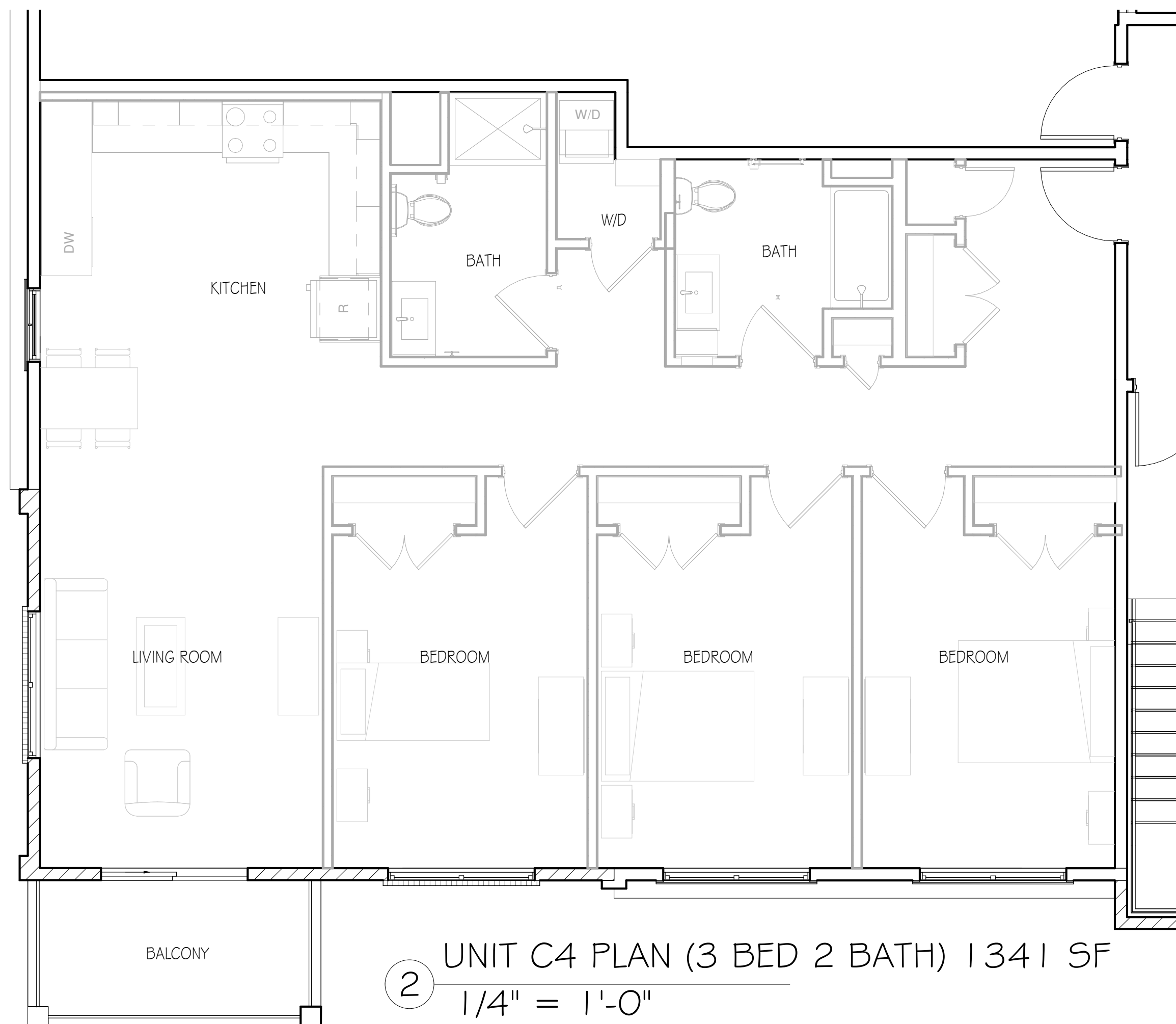
UNIT PLANS

A6.04

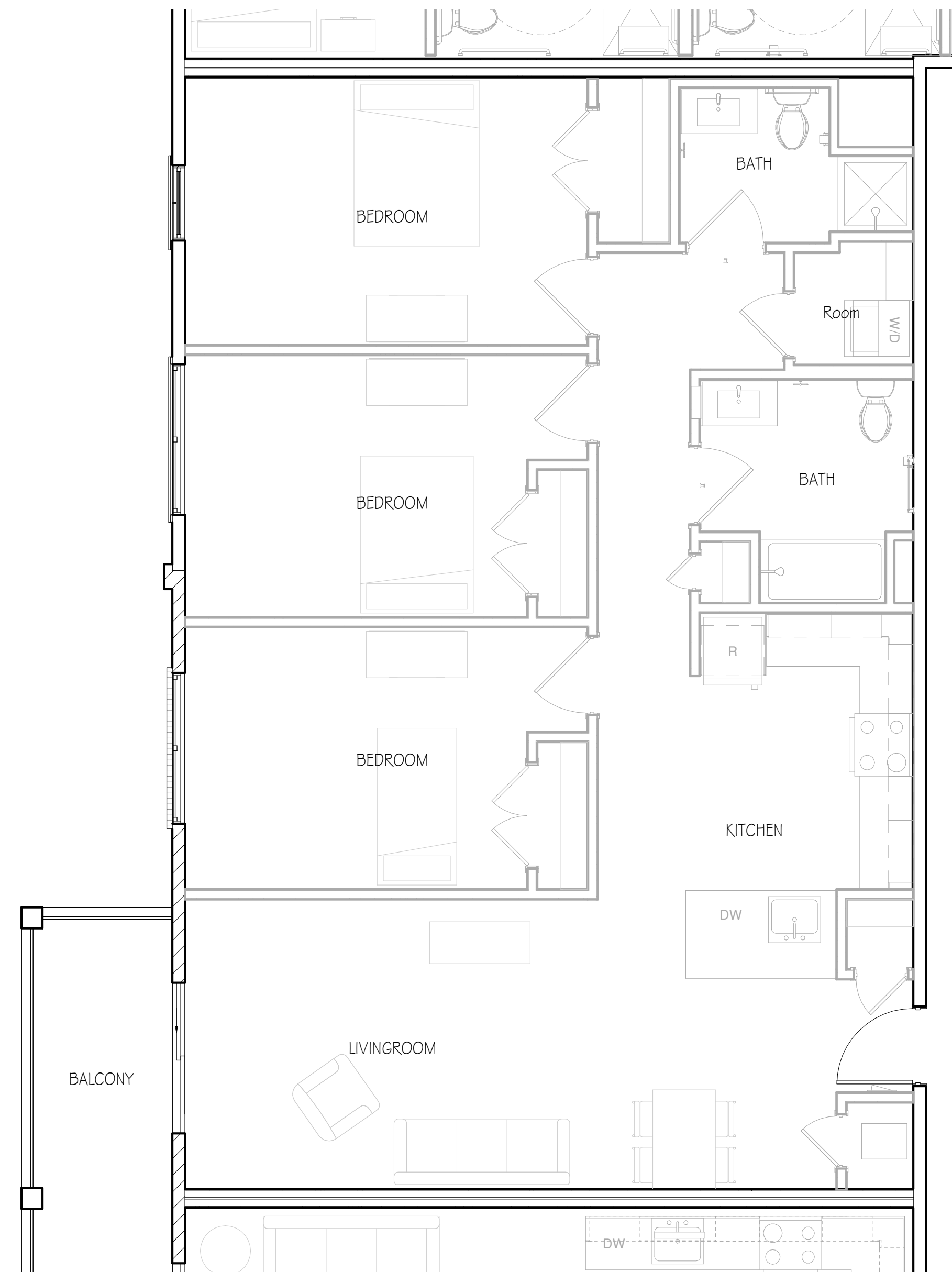




① UNIT C3 PLAN (3 BED 2 BATH) 1456 SF  
1/4" = 1'-0"



② UNIT C4 PLAN (3 BED 2 BATH) 1341 SF  
1/4" = 1'-0"

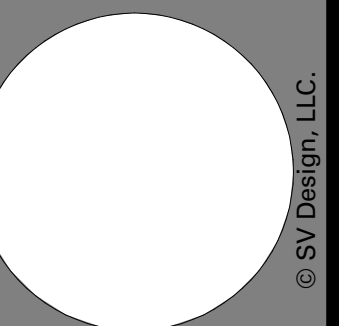


③ UNIT C1 PLAN (3 BED 2 BATH) 1283 SF  
1/4" = 1'-0"

Revisions  
Issue Date: Description  
Checked By

UNIT PLANS

Residences at Nahant LLC  
127-135 Nahant Street Wakefield MA



UNIT PLANS

A6.05

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Project #: 116122007

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VIEW FROM NAHANT STREET LOOKING SOUTHWEST

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Project Eligibility Filing March 21, 2023

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Drawn By: Author

Date: March 21, 2023

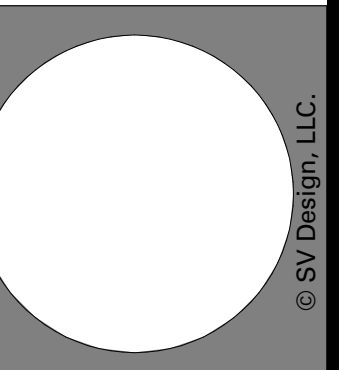
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Project #: 116122007

RENDERINGS

Residences at Nahant LLC  
 127-135 Nahant Street Wakefield MA

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RENDERINGS

R100





VIEW FROM FRONT OF PARKING LOT LOOKING NORTH

<p>Project Eligibility Filing March 21, 2023</p>													
<p>Revisions</p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Description</th> <th>Checked By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Issue	Description	Checked By										<p>RENDERINGS</p>
Issue	Description	Checked By											
<p>Scale: 1/4" = 1'-0"</p> <p>Drawn By: Author</p> <p>Date: March 21, 2023</p>	<p>Checked By: Checker</p> <p>Project #: 116122007</p>												
<p><b>Residences at Nahant LLC</b>          127-135 Nahant Street Wakefield MA</p>													
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<p><b>DESIGN</b></p>													
<p>RENDERINGS</p>													
<p><b>R101</b></p>													



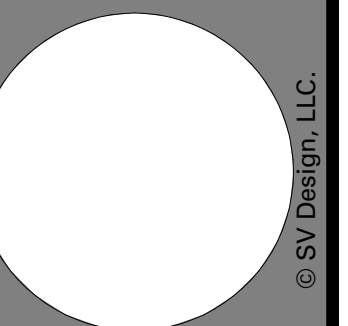


VIEW FROM REAR OF PARKING LOT LOOKING NORTHWEST

Revisions  
 Issue Date: Description  
 Checked By

RENDERINGS

Residences at Nahant LLC  
 127-135 Nahant Street Wakefield MA



RENDERINGS

R102


Scale: 1/4" = 1'-0"  
 Drawn By: Author  
 Date: March 21, 2023  
 Checked By: Checker  
 Project #: 1116122007

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VIEW FROM OUTDOOR TERRACE LOOKING EAST

<p><b>RENDERINGS</b></p> <p>Scale: 1/4" = 1'-0"</p> <p>Drawn By: Author</p> <p>Date: March 21, 2023</p> <p>Checked By: Checker</p> <p>Project #: 116122007</p>		<p>Project Eligibility Filing</p> <p>March 21, 2023</p>																				
<p><b>Residences at Nahant LLC</b></p> <p>127-135 Nahant Street Wakefield MA</p> <p>SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>		<table border="1"> <thead> <tr> <th>Revisions</th> <th>Issue Date</th> <th>Description</th> <th>Checked By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions	Issue Date	Description	Checked By																
Revisions	Issue Date	Description	Checked By																			
 <p>DESIGN</p>		<p>RENDERINGS</p>																				
<p>R103</p>		<p>© SV Design, LLC.</p>																				



# Building Summary

The Residences @ Nahant

23-Feb-23

Floor	Common	Studio	1 br	1br/1 bath/den	2 br/2 bath	3 br/2 bath	Total	Bedrooms	Gross Floor Area with Garage	Garage Area
1	900	0	0	0	0	0	0	0	25780	23560
2		2	2	9	3	7	24	37	25740	
3		2	9	3	3	7	24	37	25740	
4		2	2	11	3	7	25	36	25740	
5		2	11	2	3	7	25	36	25740	
6	2510	2	9	3	2	6	22	32	25740	2510
<b>Total</b>	<b>3410</b>	<b>10</b>	<b>49</b>	<b>15</b>	<b>34</b>	<b>12</b>	<b>120</b>	<b>178</b>	<b>154480</b>	<b>26070</b>

Percentage of total	10 Studio Units	64 One Bedroom Units	34 Two Bedroom Units	12 Three Bedroom Units	Total Number of Units 120	Total Number of Bedrooms 178		
8.3%		27.5%	12.5%	28.3%		10.0%	86.7%	
H/C @ 5%		6						

## Market vs. Affordable Unit Count breakdown

	Studio	1 br	2 br	3 br	Total
Total	10	64	34	12	120
Market rate	8	48	25	9	90
affordable @ 25%	2	16	9	3	30

## Parking Summary

Open lot		92			
Garaged		71			
<b>Total</b>		<b>163</b>			
Ratio		1.36 per unit		0.92 per bedroom	
Compact		0		0.0%	
Tandem		36 (18 pairs)		18%	
H/C Accessible		6		per MAAAB	

## Unit Size Summary

Unit Type	gross s.f.	net s.f.
Studio	457.5	417
1 bedroom/1 Bath	750	703
1 Bedroom/1 bath/den	825-900	776-848
2 Bedroom/2 Bath	1325	1265
3 bedroom	1350-1500	1283-1456



## Design Elements and Approach.

The overall development aligns with the building typology of some of the similar projects in Wakefield which have proximity to an adjacent existing residential neighborhood, (i.e. medium sized multi-story building which works with the site topography). The proposed development is designed to merge the wide diversity of adjacent architectural designs found in the immediate neighborhood into a single vision. The massing of the 6-story building is fairly simple in form, reflective of efficient mill architecture. The building massing seeks to create a true street edge along Nahant Street to define the street and to minimize the impact on adjacent properties. The building footprint was purposely located on the West side of the parcel where it would impact the fewest amount of adjacent homes, (specifically the ones located to the East and on Wilson Road). The building is L-shaped, along with a 'bend' so that the appearance of its overall size is reduced.

