

# Residences at Nahant LLC



## New Construction

127-135 Nahant Street Wakefield MA

Project Status: Project Eligibility Filing  
July 2023

Sheet Number	Sheet Name	COMMENTS	Issuance #1
CIVIL			
C1	COVER		•
C2	EXISTING CONDITIONS		•
C3	LAYOUT PLAN		•
C4	SITE PLAN		•
C5	LANDSCAPING AND LIGHTING		•
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	ROOF PLAN		•
A2.01	EXTERIOR ELEVATIONS		•
A3.01	BUILDING SECTIONS		•
A6.01	UNIT PLANS		•
A6.02	UNIT PLANS		•
A6.03	UNIT PLANS		•
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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

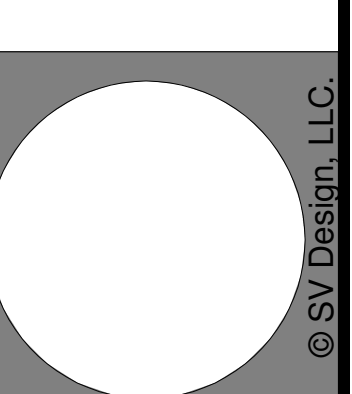
603 SALEM STREET  
WAKEFIELD, MA 01880  
781-246-2800

SV DESIGN, LLC  
ARCHITECT

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

Revisions	Issue	Date	Description	Checked By	Checked Date
△					

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



COVER  
**G100**

# PRELIMINARY SITE DEVELOPMENT PLAN

for