A variety of exterior materials are employed. The base of the building, which will be subjected to the most wear and tear, is to be brick masonry. The brick chosen will be a traditional red water struck type similar to that seen in local mill buildings. This use of brick also plays well with the adaptively-reused school (now a multi-family residential use) located almost immediately across the street. The majority of the remainder of the exterior enclosure package will be cementitious lap siding (simulating clapboards). The sixth-floor cladding will be cementitious panels with aluminum reveals in a muted blue color. These material and color changes will serve to form an 'attic' story which reduces the apparent visual height of the buildings. Additionally, a secondary cornice has been added at the base of the fifth floor to further reduce the perceived height of the building. The double hung windows will generally be dark in color and traditional in style. Balconies have been added as unit amenities and for visual relief on the building exterior.

The site development plan indicates a heavily planted vegetated screen along the West side of the property along with a solid perimeter fence. The outdoor terrace area will be completely enclosed by a continuous row of mature (8-10' at installation) arborvitae. Any existing trees in areas not disturbed by the construction are intended to remain.

Parking lot lighting will be provided at the lowest levels that meet the code for safety. It will be provided by dark sky compliant light fixtures mounted on low (16') poles. Exterior building lighting will be provided in overhangs and soffits to the extent possible in order to eliminate glare impacts on adjacent properties. All wall mounted fixtures will be cut-off type.



**THE RESIDENCES AT NAHANT  
MUNICIPAL SUPPORT**

The Applicant, The Residences at Nahant LLC, by and through its manager and its Development Team, will engage with the Office of the Town Administrator, the Select Board and the Town Planning & Development Departments and any other interested local boards to present this Application and the civil and design plans during the municipal comment period.



**The Residences at Nahant  
Sustainable Development Criteria Scorecard  
Supplement**

Introduction- If New Construction.

The Residences at Nahant development is proposed on a 1.72 +/- acre parcel comprised of four (4) lots (0 Nahant Street, 119 Nahant Street, 127 Nahant Street and 135 Nahant Street) located on Nahant Street (Public) in Wakefield, Massachusetts (the “Development Site”). The proposed parcel of property is developed with two (2) single family homes (119 and 135 Nahant Street) and an industrial garage, construction yard and machine shop (127 Nahant Street) and a landlocked, undeveloped back lot (0 Nahant Street). The aggregate parcel is underutilized and is located partly in Wakefield’s Business (B) Zoning District (119 and 135 Nahant Street) and Wakefield’s Single Residence (SR) Zoning District (0 and 127 Nahant Street) which prohibits the construction of the proposed development more particularly described below. We believe this proposed development will provide much needed housing without significant neighborhood impact.

At just 8.71% on the Subsidized Housing Inventory (SHI), as reported by the Department of Housing and Community Development (DHCD), the Town of Wakefield is 135 units shy of achieving its mandate to develop 10% of its overall housing stock and is required to meet a critical local need. We believe this proposed development will provide badly needed housing without significant neighborhood impact consistent with the goals established in the Wakefield Zoning By-Law, currently in effect (the “Zoning By-Law”). In it, the Town identified the need “...to increase the supply of housing in the Town of Wakefield *that is permanently available to and affordable by low and moderate income households and to encourage a greater diversity of housing accommodations to meet the needs of families and other Wakefield residents; and developing and maintaining a satisfactory proportion of the Town's housing stock as affordable dwelling units.*”

This proposed development will provide additional rental type, housing stock which furthers those goals by increasing the number of affordable units by 30 units while all 120 units will count towards the Town’s Subsidized Housing Inventory. The production of affordable units pursuant to the proposed development also exceeds the Affordable Housing requirements under Wakefield Zoning By-Law, § 190-32. Multifamily dwellings, mixed-use development, subsection F(6) and § 190-96, requiring a set aside of 18% of the total number of dwelling units (22 units) for a housing development project as affordable where 25% (30 units) will be provided as a result of this proposed Development.

1. Concentrate Development & Unit Mixes.

The site is ideally situated for residential development as a transition from existing single and multi-family residences to commercial and industrial uses in the adjacent neighborhood to the proposed site and is a short distance to various community resources (conservation areas, schools, municipal and public safety buildings, and commercial centers) located in Wakefield’s Downtown. The site is serviced by existing municipal infrastructure (municipal roads, water, sewer, electric lines, etc.) and proposes development of under developed and underutilized



parcels of land. It is located in close proximity to highways, MBTA bus and MBTA train services promoting compact development and is also in close proximity to shopping opportunities, and restaurants. See The Context Amenities Map and Transportation Plan, both attached to the Application.

2. Advance Equity & Make Efficient Decisions

The affordable housing units propose to satisfy a regional need for low or moderate income housing that is particularly acute in the Metro-north region of Massachusetts where many of the cities and towns, especially including the Town of Wakefield, are below the 10% SHI threshold for affordable housing units in satisfaction of the mandate M.G.L. c. 40B and supporting regulations. In addition, the proposed housing will comply with all of the requirements of the "Age Discrimination Act"; Title II of the "Americans with Disabilities Act"; Title VIII of the "Fair Housing Act"; Executive Order 11063; M.G.L. c. 151B; the Civil Rights Act of 1964; and title VI.

3. Protect Land Ecosystems

The Applicant proposes development of under developed and underutilized properties consistent with the Zoning By-Law goals. The proposed development is consistent with local needs because the Town of Wakefield has not achieved its mandate of SHI at 10% of its overall housing stock and is required to meet a critical local need. It will also assist in achieving the goals set forth in the Zoning By-Law as set forth above. This development will provide additional rental type, housing stock which furthers the goal of increasing the SHI number of affordable units by 30 units while all 120 units will count towards the Town's SHI. Further, by treating stormwater on site, where none is treated currently, through the use of best management practices consistent with the Massachusetts Stormwater Handbook, the proposed development will comply with stormwater management standards set forth therein. Additionally, the proposed development takes advantage of natural topography and a sloping grades allowing for efficient use of the land.

4. Use Natural Resources Wisely.

LED light fixtures are proposed to be installed throughout the buildings to maximize watt usage. All toilets shall be specified as low-flow fixtures and water-saving shower heads are proposed to be installed. Exterior lighting for the development is proposed to utilize high-efficiency LED fixtures that are dark-sky compliant. The development will endeavor to use exterior finishes and wall and roof designs to feature high R-value insulation within a complete air and moisture barrier system. Insulated, low-E, operable sash windows are proposed to provide fresh air, low heat gain, and daylighting. The development features stormwater management consistent with the requirements and standards of the Massachusetts Stormwater Management handbook.

5. Expanded Housing Opportunities.

The proposed development is consistent with local needs because the Town of Wakefield has not achieved an SHI of 10% of its overall housing stock and is required to meet a critical local need.



It will also assist in achieving the goals set forth in the Zoning By-Laws. Specifically and as stated therein, the Town of Wakefield needs to increase the supply of housing at a variety of levels of affordability, including ownership options to meet the needs of a diverse socio-economic demographic profile in the Town. This development will provide additional rental type, housing stock which furthers the goal of increasing the number of affordable units by 30 units. This proposed development will provide additional rental type, housing stock which furthers those goals by increasing the number of affordable units by 30 units while all 120 units will count towards the Town's Subsidized Housing Inventory. The production of affordable units pursuant to the proposed development also exceeds the Affordable Housing requirements under Wakefield Zoning By-Law, § 190-32. Multifamily dwellings, mixed-use development, subsection F(6) and § 190-96, requiring a set aside of 18% of the total number of dwelling units (22 units) for a housing development project as affordable where 25% (30 units) will be provided as a result of this proposed Development.

6. Provide Transportation Choice.

The site, is a short walking distance to the MBTA Wakefield Commuter Rail Station, located less than a mile from the Property, bringing commuters, south, to Boston and all points along the way. These options are in addition to the various ride share (i.e. Uber, Lyft, etc.) available. The site is also in close proximity to the MBTA bus stops connecting Wakefield to other regions within the Boston Metro-north area. Additionally, the site is conveniently located for easy access to points north, south, east and west via Route 128 and Interstate Route 93.

7. Increase Job and Business Opportunities.

The proposed development will create construction jobs during the construction phase and will provide expanded housing choices to those entering and currently in the work force (including front line workers, teachers, police, fire and emergency personnel, etc.). The site is in close proximity and in walking distance to many commercial properties and opportunities providing affordable housing located near several employment centers of opportunity and access thereto outside of the community and also accessible via the various commuter/MBTA options available. Additionally, the residents will support the local and regional economy and the several amenities, restaurants, shops, grocery stores, and banks located nearby and easily accessible.

8. Promote Clean Energy.

The development will incorporate several environmentally sustainable features, including being Energy-Star rated. The building envelope will feature high R value insulation within a complete air and moisture barrier system. Windows will be insulated, low-e glazed with operable sash. Each unit will have individual climate control utilizing efficient heat pump technology. LED lighting will be used throughout with common area occupancy sensors. All exterior lighting will be dark sky compliant. Low-flow plumbing fixtures, including shower heads, will be used.



## 9. Plan Regionally.

The overall site will be fully landscaped with an eye toward pedestrian and open space amenities. These features will include storm water management controls and connectivity to the surrounding neighborhood. The proposed development will not only help the Town realize its goals articulated in its Zoning By-Law, it will also help meet a regional need for affordable housing which is lacking in the region, expanding access to homeownership opportunities where there is little both in the Town and regionally.



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**Application for Chapter 40B Project Eligibility / Site Approval**

**for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

**Section 4: SITE CONTROL**

**Grantor/Seller:** Jason W. Kearney and Related Trust and Entities

**Grantee/Buyer:** The Residences at Nahant LLC

**Grantee/Buyer Type:** Applicant

**If Other, Explain:**

**Are the Parties Related?** Yes Jason W. Kearney holds a portion of the Applicant's Membership inte

**For Deeds or Ground Leases:**

**Date(s) of Deed(s) or Ground Leases(s):**

**Purchase Price:** \$0

**For Purchase and Sales Agreements or Option Agreements:**

**Date of Agreement:** 04/03/2023

**Expiration Date:** 04/03/2025

**Date of Extension** *(if extension granted):*

**New Expiration Date** *(if extension granted):*

**Purchase Price:** \$100

**Will any easements or rights of way over other properties be required in order to develop the site as proposed?:** No

**If Yes, Current Status of Easement:** Under Purchase and Sale Agreement

**Date(s) of Easements(s):**

**For Easements:**

**Date of Agreement:**

**Purchase Price:** \$0

**For Easement Purchase and Sales Agreements or Easement Option Agreements:**

**Expiration Date:**

**Date of Extension** *(if extension granted):*

**New Expiration Date** *(if extension granted)*

**Purchase Price:** \$0



83



2012 00270929

Bk: 60694 Pg: 240 Doc: DEED  
Page: 1 of 3 12/10/2012 03:01 PM

DEED

Grantee/Property Address: 127 Nahant Street, Wakefield, Massachusetts 01880

I, Linda A. Muse, Trustee of the Muse Realty Trust, u/d/t dated March 28, 1989 with said Trust recorded with the Middlesex South District Registry of Deeds Land Court Division as Document Number 825545 of 38 Paon Boulevard, Wakefield, Middlesex County, Commonwealth of Massachusetts for consideration paid and in full consideration of Three Hundred Twenty-Five Thousand and 00/100 (\$325,000.00) Dollars grant to Jason Kearney as Trustee of 127 Nahant Street Realty Trust u/d/t dated December 10, 2012 for which a Certificate of Trust is filed and recorded herewith of 135 Nahant Street, Wakefield, Middlesex County, Commonwealth of Massachusetts 01880 with **quitclaim covenants**:

The land in Wakefield, Middlesex County, Massachusetts, bounded and described as follows:

- NORTHERLY: by Nahant Street, eighty (80) feet;
- EASTERLY: by land now or formerly of John Gallugi, one hundred fifty and 49/100 (150.49) feet;
- NORTHEASTERLY: by land now or formerly of said John Gallugi, sixty-seven and 29/100 (67.29) feet;
- SOUTHEASTERLY: by Lot 2 on said plan, by two bounds eighty-five and 86/100 (85.86) feet and twenty-five and 79/100 (25.79) feet;
- SOUTHEASTERLY: by Lot 1 as shown on said plan, sixty and 07/100 (60.07) feet;
- SOUTHWESTERLY: by land now or formerly of Francis W. Whitehead et al, as shown on said plan, one hundred twelve and 24/100 (112.24) feet;
- WESTERLY  
NORTHWESTERLY &  
WESTERLY: by land now or formerly of Patsy R. Gallugi et al, two hundred forty-two and 33/100 (242.33) feet;

All of said boundaries are determined by the Court to be located as shown upon Plan Numbered 31036B, which has been filed with the original certificate of title issued on this decree, the same being compiled from a plan drawn by Geo. E. Hayes, Civil Engineer, dated May 21, 1960 and February 20, 1963 and July 15, 1964, and additional data on file in the Land Registration Office, all as modified and approved by the Court.

Duplicate in Reg. Land.

RECORDED  
12/10/2012  
10:10 AM  
E. J. ...



Said Parcel is shown as Lot 3 on said Plan filed in Book 822, Page 17 with Certificate Number 138367.

The above described land is subject to a Grant of Easement and Right of Way from John Gallugi, et ux, to Patsy R. Gallugi, et ux, Document Number 405861.

For title reference, see Deed filed with the Middlesex South District Registry of Deeds, Land Registration Office as Document Number 825544 as noted on Certificate of Title Number 0188225 found in Book 1071, Page 75.

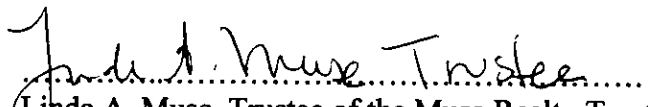
Also, another Parcel of land situated in said Wakefield, being shown as Lot 149B on a plan entitled "Plan of Land, Nahant Street, Wakefield, Mass." Dated Nov. 2, 1968, David E. Beede, C.E., 3 Mt. Vernon Street, Reading, with said plan being recorded with the Middlesex South District Registry of Deeds in Book 11625, Page 352, being bounded and described as follows

- NORTHWESTERLY: by land of William Coscia et ux, shown on said plan as lot 149A, eighty-eight and 33/100 (88.33) feet;
- NORTHEASTERLY: by a portion of lot SIAB, lot SIA3 and lot SIA, as shown on said plan, one hundred eighty (180) feet;
- SOUTHEASTERLY: by a portion of lot W6A and lot W1BA as shown on said plan, ninety-five and 43/100 (95.43) feet; and
- SOUTHWESTERLY: by land now or formerly of Jacinto Cruz, as shown on said plan, one hundred fifty-four and (154.00) feet.

Containing according to said plan, 15.115 square feet, more or less.

For title reference, see Deed recorded with the Middlesex South District Registry of Deeds in Book 42863, Page 17. ✓

Witness my hand and seal this 10<sup>th</sup> day of December, 2012.

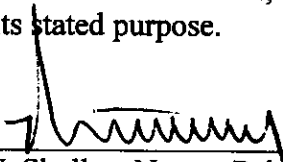
  
Linda A. Muse, Trustee of the Muse Realty Trust



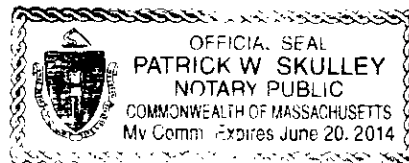
***The Commonwealth of Massachusetts***

Middlesex County

On this 10<sup>th</sup> day of December, 2012, before me, the undersigned notary public, personally appeared Linda A. Muse, Trustee of the Muse Realty Trust, proved to me through satisfactory evidence of identification, which were Massachusetts Driver's Licenses, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Patrick W. Skulley, Notary Public  
My commission Expires: June 20, 2014





Middlesex South Registry of Deeds  
Electronically Recorded Document

This is the first page of the document - Do not remove

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Recording Information

Document Number : 40910  
Document Type : DEED  
Recorded Date : April 02, 2019  
Recorded Time : 01:56:11 PM  
  
Recorded Book and Page : 72411 / 190  
Number of Pages(including cover sheet) : 3  
Receipt Number : 2308960  
Recording Fee (including excise) : \$2,633.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 04/02/2019 01:56 PM  
Ctrl# 297915 13139 Doc# 00040910  
Fee: \$2,508.00 Cons: \$550,000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)



After Recording Return To:  
Law Office of Scott C. Garrant  
5 Middlesex Avenue, Suite 15  
Wilmington, MA 01887

QUITCLAIM DEED

**Anthony M. Gallugi, Trustee of the P&M Gallugi Family Trust, u/d/t dated October 9, 2008 and recorded with Middlesex South Registry of Deeds in Book 52070, Page 250, having a usual address of 41 Bennett Street, Wakefield, MA 01880**

for consideration paid and in full consideration of Five Hundred Fifty Thousand and no/100 Dollars **(\$550,000.00)**

grant to **Kearney Nahant LLC., a Massachusetts limited liability company**, having a usual address at 135 Nahant Street, Wakefield, MA 01880

*with Quitclaim Covenants*

PARCEL No. 1

Beginning at a point ninety (90) feet from the southerly sideline of Nahant Street at the lot corner forming the boundary of land of Joseph and Rose Nappi, Angelo Cardillo and John Gallugi, thence Southerly 72° 11' E by land of Angelo Cardillo, grantee; ninety-one and thirty-four hundredths feet (91.34) feet; thence S 24° 11' W by land of John Gallugi, one hundred twenty and 55/100 (120.55) feet; thence N 51° 44' 20" W along line of wall, one hundred fifteen (115) feet; thence N 38° 15' 30" E by land of Nappi, eighty-five (85) feet, plus or minus to the point of beginning.

Containing 10,357 square feet more or less.

See Plan of Land in Wakefield belonging to John Gallugi, dated October 1952, D.R. Guerra, Civil Engineer, and recorded in Middlesex South District Deeds.

PARCEL No. 2

A certain parcel of land situated on the southerly side of Nahant Street, Wakefield, bounded and described as follows:

NORTHEASTERLY by Nahant Street, eighty-five and 80/100 (85.80) feet;

SOUTHEASTERLY by Lot D on plan hereinafter referred to, one hundred twenty-one and 31/100 (121.31) feet;

SOUTHWESTERLY by land now or formerly of Nappi, ninety-one and 34/100 (91.34) feet; and

Property Address: 119 Nahant Street, Wakefield, MA 01880  
Grantee: 135 Nahant Street, Wakefield, MA 01880



NORTHEASTERLY by Lot 1B, as shown on said plan, ninety (90) feet.

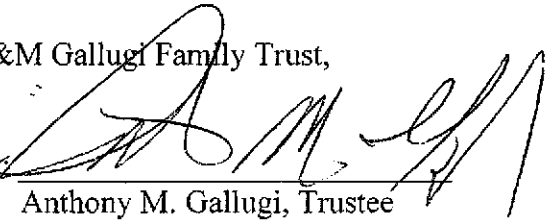
And being shown as Lot E on a plan of land entitled "Redivision of Land in Wakefield, Massachusetts, for Angelo Cardillo, dated June 16, 1951, Dana F. Perkins & Sons, Inc., Civil Engineers and Surveyors, and recorded with Middlesex South District Deeds in Plan Book 7037, Page 405.

Excluding therefrom that portion conveyed by deed from Patsy R. Gallugi and Mary Gallugi to John Gallugi, which deed is dated January 19, 1959 and is recorded with said Registry of Deeds in Book 9740, Page 403, being Parcel "A" shown on the plan entitled "Plan of Land in Wakefield, Mass owned by Patsy R. and Mary Gallugi" dated Oct. 1958, by David E. Beede C.E. Wakefield, which Plan is recorded with said Registry of Deeds as Plan Number 7, of 1961.

I, Anthony M. Gallugi, Trustee, hereby release any and all rights of homestead in the within described premises held by the beneficiaries of the P&M Gallugi Family Trust, and certify, under the pains and penalties of perjury, that there are no other persons who hold or who are entitled to declare an estate of homestead therein.

For Grantor's title, see deed recorded in Middlesex South Registry of Deeds in Book 52070, Page 260.

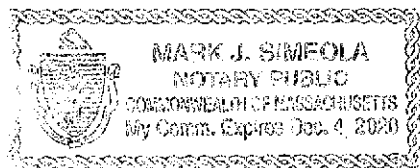
Signed under the pains and penalties of perjury this 2<sup>nd</sup> day of April, 2019.

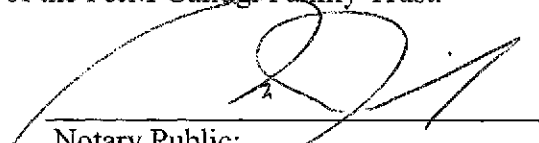
P&M Gallugi Family Trust,  
By:   
Anthony M. Gallugi, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 2<sup>nd</sup> day of April, 2019, before me, the undersigned notary public, personally appeared Anthony M. Gallugi, who proved to me through satisfactory evidence of identification, which was MA Driver's License, to be the persons whose name is signed on the above document and who swore and affirmed to me that the contents of the above document are truthful and accurate to the best of his knowledge and belief and acknowledged to me that he signed said document voluntarily for its stated purpose in his capacity as Trustee of the P&M Gallugi Family Trust.



  
Notary Public:  
My Commission Expires:



I, BARBARA A. GALLUGI

of WAKEFIELD

MIDDLESEX

County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of TWO HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED DOLLARS (\$264,900.00)

grant to JASON W. KEARNEY AND CHRISTINE A. KEARNEY AS HUSBAND AND WIFE TENANTS \* BY THE ENTIRETY.

with quitclaim covenants

of 135 NAHANT STREET

the land in WAKEFIELD

[Description and encumbrances, if any]

05/02/01 3:38PM 01  
000000 #8410

FEE \$1208.40

CASH \$1208.40  
CANCELLED

CAMBRIDGE  
DEEDS REG15  
MIDDLE SOUTH

Witness MY hand and seal this 1ST day of MAY, 2001

*Barbara A. Gallugi*  
BARBARA A. GALLUGI

The Commonwealth of Massachusetts

MAY 1, 2001

MIDDLESEX

SS.

Then personally appeared the above named and acknowledged the foregoing instrument to be

BARBARA A. GALLUGI

HER free act and deed before me

*Lisa A. Gulligan*  
LISA A. GULLIGAN

Notary Public — Justice of the Peace

APRIL 29, 2005

My commission expires

(\* Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969  
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.



the land in Wakefield, Middlesex County, Massachusetts, with the buildings thereon,

~~(HEREIN REFERRED TO AS "THE LAND")~~

said land being shown as Lot C on a plan entitled "Redivision of Land in Wakefield, Mass." for Angelo Cardello" dated June 16, 1951, by Dana F. Perkins and Sons, Inc., duly recorded with Middlesex South District Deeds as Plan No. 1351 of 1951, and bounded:

NORTHEASTERLY by Nahant Street by two dimensions, sixty-three and  $92/100$  (63.92) feet and twenty (20) feet;

NORTHWESTERLY by Lot D as shown on said plan, one hundred fifty and  $51/100$  (150.51) feet;

SOUTHWESTERLY by land of owners unknown, sixty-six and  $82/100$  (66.82) feet; and

SOUTHEASTERLY by Lot B as shown on said plan, one hundred seventy and  $75/100$  (170.75) feet.

Containing 11,973 square feet of land according to said plan.

Subject to encumbrances of record in so far as the same are now in force and applicable.

FOR title, see deed at Book 9021  
Page 121.



**The Residences at Nahant LLC  
246 Andover Street, Suite 301  
Peabody, MA 01960**

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**Purchase and Sales Agreement**

April 3, 2023

Jason W. Kearney, Trustee of  
127 Nahant Street Realty Trust and  
Jason W. Kearney & Christine A. Kearney  
135 Nahant Street  
Wakefield, Massachusetts 01880

**RE: Property located at 127-135 Nahant Street, Wakefield, Middlesex County, MA**

To Whom It May Concern:

I, the undersigned on behalf of The Residences at Nahant LLC, wish to set forth the terms of the acquisition of property located at **127-135 Nahant Street, Wakefield, Middlesex County, MA** (the "Property") more particularly described below. Please accept this as a Purchase and Sales Agreement setting forth the material terms and provisions to Purchase the Property on the terms and conditions set forth herein. This constitutes the final expression of our mutual intent to convey the Property.

It is our intention to enter into a Purchase and Sale Agreement under the following terms and conditions:

1. **Location:** 127-135 Nahant Street, Wakefield, Middlesex County, Massachusetts 01880
2. **Seller:** Jason W. Kearney, Trustee of 127 Nahant Street Realty Trust (127 Nahant Street) & Jason W. Kearney and Christine A. Kearney (135 Nahant Street)
3. **Buyer:** The Residences at Nahant LLC, a Massachusetts limited liability company or its nominee.
4. **Property:** 127 Nahant Street, Wakefield, Middlesex County, Massachusetts 01880 as more particularly described on a Deed recorded with the Middlesex South District Registry of Deeds in Book 60694, Page 240 and



135 Nahant Street, Wakefield, Middlesex County, Massachusetts  
01880 as more particularly described on a Deed recorded with the  
Middlesex South District Registry of Deeds in Book 32796, Page 325.

5. **Purchase Price:**

Nominal, less than \$100.00 subject to the provisions of a mutually agreeable purchase and sale agreement referred to in paragraph 12 below.

6. **Deposits:** None.

7. **Title:** Seller to provide clear and marketable title to the Property, by Quitclaim Deed, free and clear of any and all taxes, liens, and encumbrances of any type whether voluntary or involuntary.

8. **Financing:** None.

9. **Closing:** Closing to occur on or before twenty (20) days after Buyer's receipt of all Approvals outlined below in paragraph 11.A.

10. **Broker Fees:** None.

11. **Permitting/Due Diligence:**

A. APPROVAL PERIOD. Buyer shall have three hundred sixty-five (365) days with three (3) automatic rights of extension of one hundred twenty (120) days each to seek permits and approvals for Buyer's proposed development and/or use of the Property for use as a multifamily, apartment style development for no less than 120 apartment style rental units under the Comprehensive Permit Statute, M.G.L. 40B, §§ 21-23 and 760 CMR 56.00 *et sec.* During such Approval Period, Buyer may seek any and all permits and approvals as Buyer deems necessary in order to proceed with its proposed development (collectively, the "Approvals"), allowing the proposed use and any dimensional relief needed to accommodate such use. .

B. Buyer shall be entitled to seek the Approvals for the intended use and all other required permits and approvals for the intended use, each beyond applicable appeals periods, during the Approval Period as may be extended. In the event that any Approvals are appealed, Seller shall grant Buyer additional time needed to pursue any and all appropriate action to challenge such appeals and obtain final approvals, as applicable. Buyer shall use commercially reasonable efforts to pursue such Approvals in a diligent and timely manner. TIME IS OF THE ESSENCE.



**12. Other Conditions:**

- A. Right of Termination: If Buyer does not obtain the Approvals within the Approval Period, whether pursued or not, or for any other reason determined in Buyer's sole and absolute discretion, Buyer may elect to terminate this Agreement by giving written notice to the Seller at which time all obligations of the parties shall cease and this Agreement and any anticipated future agreements shall be deemed void and without recourse to the parties hereto and Buyer shall obtain the return of any and all deposits tendered.
- B. Included in the sale will be the following: All fixtures, permits, approvals, engineering, surveys, and infrastructure relating to the Property, the benefits of all such items relating to the Property to the extent necessary to develop and occupy the Property.
- C. Within five (5) business days of the full execution of the within Letter of Intent, Seller shall provide Buyer with copies of all of Seller's records with respect to the Property, including but not limited to, all plans, engineering, testing, environmental reports, title, permits, approvals, drawings, and any and all other due diligence relating to the Property as Buyer may reasonably request ("Seller Deliverables").
- D. In the event of any unforeseen delays, the parties agree that they shall bargain in good faith to extend the timelines set out herein, upon mutually satisfactory terms, without derogating from the intent of the within Letter of Intent. Delays which shall require the parties good faith extension shall include any matter set out herein.
- E. The foregoing business terms for this Agreement shall be considered binding by all of the parties hereto under Massachusetts law..
- F. TIME IS OF THE ESSENCE IN THIS AGREEMENT.
- G. This is a legally binding agreement between and among the parties. If not understood consult an attorney.

[signatures on following page]



If this Agreement is acceptable to you, please indicate with your approval below and return it on or before April 10, 2023, failing which this Agreement shall be deemed revoked.

BUYER: The Residences at Nahant LLC

By:   
Peter Pantazelos, Manager

Dated: \_\_\_\_\_

SELLER:

\_\_\_\_\_  
Jason W. Kearney as he is Trustee of 127 Nahant  
Realty Trust as aforesaid

Dated: \_\_\_\_\_

\_\_\_\_\_  
Jason W. Kearney

Dated: \_\_\_\_\_

\_\_\_\_\_  
Christine A. Kearney

Dated: \_\_\_\_\_



If this Agreement is acceptable to you, please indicate with your approval below and return it on or before April 10, 2023, failing which this Agreement shall be deemed revoked.

BUYER: The Residences at Nahant LLC


By: \_\_\_\_\_  
Peter Pantazelos, Manager

Dated: \_\_\_\_\_

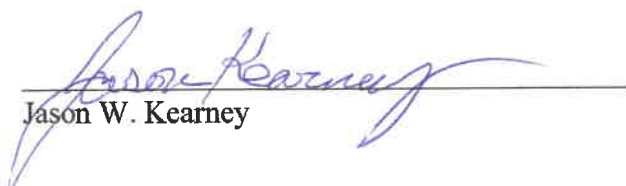
SELLER:  
Kearney Nahant LLC

By:   
Jason W. Kearney, Manager

Dated: 4/10/23

  
Jason W. Kearney as he is Trustee of 127 Nahant  
Realty Trust as aforesaid

Dated: 4/10/23

  
Jason W. Kearney

Dated: 4/10/23

  
Christine A. Kearney

Dated: 4-10-23



## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

#### Section 5: FINANCIAL INFORMATION

*In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.*

Project financial information is on-file with MassHousing.





April 11, 2023

MassHousing  
One Beacon Street  
Boston, MA 02108  
Attn: Paul McMorrow,  
Director of Communications and Policy

RE: Proposed The Residences at Nahant 40B/Comprehensive Permit Development 0, 119,  
127 & 135 Nahant Street, Wakefield, Middlesex County, MA

Dear Mr. McMorrow:

I am writing on behalf of Enterprise Bank & Trust Company in regard to the above referenced development in Wakefield, Massachusetts for the proposed 120 dwelling unit, apartment style rental project to be known as The Residences at Nahant by the Residences of Nahant LLC, a Massachusetts limited liability company, the applicant, for Project Eligibility, developer and prospective borrower. The development is proposed under the Commonwealth of Massachusetts Comprehensive Permit law, M.G.L. c. 40B, §§ 21-23 and supporting regulations at 760 CMR 565.00, et seq.

Based upon our preliminary review of the due diligence materials, we are pleased to inform you of our sincere interest in financing the construction for the project. We believe that the site is ideal for a multi-family, rental, residential community in Wakefield, Massachusetts.

As a member bank of the Federal Home Loan Bank of Boston, we are experienced with the requirements of the New England Fund Program, related funding requirements and with working with MassHousing as the Project Administrator. We have been and continue to be interested in financing projects like this and we remain active and interested in entertaining financing requests for this proposed project, subject to our customary underwriting guidelines and lending parameters. Accordingly, this letter does not constitute a loan commitment for such financing which will be issued after our exhaustive review and approval based upon an acceptable appraisal, favorable credit reports, and other components of the application and underwriting process.

Please feel free to contact me at 978-656-5602 or e-mail me at [Marlene.Hoyt@ebtc.com](mailto:Marlene.Hoyt@ebtc.com) with any questions or if you require any further information.

Very truly yours,  
ENTERPRISE BANK & TRUST COMPANY

Marlene P. Hoyt  
Executive Vice President-  
Construction Lending Director



## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

#### Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

*In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.*

**Development Team:**

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary For Role
The Residences at Nahant	Jason A. Panos	Attorney	Yes	Yes	Yes
The Panos Law Group	Jason A. Panos, Esquire	Attorney	No	No	Yes
Hayes Engineering, Inc.	Anthony Capachietti, PE, P	Consultant - Architect and Engineer	No	No	Yes
SV Design	Thaddeus Siemasko, AIA, I	Consultant - Architect and Engineer	No	No	No
	Dean E. Harrison	Consultant - Financing Package	No	No	Yes
	Peter Pantazelos	Developer	No	No	Yes

**Entities Responsible for Development Tasks:**

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	No	Hayes Engineering, Inc., Anthony Capachietti, PE, Project Manager
Architecture and Engineering	No	SV Design, Thaddeus Siemasko, AIA, President
Construction Management	No	Peter Pantazelos
Finance Package	No	Dean E. Harrison
Local Permitting	No	The Panos Law Group, Jason A. Panos, Esquire

**Affiliated Entities:**

Company Name	Individual Name	Affiliation	Relation



**Previous Applications:**

<b>Project Name:</b>	Nahant Street Development	<b>Filing Date:</b>	09/01/2019
<b>Municipality:</b>	Wakefield		
<b>Subsidizing Agency:</b>	None	<b>Decision:</b>	Withdrawal
<b>Type:</b>	Special Permit	<b>Other Reference:</b>	Wakefield Zoning Board of Appeals



## Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

*(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)*

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

**Signature:** \_\_\_\_\_

**Name:** Peter Pantazelos

**Title:** Manager

**Date:** 04/03/2023



**Dean E, Harrison**  
59 Lockwood Avenue  
Attleboro, MA 02703  
508.813.1388 (cell)

## **SKILL SUMMARY**

Senior manager with extensive experience in real estate development. Skilled in securing federal, state, and local regulatory land-use approvals. Experienced in obtaining financing for multi-family housing and mixed-use developments from financial institutions and investment partners. Excellent background in design, construction, scheduling, and budgeting.

## **EXPERIENCE**

(2015 – Present)

### **Women’s Development Corporation, Providence, RI**

#### ***Director of Real Estate Development***

- Directs daily operations of Wdc’s Development Department which involves the oversight and management of housing and commercial acquisition, development management, financial feasibility, program management as well as federal and state reporting.
- Responsible for all phases of project development from site search and acquisition, to securing funding sources and permitting, through to construction and occupancy
- Reports to the Executive Director regarding the overall Real Estate division, staff management, operational budgets, strategic planning, and reporting to the Real Estate Committee of the Board of Directors
- Secures federal, state and local regulatory land-use approvals.

(2009 -2015)

### **The Neighborhood Corporation, Taunton, MA**

#### ***Executive Director***

- Responsible for the overall administration of the Corporation.
- Directing its daily operation, and executing the directives and policies of the Board.
- Serves as the chief program administrator and project manager, which includes overall management of CDC finance administration, staff management, operational budgets, strategic planning, fundraising and reporting to the Board of Directors.
- Duties include housing and commercial acquisition, development management, financial feasibility, program management as well as federal and state reporting.

(2004 –2015)

### **Dean E. Harrison, Consultant, Warwick, RI**

#### ***Owner***

- Acquire and permit real estate developments in the Commonwealth.
- Negotiate, analyze, and underwrite real estate transactions with various Local, State agencies and financial institutions.
- Provide consulting services to developers, and governmental bodies regarding zoning, financing and monitoring of affordable housing using various State Housing programs.



- Provide consulting to newly form 501 (c) (3) regarding the planning development and financing housing and commercial opportunities.

(1994-2004)

**The Gatehouse Companies, Mansfield, MA**

***Vice President of Development***

- Managed and monitored ongoing real estate division regarding the developing and financing of multi-family housing totaling over \$206 million.
- Negotiated, analyzed, and underwrote real estate transactions for various investment partners and financial institutions.
- Underwrote financing of multifamily housing developments utilizing multiple federal and state housing subsidies.
- Generated narrative and financial reports for distribution to State agencies, financial institutions and equity partners.

(1988-1994)

**Rhode Island Housing and Mortgage Finance Corporation, Providence, RI**

***Assistant Development Officer***

- Review, analyze, and underwrite tax credit proposals seeking resources through the state's competitive funding cycle under its Qualified Allocation Plan.
- Provide technical assistance to developers, property managers, and other quasi-public agencies and governmental bodies regarding program guidelines and industry practices.
- Compile and complete required IRS documentation to ensure accurate and timely compliance with Section 42 of the Internal Revenue Code.
- Perform administrative tasks associated with monitoring program activity to protect the state's annual tax credits allocation.

**EDUCATION**

**UNIVERSITY OF RHODE ISLAND, Kingston, RI**

**Bachelor of Resource Development - May 1987**

Major: Landscape Architecture

**G.P.A. 3.00**

**COMPUTER SKILLS**

**Microsoft Word, Excel, and PowerPoint**



Development List\*

<u>Name/Location</u>	<u>Development Type</u>	<u># of Units</u>	<u>Financing</u>	<u>Development Cost</u>
Anawan School Apts. Rehoboth, MA (Comprehensive Permit)	Multi-family Senior	36	Massachusetts Housing Partnership Commonwealth of Massachusetts	\$11,500,000
Baron Lofts Apts. Taunton, MA	Mixed-use	6 residential/ Office space/Art Gallery	Neighborhood Stabilization Funds GATHC HOME Funds Bristol County Saving Bank	\$1,500,000
Barrington Cove Apts. Barrington, RI	Multi-family Senior	60	Rhode Island Housing and Mortgage Finance Corp.	\$6,422,028
Brook Ave Cooperatives Boston, MA	Multi-family Family	36	MHIC/MHP Commonwealth of Massachusetts City of Boston	\$7,150,000
Cedar Forest Apts. Tampa, FL	Multi-family Family	200	Neighborhood Landing Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$14,597,773
Cherry Hill II Plymouth, MA	Mixed-use	35 Elderly Residential/ 5,000 sqft Office	Massachusetts Housing Partnership Commonwealth of Massachusetts Rockland Trust Bank. Verizion Capital	\$12,162,045
Chestnut Farm Apartments Raynham, MA (Comprehensive Permit)	Multi-family Family	240	MassMutual Commonwealth of Massachusetts John Hancock	\$32,365,000
The Crossings at Indian Run Stuart, FL	Multi-family Family	344	Florida Housing Finance Agency First Union National Bank	\$23,551,018
Dean Street Studios Providence, RI	Enhanced SRO Under Construction	51	Rhode Island Housing Coastway Bank Federal Home Loan Bank	\$9,036,326
Franklin Commons Apartments Franklin, MA (Comprehensive Permit)	Multi-family Family	96	MHIC/MHP Commonwealth of Massachusetts John Hancock	\$14,315,000
The Groves Middleborough, MA (Comprehensive Permit)	Multi-family (Condominiums)	52	Rockland Trust Bank.	\$11,846,421
Nantucket Bay Apartments Temple Terrace, FL	Multi-family Senior	180	First Housing Development Corp. Florida Housing Finance Corp. Hillsborough County	\$12,488,918
Newport Landing Apartments Tampa, Florida	Multi-family Family	122	Neighborhood Lending Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$11,614,343
The Preserve Walpole, MA (Comprehensive Permit)	Multi-family Family	300	MassHousing Commonwealth of Massachusetts	\$44,859,138
The Residences at the Grove Middleborough, MA (Comprehensive Permit)	Multi-family Family	36	Massachusetts Housing Partnership Commonwealth of Massachusetts Rockland Trust Bank. J.P Morgan	\$7,485,000
The Rosemary Village Scattered Sites West Palm Beach, FL	Family (Single Family Homes)	53	First Housing Development Corp. City of West Palm Beach	\$6,247,838
Sajda Gardens West Boylston, MA (Comprehensive Permit)	Multi-family Family	80	Massachusetts Housing Partnership Middlesex Saving Bank	\$10,889,366
Shannock Falls Scattered Sites Richmond/Charlestown, RI	Multi-family Family (Under construction)	43	Rhode Island Housing Citizens Bank CREA Equity	\$15,607,223
Shoe Shop Place Middleborough, MA (Comprehensive Permit)	Multi-family Family (Under construction)	25	Massachusetts Housing Partnership Commonwealth of Massachusetts Bank of America	\$9,615,930
Somerset Woods Dighton, MA (Comprehensive Permit)	Multi-family Mixed Income (Permitted)	240	Massachusetts Housing Partnership	\$10,854,366
Springbrook Commons Apts. West Palm Beach, FL	Multi-family Family	144	Boston Capital Mortgage Corp. Florida Housing Finance Agency	\$10,569,860



Williams Landing Apartments Tampa, FL	Multi-family Family	144	Neighborhood Lending Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$11,323,337
Willis Apartments New Bedford, MA	Multi-family Veterans (Under construction)	30	Commonwealth of Massachusetts CEDAC	\$9,129,511
Willow Trace Apartments Plainville, MA (Comprehensive Permit)	Multi-family Family	88	First Union National Bank Commonwealth of Massachusetts	\$10,506,202
<b>Totals</b>		<b>2,641</b>		<b>\$315,636,643</b>

#### HISTORIC PROPERTIES

<u>Name/Location</u>	<u>Resident Profile</u>	<u># of Units</u>	<u>Financing</u>	<u>Development Cost</u>
Barrington Cove Apartments Barrington, RI	Multi-family Senior	60	Rhode Island Housing and Mortgage Finance Corp	\$ 6,422,028
Carlton Court Apts Providence, RI	Multi-family Senior	46	Rhode Island Housing and Mortgage Finance Corp	\$ 2,492,979
Clarke School Apartments Newport, RI	Multi-family Senior	56	Rhode Island Housing and Mortgage Finance Corp	\$ 5,499,605
<b>Total</b>		<b>162</b>		<b>\$14,414,612</b>

Note: \*Involved in the various phase of development - acquisition, permitting, financing and construction of the development.

#### COMPLETED SITE APPROVALS - Consultant

<u>Name/Location</u>	<u>Resident Profile</u>	<u># of Units</u>	<u>Subsidizing Agency</u>
Brookview Estates Mendon, MA	Homeownership	18	MassHousing
Burns Ave Walpole, MA	Homeownership	36	MassHousing
Geoffrey Park Holliston, MA	Homeownership	24	MassHousing
Goodridge Brook Estates Lancaster, MA	Homeownership	56	MassHousing
Goodridge Brook Estates Lancaster, MA	Rental	96	MassHousing
Southmeadow Village Sterling, MA	Homeownership	18	MassHousing
		<b>248</b>	

#### SPECIALIZED HOUSING - NON-PROFIT

The Arc of Fall River Scattered Sites	Special needs	19	MassHousing, DMH, DMR	\$ 1,645,000
Cape Head injured Person's Housing Hyannis, MA	Head Injury	20	MassHousing, HIF, AHTF Bank North	\$ 1,956,000
		<b>39</b>		<b>\$3,601,000</b>

#### MASSACHUSETTS HOUSING PARTNERSHIP 40B Technical Assistancess

<u>Community</u>	<u>Retained by:</u>	<u>Community Type</u>
Northborough	MHP	Condominiums
Scituate	MHP	Condominiums
Hingham - 2 projects	MHP - 1, Town - 1	Condominiums
Grafton - 3 projects	MHP - 1, Town - 2	Condominiums
Duxbury	MHP	Condominiums
Douglas	MHP	Condominiums
Yarmouth	MHP	Condominiums
Berkley	MHP	Condominiums
North Dartmouth	MHP	Condominiums
Hamilton	Town	Condominiums
Lynnfield	Town	Condominiums



**Anthony M. Capachietti**  
**Project Manager**

**EDUCATION:**

NORTHEASTERN UNIVERSITY, Bachelor of Science in Civil Engineering, 2000  
TUFTS UNIVERSITY, Master of Science in Civil Engineering, Candidate  
UNIVERSITY OF MASSACHUSETTS, Course in Hydric Soils  
UNIVERSITY OF MASSACHUSETTS, Courses in Soils Evaluation

**PROFESSIONAL STANDING:**

EIT, Massachusetts

**EXPERIENCE:**

Twenty years of civil engineering design and construction experience, including management of municipal water distribution systems; ten years as an employee of Hayes Engineering, Inc.

Projects include water and sewer pumping station designs and sewage disposal designs, hydraulic analysis, environmental impact reports, site designs and subdivisions.



Hayes Engineering, Inc.  
603 Salem Street  
Wakefield, Massachusetts 01880  
p. 781.246.2800 f. 781.246.7596  
[www.hayeseng.com](http://www.hayeseng.com)



**PETER J. OGREN  
CIVIL ENGINEER  
PROFESSIONAL LAND SURVEYOR**

**EDUCATION:**

NORTHEASTERN UNIVERSITY, Bachelor of Science in Civil Engineering, 1969  
TUFTS UNIVERSITY, Master of Science in Civil Engineering, 1972  
UNIVERSITY OF MASSACHUSETTS, Course in Hydric Soils, June 1991  
UNIVERSITY OF MASSACHUSETTS, Courses in Soils Evaluation, 1995

**PROFESSIONAL STANDING:**

Registered Professional Engineer, Massachusetts  
Registered Professional Engineer, New Hampshire  
Registered Professional Engineer, Maine  
Professional Land Surveyor, Massachusetts  
American Society of Civil Engineers - Member

**BUSINESS AFFILIATIONS:**

President, Hayes Engineering, Inc., Wakefield, MA  
Chairman of the Board, StreetScan, Inc., Burlington, MA

**EXPERIENCE:**

Over fifty years of civil engineering design and construction experience, including two years as project engineer at New Seabury on Cape Cod; eighteen years as engineering coordinator at Hayes Engineering, Inc., and over thirty years as President of Hayes Engineering, Inc.

Projects include structural design of numerous apartment buildings, water and sewer pumping station designs and sewage disposal designs, hydraulic analysis, environmental impact reports, site designs and subdivisions.

**AWARDS AND ACTIVITIES:**

Cooperative Education Award, Northeastern University (1969)  
Alumni Award for Professional Promise, Northeastern University (1969)  
Guest Speaker Award, Massachusetts Association of Bank Counsels (1985)  
Guest Speaker - Graduate School of Civil Engineering, Northeastern University (1992)  
Seminar Presenter on Wetlands Regulations, Massachusetts Home Builders (1987)  
Chairman - The National Council, Northeastern University (1993-1995)  
Corporate Member - Northeastern University, Boston, Massachusetts (1996 - present)  
Industrial Advisory Board, Northeastern University (2000 – present)  
Capstone Course Instructor, Northeastern University (2000, 2001)



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**JASON A. PANOS**  
246 Andover Street, Suite 301  
Peabody, Massachusetts 01960  
(978) 406-9979  
E Mail: [jpanos@panos-law.com](mailto:jpanos@panos-law.com)

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#### EDUCATION

**Suffolk University Law School, Boston, Massachusetts: J.D. Class of 1999**

**Honors:** *Dean's List*

*Suffolk Transnational Law Review:* Staff Member, 1997-1998

*Recipient:* Jurisprudence Award for Academic Excellence in Securities Regulations

*Honorable Mention:* First Year Legal Brief Section Competition

**Boston College, Chestnut Hill, Massachusetts: A.B., Political Science/Economics, May 1992**

**Honors:** *Dean's List*

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#### LEGAL EXPERIENCE

**The Panos Law Group: *Principal/Real Estate/Transactions Attorney, Est. 2015 – Present***

- Counsel and represent lending institutions engaged in all aspects of sophisticated, multi-state, secured lending involving commercial real estate and asset based transactions which representation includes, due diligence review and coordination, opinion review and negotiations, loan document drafting and negotiations, all aspects of title review and resolution, and all aspects of Uniform Commercial Code records review and resolution.
- Counsel and represent private and public sector clients in all aspects of real estate dispositions, leases, public contracts, including procurement, construction and design/build contracts, complex title resolution and general municipal law matters.
- Counsel and represent private and public sector clients with regard to land use, environmental, planning, zoning, licensing, permitting, sub-divisions and variances including matters under M.G.L. Chapters 40A, 40B, 40R and 41 sections 81K-81GG.
- Counsel and represent private clients in all forms of complex, commercial secured lending including real estate mortgages and asset based transactions for institutional, public and private lenders.
- Counsel and represent clients in negotiation of sophisticated commercial construction and services contracts and subcontracts, including solid waste agreements, Brownfields Covenant Not To Sue Applications, Federal Consent Decrees and Records of Decision and full range of real estate development agreements, restrictions and encumbrances.

**Kopelman and Paige, P.C., Boston, MA: *Real Estate/Transactions Attorney, 2012 – 2015***

- Counsel and represent public sector clients in all aspects of real estate dispositions, leases, public contracts, including procurement, construction and design/build contracts, complex title resolution and general municipal law matters.
- Counsel and represent private clients in all aspects of acquisition, sales, financing, leasing and development of commercial, residential and mixed-use real estate projects including appropriate entity formation, complex title resolution, project financing.
- Counsel and represent private and public sector clients with regard to land use, environmental, planning, zoning, licensing, permitting, sub-divisions and variances.
- Counsel and represent private clients in all forms of complex, commercial secured lending including real estate mortgages and asset based transactions for institutional, public and private lenders.
- Counsel and represent clients in negotiation of sophisticated commercial construction and services contracts and subcontracts, including solid waste agreements, Power Purchase Agreements; Agreements pursuant to Massachusetts Procurement Act (M.G.L. c. 30B) and Construction and Design of Public Facilities; Brownfields Covenant Not To Sue Applications, Federal Consent Decrees and Records of Decision and full range of real estate development agreements, restrictions and encumbrances.



**Bernkopf Goodman LLP, Boston, MA:** Commercial Real Estate Attorney, 2011

- Represent clients in all aspects of buying, selling and financing of commercial real estate including representation in purchase of distressed paper, appropriate single purpose entity formation, complex title resolution, due diligence, drafting and negotiation of transaction and due authority documents, opinions, and negotiation of lender documentation.

**Devine, Millimet & Branch, P.A., Andover, MA:** Commercial Transactions Attorney, 2006 – 2010

- Counsel and represent clients in land use, environmental and zoning matters including matters under M.G.L. Chapters 40A, 40B, 40R and 41 sections 81K-81GG (the “Subdivision Control Law”).
- Counsel and represent lending institutions engaged in all aspects of sophisticated, multi-state, secured lending involving commercial real estate and asset based transactions which representation includes, due diligence review and coordination, opinion review and negotiations, loan document drafting and negotiations, all aspects of title review and resolution, and all aspects of Uniform Commercial Code records review and resolution.
- Counsel and represent lender clients in complex loan work outs and mortgage foreclosures.
- Counsel and represent telecommunications clients regarding obtaining all permits, licenses and variances for the placement of cell towers pursuant to the Federal Telecommunications Act of 1996.
- Counsel and represent clients in all aspects of buying, selling, financing, leasing, holding and management of commercial real estate including appropriate entity formation, complex title resolution; drafting and negotiation of transaction documents, leases, zoning and due authority documents, opinions; negotiation of lender documentation; and drafting of condominium formation and other real estate entity ownership documentation.
- Counsel and represent clients in negotiation of commercial construction and services contracts and subcontracts.

**Brecher, Wyner, Simons, Fox & Bolan, LLP, Newton, MA:** Real Estate Attorney, 2002 – 2006

- Provide legal representation to lending institutions engaged in all aspects of commercial real estate lending.
- Represent clients in all aspects of buying, selling and leasing of real estate including drafting and negotiation of purchase and sales agreements, leases, zoning and due authority and transaction documents.
- Represented clients in land use and zoning matters.

**The Plunkett Law Firm, P.C., Salem, MA:** Associate/Law Clerk, 1999 – 2001

- Represent lending institutions including research and review of titles, resolving title issues and closing real estate conveyances for north shore residential conveyance practice.
- Assisted senior counsel with zoning and land use matters which assistance included representing clients before municipal boards for relief from local zoning requirements under M.G.L. chapter 40A and approvals under the Subdivision Control Law.
- Represented clients in real estate litigation involving the trial, negotiation, and/or settlement of disputes.

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**PROFESSIONAL STATUS**

Admitted to the Massachusetts Bar.

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**INTERNATIONAL EXPERIENCE**

**Japan Exchange and Teaching Program, Karatsu, Japan: *English Language Consultant, 1994-1996***

- Assisted in the development of English language instruction in the Karatsu City middle school system which included creating and organizing the Karatsu Homestay Program; a city sponsored, annual program bringing 22 Japanese students and teachers to Boston, Massachusetts annually.



### **COMMUNITY SERVICE/AFFILIATIONS**

- Peabody Zoning Board of Appeals, Chair. (2010-2014)
  - Peabody Rent Control Board (2014-2016)
  - Peabody Main Streets, Inc., Vice President
  - Democratic Candidate for Governor's Council (2010)
  - Real Estate Bar Association.
  - Massachusetts Bar Association.
  - Lorman Education Series Faculty (2002-2008).
-



**JASON A. PANOS**  
The Panos Law Group  
246 Andover Street, Suite 301  
Peabody, Massachusetts 01960  
(978)406-9979  
jpanos@panos-law.com

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## **REPRESENTATIVE MATTERS**

Environmental/Land Use/Real Estate: Represent municipality in re-use of environmentally distressed property designated for use for a senior center and police station utilizing the Massachusetts Brownfields “Covenant Not To Sue” program and also involving complex and extensive negotiations with designated “Potentially Responsible Parties”, the U.S. Environmental Protection Agency and Massachusetts Department of Environmental Protection regarding performance of responsibilities under Grants of Environmental Restrictions and Easements and other instruments in addition to those obligations required under the “Record of Decision” and the “Consent Decree”.

Environmental/Land Use/Real Estate: Represent developer in project to redevelop environmentally distressed land allowing for mixed use.

Land Use/Transactions: Represent private developer in acquisition, financing, development and construction contract management for 38 unit condominium project in South Boston on challenging property involving significant title clearing issues and negotiations with various State and municipal offices, departments and agencies allowing for development to proceed.

Land Use/Transactions: Represent historic preservation developer re-purposing multiple Boston properties of historic significance in sophisticated real estate transactions and also obtaining necessary zoning/land use permits, licenses, and relief from City of Boston agencies.

Land Use/Transactions: Represented prominent Merrimack Valley college in various land use matters and real estate dispositions.

Land Use: Successful representation of Asphalt/Brick/Concrete (“ABC”) Company with over 20 employees which company was under imminent threat of closure by the local building inspector. Representation included obtaining permits for relief before various town boards, federal and state agencies, coordinating task schedules, due diligence research.

Article 97 Disposition: Represented quasi-public water district in land swap with town Conservation Commission involving Massachusetts Constitution prescribed process. Coordinated all aspects of transaction among parties including creating transaction structure, presentation at town meeting, drafting and coordinating filing of State enabling act legislation and presentation before various town boards.

Purchase of Land Subject to Subdivision Control: Represent client in “as-is” purchase of incomplete subdivision with title matters regarding permit to construct on former railroad right of way (M.G.L c. 40 s. 54A); unexecuted abutter agreements and easements necessary to complete process. This matter is currently pending and I am working with the client to bring outstanding matters to conclusion.

Phased Condominium Development: Represented client in formation of a phased, commercial condominium development. Also involved in title clearing matters.



40B Development: Represented client in successful permitting of 40B project on environmentally challenging site.

\$5,850,000 Municipal Improved Land Transaction: Represent Town in complex purchase of tenanted building for location of new Town Hall including facilitating Town Meeting approvals and Board of Selectmen authorizations.

\$41,000,000.00 Senior Credit Facilities Loan Transaction: Assisted in representation of borrower client for multi-state refinance loan transaction secured by real property and company assets. Coordinated lender required due diligence; drafted due authority/zoning opinion letters; reviewed loan documents.

\$16,250,000.00 Commercial Real Estate Mortgage Loan Transactions: Assisted in representation of borrower client in mortgage transactions secured by real property and assets including draft of due authority and zoning opinion letters; preparation of title policies; negotiation of loan documents.

\$13,950,000.00 Commercial Real Estate Multi-Property Acquisition: Assisted in representation of client in purchase and finance of several multi-family properties and assets.

\$15,000,000.00 SBA 504 Loan Transaction: Represented Massachusetts public finance agency lender in transaction involving SBA 504 Loan facility secured by distressed "Brownfields" property.

\$3,000,000.00 Massachusetts Development Finance Agency Recovery Zone Facility Bond Transaction: Assisted in representation of borrower client in loan transaction involving distressed property underwritten using public finance bonds.

\$10,000,000.00 Construction Loan Transaction Participation: Represented lender participant in complex construction loan facility to a well-established Merrimac Valley credit union using funds to purchase and construct headquarters on environmentally distressed site. Drafted and negotiated participation agreement on client's behalf, reviewed and negotiated transaction documents, coordinated real estate due diligence, including DEP matters, on behalf of lender.

\$4,800,000.00 Construction Loan Transaction: Represented lender in construction loan facility for development of Beacon Hill Condominium project. Coordinated all aspects of closing.

\$3,000,000.00 Land Acquisition and Construction Contract: Represented national green house supplier in purchase of New York land for placement of manufacturing and storage facility with simultaneous negotiation of construction contracts for facility construction. Representation also included negotiating loan documents on finance transaction secured by property in several states, coordinating all aspects of purchase and project due diligence and title coordination.

\$3,500,000.00 Sale of North End Property: Represented client in successful sale of N. End property involving complex title clearing and probate issues requiring relief from the Land Court.

Workout/Foreclosure: Represented lender client in extensive analysis of the merits of proceeding with workout versus foreclosure on partially constructed 200+ unit condominium. Coordinated foreclosure preparations and all aspects of due diligence including comprehensive title review, review of municipal permits, loan documents and condominium documents to resolve lender liability issues and consumer protection implications under M.G.L. c. 183A s. 22.



Leasing: Represent prominent Merrimack Valley mutual bank to draft and negotiate retail, long-term lease sharing space with nationally recognized pharmacy chain.

Leasing: Represent tenant in leasing and land use matters to seek relief to allow for use of land for nationally recognized doughnut chain franchise.

Leasing: Represent landowner to draft and negotiate long term lease arrangement to nationally recognized fast-food franchisee containing build to suit and 3 x net provisions.

Leasing: Represent start up software company in lease of downtown Boston office space.

Telecommunications Facility Placement/Leasing: Represented various mobile telecommunications companies in successful land use permitting for placement of telecommunications facilities throughout Massachusetts avoiding costly Federal litigation and negotiations for property acquisition/leasing for telecommunication facilities placement.

Transactions/Real Estate: Represent municipality to negotiate significant modifications to complex solid waste services operating agreement and ground lease.

Construction Contract Review and Negotiation: Represented prominent Merrimack Valley college in review and negotiation of contracts with architect, engineer and general contractor/project coordinator for construction and renovation of academic buildings and dormitory.

Contractor Representation: Represented contractor client in drafting of template construction contracts for use with subcontractors. Negotiated various project contracts on client's behalf.

Construction Contract Dispute: Represented sub-contractor in complex dispute over payment on failed residential condominium project pursuant for which the client received substantial recovery. The matter involved coordination of settlement and negotiation of competing interests with counsel for other contractors including the project general contractor.

Asset Sale: Assisted in representation of regional petroleum company in the sale of Massachusetts gas station real estate assets involving resolution of various Massachusetts DEP, title 5, local conservation commission and title issues.





## PROFILE

Peter Pantazelos is a restaurateur, commercial and residential developer with a proven track record of successful developments and revitalization projects in Massachusetts, New Hampshire, and Florida

# PETER PANTAZELOS

The Atlantic Bay View Residences

## REPRESENTATIVE PROJECTS

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### **Alto Suites**

41 Cross Street, Peabody, MA  
Over 36,000 sf. mixed-use development including the buildout of a restaurant, office space, and 28 apartment units adjacent to the North Shore Mall. Construction of all appurtenances, amenities, and infrastructure on a topographically challenging site.

### **Daniela's Cafe**

78 Holton Street, Danvers, MA  
18,000 sf. mixed-use development consisting of a café style restaurant, marketplace and 13 apartment units

### **Giblees Plaza**

85-87 Andover Street, Danvers, MA  
65,000 sf. of retail commercial space along Route 114

### **Pellana Prime Steakhouse**

9 Rear Sylvan Street, Peabody, MA  
The North Shore's premium steakhouse and Wine Spectator Award of Excellence Winner for the years of 2009 through 2018

### **246 Andover Street, Peabody, MA**

12,000 sf. of commercial and office space

### **260 Andover Street, Peabody, MA**

12,000 sf. of commercial retail space

Various other single and multi-family developments in Massachusetts, New Hampshire and Florida

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*Design Philosophy*

For three decades, SV Design has built a reputation — from Boston’s North Shore to Cape Cod and beyond — for spaces of character and integrity. Founded by principals Thaddaus S Siemasko and Jean Verbridge, our multidisciplinary team engages closely with owners to identify opportunities, anticipate challenges, and steward projects from site planning to the details of construction.

SV Design specializes in beautiful and functional spaces that transform lives through exceptional design. Each project is refined by our client’s vision for success, their programmatic needs, and their aspirational goals. That is why our portfolio is as diverse as our clientele.

**Established**

1987

**Project Types**

- Academic
- Corporate
- Hospitality
- Multi-Family
- Non-Profit
- Residential New Construction
- Residential Renovation
- Master Planning

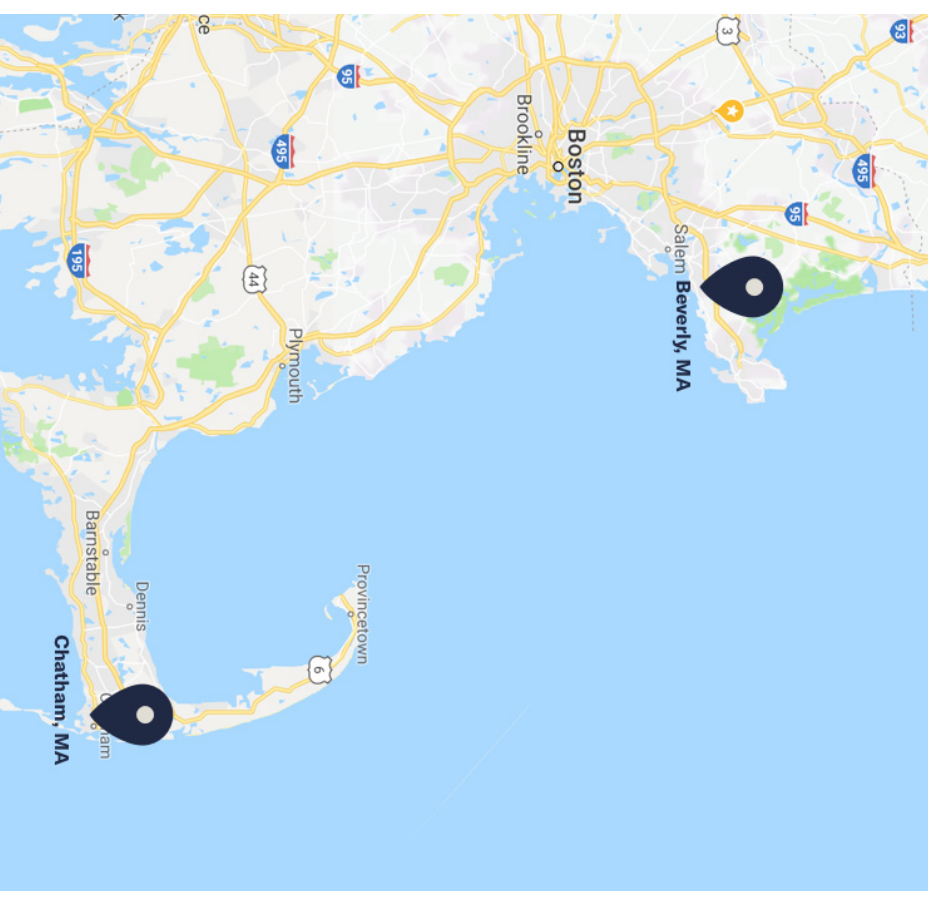
**Services**

- Architecture
- Consulting
- Furnishings
- Fixture and Finish Fit Out
- Interior Design
- Procurement
- Site Planning

**Referrals & Repeat Clients**

Over 92%

# FIRM PROFILE



*Contact*

**BEVERLY**

126 Dodge Street  
Beverly, MA 01915

**CHATHAM**

693 Main Street  
Chatham, MA 02633

*Information:*

978.927.3745

508.348.5485

[svdesign.com](http://svdesign.com)

Architecture • Interiors





DESIGN



## Thaddeus S Siemasko, AIA

### Principal

Thad founded the firm's architecture practice in 1987 with a driving passion to create exceptional structures for living, learning and work. The projects he designs are timeless in style, highly functional, thoughtfully placed in the landscape and carefully woven into the fabric of their communities. Thad's experience spans a wide range of project types and purposes, including academic institutions, commercial facilities, and single- and multi-family residences. He is a Beverly resident who plays an active role in the North Shore business community and serves on local boards. Thad's idea of unwinding is tackling house projects at his cottage in Wellfleet.

### Relevant Project Experience

- **Harborlight Community Partners**  
–Anchor Point, Affordable Family Housing  
Beverly, Massachusetts
- **Harborlight Community Partners**  
–Boston Street Crossing, Affordable Housing  
Salem, Massachusetts
- **Harborlight Community Partners & Beacon Communities**  
–Briscoe, Mixed-Use, Affordable Housing  
Beverly, Massachusetts
- **Harborlight Community Partners**  
–Firehouse Place, Affordable Housing  
& Food Pantry  
Hamilton, Massachusetts
- **Harborlight Community Partners**  
–Harborlight House, Assisted Living  
Beverly, Massachusetts
- **Harborlight Community Partners**  
–Maple Woods, Senior Housing  
Wenham, Massachusetts
- **Harborlight Community Partners**  
–Pigeon Cove Ledges, Affordable  
Senior Housing  
Rockport, Massachusetts
- **Beverly Crossing**  
–Canvas, Mixed-Use, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**  
–Link at 480, Mixed-Use, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**  
–The Flats at 131 Rantoul, Mixed-Use,  
Apartments  
Beverly, Massachusetts
- **Beverly Crossing**  
–Depot Two, Mixed-Use, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**  
–Mckay School, Apartments  
Beverly, Massachusetts
- **Amesbury Mill Conversion**  
–Riverwalk, Apartments  
Amesbury, Massachusetts
- **The Cabot Performing Arts Center**  
Beverly, Massachusetts
- **First Presbyterian Church Northshore**  
Ipswich, Massachusetts

### Professional Affiliations

American Institute of Architects (AIA)  
 Certified by National Council of Architectural  
 Registration Boards (NCCARB)  
 Registered in MA, ME,  
 NH, VT, NY, RI, VA, and FL

### Community Involvement

Vice Chair/Vice President,  
 Cabot Performing Arts Center  
 Beverly Rotary Club,  
 President 2011–2012

### Education

Harvard Graduate School of Design,  
 Alumnus AWPDP 2012  
 Master of Business Administration,  
 Boston University, High Honors

Master of Architecture,  
 University of Michigan,  
 Highest Honors  
 Bachelor of Science,  
 Architectural Engineering,  
 Wentworth Institute of Technology

Beverly Regional YMCA  
 Board of Directors, past member  
 Beverly Main Streets Board  
 of Directors, past member  
 City of Beverly Building Commission,  
 past member





DESIGN



## Raymond Dodge

### *Director of Architecture*

Raymond Dodge has close to six decades of experience in architecture encompassing commercial, mixed-use, multi-family, affordable housing, academic, residential, and corporate projects. Ray is involved in every aspect of architectural planning and oversees technical phases of the firm's enterprises.

#### Relevant Project Experience

- **Harborlight Community Partners**
  - Anchor Point, Affordable Family Housing  
Beverly, Massachusetts
- **Harborlight Community Partners**
  - Turtle Creek, Senior Housing  
Beverly, Massachusetts
- **Beverly Crossing**
  - McKay School, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**
  - The Flats at 131, Mixed-Use, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**
  - Link 480, Mixed-Use, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**
  - 211 Rantoul Street, Mixed-Use, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**
  - Enterprise Apartments, Mixed-Use  
Beverly, Massachusetts
- **Greenfield Acres, Senior Housing**
  - Greenfield, Massachusetts
- **First Church in Wenham**
  - Wenham, Massachusetts
- **First Presbyterian Church**
  - Ipswich, Massachusetts
- **Beverly Bootstraps**
  - Beverly, Massachusetts
- **Endicott College**
  - Peter Frates Hall, Student Housing  
Beverly, Massachusetts
- **Sterling YMCA**
  - Beverly, Massachusetts
- **Cape Ann YMCA**
  - Gloucester, Massachusetts
- **YMCA**
  - Cabot Street, Affordable Housing  
Beverly, Massachusetts
- **Brookwood School**
  - Manchester-by-the-Sea, Massachusetts

#### Education

Bachelor of Science,  
Architectural Engineering,  
Wentworth Institute of Technology





DESIGN



# Krista Broyles, AIA, LEED AP

*Senior Project Manager, Architect*

Krista Broyles joined SV Design with over a decade of experience in commercial, institutional and multi-family senior living projects. Now, more than five years with SV Design, her work extends from Massachusetts to Southern Arizona, with her experience encompassing project design, coordination, client relations, and construction administration. Through her understanding of project needs and strong communication skills, Krista aids in developing innovative design solutions and enjoys collaborative team settings. She enjoys positively impacting her local community by providing creative and functional architecture while maintaining positive and long-lasting relationships with clients and team members alike.

## Relevant Project Experience

- **Beacon Communities & Harborlight Community Partners**
  - Briscoe Village for the Living and the Arts, Mixed-Use, Affordable Housing  
Beverly, Massachusetts
- **Harborlight Community Partners**
  - Anchor Point, Affordable Family Housing  
Beverly, Massachusetts
- **Harborlight Community Partners**
  - Maple Woods, Senior Housing  
Wenham, Massachusetts
- **Harborlight Community Partners & YMCA**
  - Cabot Street Housing, Affordable Housing  
Beverly, Massachusetts
- **Harborlight Community Partners**
  - Hardy Street, Affordable Housing  
Beverly, Massachusetts
- **Harborlight Community Partners**
  - Boston Street Crossing, Affordable Housing  
Salern, Massachusetts
- **Harborlight Community Partners**
  - Harborlight House, Assisted Living  
Beverly, Massachusetts

- **Harborlight Community Partners**
  - Turtle Creek, Affordable Senior Living  
Beverly, Massachusetts
- **Congress Companies**
  - Greenfield Acres, Senior Housing  
Greenfield, Massachusetts
- **Beverly Crossing**
  - McKay School, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**
  - The Flats at 131, Mixed-Use, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**
  - Link 480, Mixed-Use, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**
  - Canvas, Mixed-Use, Apartments  
Beverly, Massachusetts
- **Beverly Crossing**
  - Depot Two, Mixed-Use, Apartments  
Beverly, Massachusetts
- **Care Dimensions**
  - Lincoln Hospice  
Lincoln, Massachusetts

## Professional Affiliations

- American Institute of Architects (AIA)
- Leadership in Energy and Environmental Design (LEED) Accredited Professional
- Certified by National Council of Architectural Registration Boards (NCARB)
- Registered in MA and AZ

## Education

- Bachelor of Architecture,  
Roger Williams University





DESIGN

## Briscoe Village for the Living & the Arts

### PROJECT TYPE

Multi-Family  
Affordable Senior Housing and Live/  
Work Artist Studios

### LOCATION

Beverly, Massachusetts

For many years, the Briscoe Middle School was a vibrant school in Beverly, MA with a lengthy history. With the opening of the new Beverly Middle School, there was no longer a need for the facility. Beacon Communities and Harborlight Community Partners are developing the property and enlisted SV Design to design the conversion of the middle school. The building will house 85 affordable senior housing units with six live/work artist studios. Common areas will be shared throughout. The community of Beverly will have access to the restored theater, grass fields, and turfbowl. The project will be sensitive to the history of the building and will be a LEED Silver Certified.







DESIGN

## The Flats at 131

### PROJECT TYPE

Multi-Family  
Mixed-Use, Apartments

### LOCATION

Beverly, Massachusetts

The Flats at 131 represents the best of urban living. Just steps from the Beverly Commuter Rail Station, the mixed-use complex adds to the momentum of the emerging neighborhood with 72 one- and two- bedroom units and street-level retail and restaurant space. In addition to private balconies and state-of-the-art appliances, resident amenities include a community kitchen, exercise room, roof deck for gatherings, DIY pet spa, on-leash courtyard, outdoor patio for grilling, bicycle storage, bicycle repair shop, and parking garage. With easy access to restaurants, shopping, and artists' studios, the complex is designed for convenience while fostering the growing urban hub.







# DESIGN

## Canvas

### PROJECTTYPE

Multi-Family  
Mixed-Use, Apartments

### LOCATION

Beverly, Massachusetts

Beverly's Rantoul Street has been revitalized over the last few years with projects like SV Design's The Flats at 131 Rantoul and Link at 480. An up and coming project for both Rantoul Street and SV is the new construction of two mixed-use buildings at Ford 211 Rantoul. Each building will house retail spaces at the street level with several stories of residential units above. Ford 211 Rantoul will be located a few blocks from the Beverly Depot Commuter Rail Station and adjacent to one of Beverly's primary civic centers. There will be 126 total units between the two buildings with 98 units in one and 28 units in the other.







## DESIGN

Tenants will be able to enjoy a mix of amenities ranging from a large fitness and adjacent yoga studio to a top floor sky lounge with views of the water. Although two separate buildings, they were both designed with similar architectural features, including cornices lines, and overall building language to complement each other and create a harmonious streetscape. Both buildings will be built of modular wood construction on top of a podium structure, which will reduce the construction schedule and allow for an earlier completion date.







DESIGN







DESIGN









## **Figure 6.2**

The Applicant principals have assembled a Development Team with significant experience permitting and developing multi-family housing pursuant to G.L. c. 40B in various communities throughout the Commonwealth of Massachusetts and has access to other professionals to assist in developing an Affirmative Fair Housing Marketing Plan for the proposed units under the Application once a Comprehensive Permit is issued by the Town of Wakefield Zoning Board of Appeals.

In that regard, please refer to the Development Team Resumes provided in Figure 6.1 for more information.



### **Figure 6.3**

The Applicant principals have assembled a Development Team with significant experience permitting and developing multi-family housing subject to the Fair Housing Act and has access to other professionals to assist in developing an Affirmative Fair Housing Marketing Plan for the proposed units under the Application once a Comprehensive Permit is issued by the Town of Wakefield Zoning Board of Appeals.

Also, as evidenced by the Enterprise Bank & Trust Company letter of interest, provided with the Application, the Applicant has access to capital to assist in developing the Property subject to the Application.

In that regard, please refer to the Development Team Resumes provided in Figure 6.1 for more information.



**Figure 6.4**  
**Applicant's Certifications**  
**Additional Information**

None.



**Certification and Acknowledgement**

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

*(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)*

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: 

Name: Peter Pantazelos

Title: Manager

Date: 04/03/2023



Figure 6.6  
Previous Development Efforts

The Property Ownership group consisting of Kearney Nahant LLC (119 Nahant Street); 127 Nahant Realty Trust (0 and 127 Nahant Street) and Jason W. Kearney and Christine Kearney by and through a designated entity, Nahant Street Development LLC submitted an application to the Wakefield Zoning Board of Appeals for development on the Development Site of 26 residential apartments (reduced to 24) on or around August, 2019. After eight (8) months of hearings, the Applicant in that petition withdrew its petition which was unanimously granted without prejudice by the Wakefield Zoning Board of Appeals on April 5, 2020. Three (3) years have passed and no additional development petitions and applications have been submitted to any Town board for redevelopment of the Development Site since that time.

In accordance with Wakefield Zoning By-Law Section 190-32, that proposed development would have required an 18% set aside for (5 Units) for low or moderate income households exempting it from the provisions of 760 CMR 56.03(7), Related Applications. Additionally, the time lapse between the withdrawn application on April 5, 2020 and the present well exceeds the 12 month 'freeze-out' for applicable Related applications.



## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund ("NEF") Rental Projects

#### Section 7: NOTIFICATION AND FEES

##### Notices

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:	
Date of Pre-Application Meeting with MassHousing:	04/11/2023
Date copy of complete application sent to chief elected office of municipality:	04/13/2023
Date notice of application sent to DHCD:	04/13/2023

##### Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the [MHP Cover Letter](#)

Fee	Amount	Description
<b>MassHousing Application Processing Fee:</b>	<b>\$7,803</b>	<i>payable to MassHousing</i>
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	<i>(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)</i>
Unit Fee:	\$6,000	<i>(\$50 per Unit)</i>
<b>Total TA/Mediation and Unit Fee:</b>	<b>\$8,500</b>	<i>(Payable to Massachusetts Housing Partnership)</i>

**Land Appraisal Cost:** You will be required to pay for an "as-is" market value appraisal of the Site to be commission by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.



# THE PANOS LAW GROUP

COUNSELORS AT LAW

JASON A. PANOS  
JPANOS@PANOS-LAW.COM  
T 978-406-9979  
F 978-406-9979

April 13, 2023

**By Hand Delivery**

Mehreen N. Butt, Chair.  
Wakefield Select Board  
Town Hall  
1 Lafayette Street  
Wakefield, MA 01880

RE: MassHousing Comprehensive Site Approval Application/Rental- The Residences at Nahant/ Property located on Nahant Street (0 & 127 Nahant Street, 119 Nahant Street, and 135 Nahant Street, Wakefield, Middlesex County, Massachusetts

To the Honorable Chairperson:

This office represents The Residences at Nahant LLC which is pleased to provide a copy of its "Comprehensive Permit Site Approval Application/Rental" which was submitted to MassHousing on April 13, 2023 in compliance with the requirements of MassHousing- Financed and New England Fund Rental developments. Notice of the Application filing is hereby given to you as the Town's chief elected municipal officer.

As depicted in the Application and accompanying Plans, this proposed development will, among other things, be consistent with the affordable housing needs of the Town of Wakefield and will assist in achieving the Town's mandate to produce affordable housing consistent with its Subsidized Housing Inventory mandate to produce 10% of its housing stock as affordable.

The proposed development is more particularly described in the compiled Application to MassHousing, a copy of which is provided herewith. We look forward to meeting with any designated officials, directors, and departments from the Town of Wakefield to discuss this proposed development. We also look forward to working with the Wakefield Zoning Board of Appeals to successful conclusion and the issuance of a Comprehensive Permit which we believe will be an asset to the Town.

Please do not hesitate to contact me with any questions or comments.

Very truly yours,



Jason A. Panos

Encl.

CC: Stephen P. Maio, Town Administrator  
The Residences at Nahant LLC  
Katherine Miller, 40B Housing Specialist, MassHousing



# THE PANOS LAW GROUP

COUNSELORS AT LAW

JASON A. PANOS  
JPANOS@PANOS-LAW.COM  
T 978-406-9979  
F 978-406-9979

April 13, 2023

Jennifer Maddox,  
Undersecretary,  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, Massachusetts 02114

RE: MassHousing Comprehensive Site Approval Application/Rental- The Residences at Nahant/ Property located on Nahant Street (0 & 127 Nahant Street, 119 Nahant Street, and 135 Nahant Street, Wakefield, Middlesex County, Massachusetts

Dear Undersecretary Maddox:

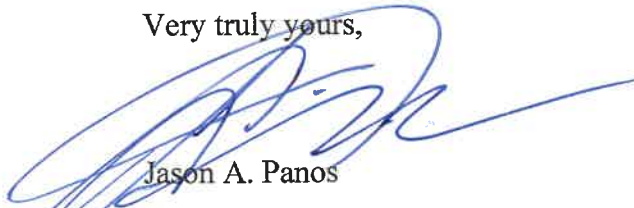
This office represents The Residences at Nahant LLC. We are pleased to notify the Department of Housing & Community Development that it has filed with MassHousing a "Comprehensive Permit Site Approval Application/Rental" Application on April 13, 2023 in compliance with the requirements of MassHousing- Financed and New England Fund Ownership developments.

In addition to the information submitted to DHCD herewith, we will, contemporaneously herewith, provide a copy of the Application and Plans to the Town of Wakefield. As depicted in the Application, this proposed development will, among things, be consistent with the affordable housing needs of the Town and will assist in achieving the Town's mandate to produce affordable housing.

The proposed development is more particularly described in the Application to MassHousing with accompanying plans.

Please do not hesitate to contact me with any questions or comments.

Very truly yours,



Jason A. Panos

CC: The Residences at Nahant LLC  
Katherine Miller, 40B Housing Specialist, MassHousing



# NORTH SHORE BANK

Well north of your expectations.™

248 Andover Street  
Peabody MA 01960  
(978) 573-1300

Your wire request for \$7,803.00 will be debited from account ending in [REDACTED]  
In addition, a \$25.00 wire fee has been assessed.

\*\*\* WIRE DETAILS \*\*\*

**Wire Sequence**

4624

**Business Code / Wire Type**

CTR-Customer Transfer  
1000-Basic Funds Transfer

**Originator Information**

**Originator**

John Peter Pantazelos  
D 9556  
73 Prospect St  
Peabody, Ma 01960  
United States

**Originator To Beneficiary**

40 B Site Approval Fee  
Planning and Programs Dept.

**Entered Date**

04/12/2023 02:34 PM Eastern Time

**Effective Date**

04/12/2023

**Receiving Financial Institution**

[REDACTED] BK AMER NYC

**Beneficiary Information**

**Beneficiary**

**Mass Housing**

D [REDACTED]  
1 Beacon St  
Boston, Ma 02108  
United States

SIGNATURE \_\_\_\_\_

DATE 04/12/2023

PREPARED BY: \_\_\_\_\_

Printed Name: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

Printed Name: \_\_\_\_\_

The originator requests payment to be made to the beneficiary or account number named above. To the extent not prohibited by law, the signer agrees that this wire transfer is irrevocable and that the sole obligation of North Shore Bank (MA) is to exercise ordinary care in processing this wire transfer and that it is not responsible for any losses or delays which occur as a result of any other party's involvement in processing this transfer.

By signing this wire transfer receipt, I acknowledge receipt of the North Shore Bank Wire Transfer Agreement and agree to its terms and conditions.



**PAYMENT OF TOTAL TECHNICAL ASSISTANCE / MEDIATION AND UNIT FEE**

Please complete this form and mail it, along with your check for the Total Technical Assistance / Mediation and Unit Fee made payable to Massachusetts Housing Partnership, to the address below.

MHP FUND  
PO Box 845437  
Boston, MA 02284-5437

**Attn: Katie Bosse**

- Name of applicant: THE RESIDENCES AT NAHANT LLC
- Location of project: 0 + 127 Nahant St; 119 Nahant St; 135 Nahant St.  
Wakefield
- Name of project: The Residences at Nahant
- Number of units: 120
- Number of acres of site: 1.72 +/-
- Rental or Homeownership: Rental

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

**The Residences At Nahant LLC**  
246 Andover Street, Ste. 301  
Peabody, MA 01960

**NORTH SHORE BANK**  
Peabody, MA 01961-6165  
53-7129/2113

0100

PAY TO THE ORDER OF Massachusetts Housing Partnership  
Eight Thousand Five Hundred

\$ 8500-  
XX/100 DOLLARS

MEMO Nahant St./Wakefield  
Application - Mediation  
+ Unit Fee

[Signature]  
AUTHORIZED SIGNATURE



Date of this notice: 01-30-2023

Employer Identification Number:  
92-2033599

Form: SS-4

Number of this notice: CP 575 B

RESIDENCES AT NAHANT LLC  
PETER PANTAZELOS MBR  
246 ANDOVER ST STE 301  
PEABODY, MA 01960

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [REDACTED]. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

03/15/2024

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.



# Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

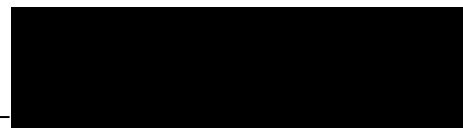
<b>Print or type.</b>	<b>See Specific Instructions on page 3.</b>	<p><b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <hr/> <p><b>2</b> Business name/disregarded entity name, if different from above</p> <hr/> <p><b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC                  <input type="checkbox"/> C Corporation                  <input type="checkbox"/> S Corporation                  <input type="checkbox"/> Partnership                  <input type="checkbox"/> Trust/estate         </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____         </p> <p><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p> <input type="checkbox"/> Other (see instructions) ▶ _____         </p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p style="font-size: small;">(Applies to accounts maintained outside the U.S.)</p>
		<p><b>5</b> Address (number, street, and apt. or suite no.) See instructions.</p> <hr/> <p><b>6</b> City, state, and ZIP code</p> <hr/> <p><b>7</b> List account number(s) here (optional)</p> <hr/>	<p>Requester's name and address (optional)</p> <hr/>

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number										

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.



## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.



**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or “doing business as” (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity’s name as shown on the entity’s tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a “disregarded entity.” See Regulations section 301.7701-2(c)(2)(iii). Enter the owner’s name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner’s name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity’s name on line 2, “Business name/disregarded entity name.” If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys’ fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947



The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

### Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

### Line 6

Enter your city, state, and ZIP code.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.



**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.**

You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.**

You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.**

You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

**What Name and Number To Give the Requester**

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

\*Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**Secure Your Tax Records From Identity Theft**

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.**

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.



The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.







## SUSTAINABLE DEVELOPMENT CRITERIA

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

### Method 1 - Redevelop First

#### *If Rehabilitation:*

Rehabilitation/Redevelopment/Improvements to Structure	No
Rehabilitation/Redevelopment/Improvements to Infrastructure	No

#### *If New Construction:*

- Contributes to revitalization of town center or neighborhood	Yes
- Walkable to:	
(a) transit	Yes
(b) downtown or village center	Yes
(c) school	Yes
(d) library	Yes
(e) retail, services, or employment center	Yes
- Located in municipally-approved growth center	No

#### Explanation (Required):

See attached Figure 2.3a for Context Site Amenities; See also, attached Figure 3.6- Sustainable Scorecard Supplement.



# American Rescue Plan Act (ARPA) Update

June 12, 2023





# Wakefield's Share

- \$8,083,935
  - County \$5,253,174
  - Town \$2,830,761





# ARPA Expenditures (budget)

- FY 2022 Budget
  - Town Hall \$20,352
  - Police \$18,750
  - Schools \$400,000
- FY 2023 Budget
  - Town Hall \$21,500
  - Health Budget \$145,000
  - Schools \$363,000
  - Supplemental Budgets \$275,000 (TC Vote 4/24/2023)
- FY2024 Budget
  - Health \$50,000
  - Schools \$200,000
  - Town Council \$100,000

Total \$1,593,602





# ARPA Expenditures

• School and First Responder Overtime	\$48,121
• Contact Tracing	\$59,752
• Test Kits	\$112,576
• Clinics, Elections, Town Meeting, Assistance	\$105,820
• Total	\$326,269
• Fire Department Overtime	\$107,871
• Fit Court (May 9, 2022 TC Meeting)	\$100,000
• Total	\$534,141





# Town Council Approvals 11/14/2022

	Approved	Expended
• Energy Assistance Fund	\$400,000	\$72,710
• Lake Quannapowitt cleanup/Vets	\$800,000	\$44,240
• Lake pathways	\$100,000	
• Rail Trail/Wakefield Mobility	\$1,000,000	\$1,000,000*
• Tree Replacement	\$150,000	
• Sidewalk Expansion	\$1,100,000	
• WCAT Expenses	\$137,000	\$136,750





# Town Council Approvals

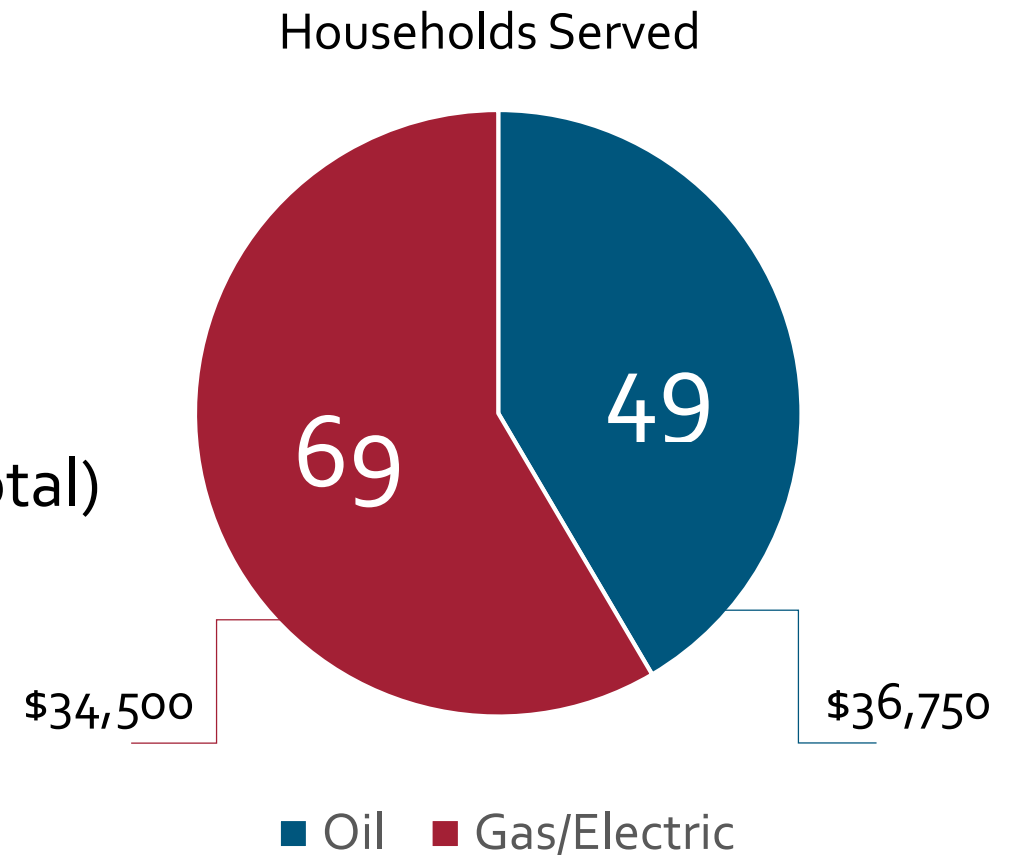
	Approved	Expended
• MWRA Water Truck	\$55,000	\$55,000
• Conference Room Zoom/Hybrid Upgrades	\$75,000	
• ADA Swing	\$25,000	\$25,000
• Civil War Monument Evaluation	\$10,000	\$9,850
• Title Searches	\$25,000	\$21,250
• Total	\$3,877,000	\$1,364,800





# Quick Facts

- Total households served: 118
- Total residents served: 228
- Total recipients aged 60+: 65 (55.1% of total)
- Unique heating providers: 20
- Total oil customers: 49
  - \$750 per award = \$36,750
- Total WMGLD customers: 69
  - \$500 per award = \$34,500
- Total awarded: \$71,250
- Total spent to date (total awarded + staff admin/extra hours): \$72,710





# Year-Over-Year Comparison

	2021-22	2022-23	Percent Change
LIHEAP approvals (households)	127	190	50% increase
LIHEAP approvals (residents)	209	307	49% increase
LIHEAP assistance	\$176,127	\$256,435	46% increase
Good Neighbor Fund approvals (households)	0 (1 in '20-21)	15	1300% increase (over last 2 years combined)

Total staff time invested in application assistance: 428 hours



# Outreach

- Printed and electronic posters
- Feature article in both Council on Aging and Town newsletters
- Informational flyers
- Facebook promotion
- Announcements on Town website
- Personal outreach in collaboration with WMGLD and local oil providers



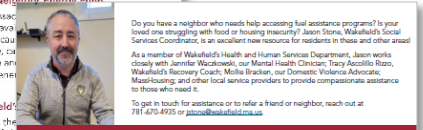
With energy costs predicted to soar this winter, many residents will need assistance heating their homes.

LEO, Inc. Massachusetts-based LEO, Inc. administers LIHEAP, a federally funded program that helps income-eligible households pay for a portion of their heating bills.

Good Neighbor Energy Fund The Massachusetts Fund is available to help pay for energy expenses and fuel costs for low-income residents.

Wakefield? the fall, the of Wakefield residents must apply or Good Neighbor Energy Fund.

Learn More Council on Aging www.wakefield.org



Do you have a neighbor who needs help accessing fuel assistance programs? Is your loved one struggling with food or housing insecurity? Jason Stone, Wakefield's Social Services Coordinator, is an excellent new resource for residents in these and other areas!

As a member of Wakefield's Health and Human Services Department, Jason works closely with Jennifer MacKowalek, our Mental Health Clinician; Tracy Apollito-Rizzo, Wakefield's Recovery Coach; Mollie Bracken, our Domestic Violence Advocate; Marissa Wong, and other local service providers to provide compassionate assistance to those who need it.

To get in touch for assistance or to refer a friend or neighbor, reach out at 781-470-4919 or [jstone@wakefield-ma.us](mailto:jstone@wakefield-ma.us)

### ASSESSING NEWS AND NOTES

Wakefield's annual revaluation hearing with the Town Council was held on November 14, 2022. This public hearing is a requirement of Massachusetts General Law and necessary in order to establish tax rates. Our fiscal year (FY) 2023 tax rates are \$11.73 per thousand for residential properties and \$22.46 for commercial, industrial, and personal (CIP) properties.

The Assessing Office engaged in a state-mandated interim revaluation of the town for FY 2023 using the calendar year 2021 sales as a base for most residential sales and 2020-21 for other classes where there were too few sales to analyze. The average sale price for a single-family home in Wakefield increased from \$443,717 to \$738,731 (+16.78%) from 2020 to 2021. The average single-family home valuation increased from \$433,300 to \$701,100. Commercial and industrial properties rose 2.2 percent for the same period.

Property owners must be mindful that the assessments they see on their tax bills due February 2023 are reflective of real estate market activity during 2021. Assessments are one year behind today's market, and sales activity from 2022 will be used for assessments next year.

### OPEN SPACE AND RECREATION PLAN

Wakefield's Conservation Commission has begun the process of updating the Town's Open Space and Recreation Plan. This update will address the continued need to preserve and protect natural resources as well as enhance and expand recreational opportunities for all. The plan aims to highlight the unique natural amenities and recreational opportunities found in every section of Town.

The community will be able to participate in public workshops and surveys as the project progresses. Questions about the project can be directed to the Conservation Department at (781) 224-5015 or [ConservationDepartment@wakefield-ma.us](mailto:ConservationDepartment@wakefield-ma.us).

### NEWS AND EVENTS

Wakefield Municipal Gas & Light Department - Follow February 21, 2022

The WAGLD encourages its customers to conserve energy but some may still be having difficulty paying their bills even after taking steps to conserve energy. There are several avenues you can pursue if you are having financial difficulty, even if it is temporary.

The WAGLD has prepared a heating assistance booklet that provides income guidelines for LIHEAP fuel assistance and weatherization programs, as well as the Salvation Army Good Neighbor Energy Fund. Our customer tea... See more

### Do you need help with winter heating?

Town of Wakefield, MA - Government Published by Jen Mior March 22

Saving energy costs have created challenging situations for many local residents. Some are finding, perhaps for the first time, that they are behind on their payments or need to make tough choices between heat and other necessities. Several fuel-funding programs are available, including Wakefield's new heating assistance program. The deadline to apply is April 30. If residents need assistance completing an application for one of the available programs, the town has resources... See more





# Remaining ARPA funds

- Unappropriated (12/31/2024) \$2,079,192





# Thank You!

Learn more about ARPA:

[mass.gov/guides/american-rescue-plan-act-arpa-resources](https://mass.gov/guides/american-rescue-plan-act-arpa-resources)

[wakefield.ma.us/arpa](https://wakefield.ma.us/arpa)



**Wakefield Youth Action Team**

Org: 20510765 Object: 483000

25-May-23

Source	Donor Intent	Detail	Amount	Account Total
	Town of Wakefield- Youth Action	Donation	500	
				500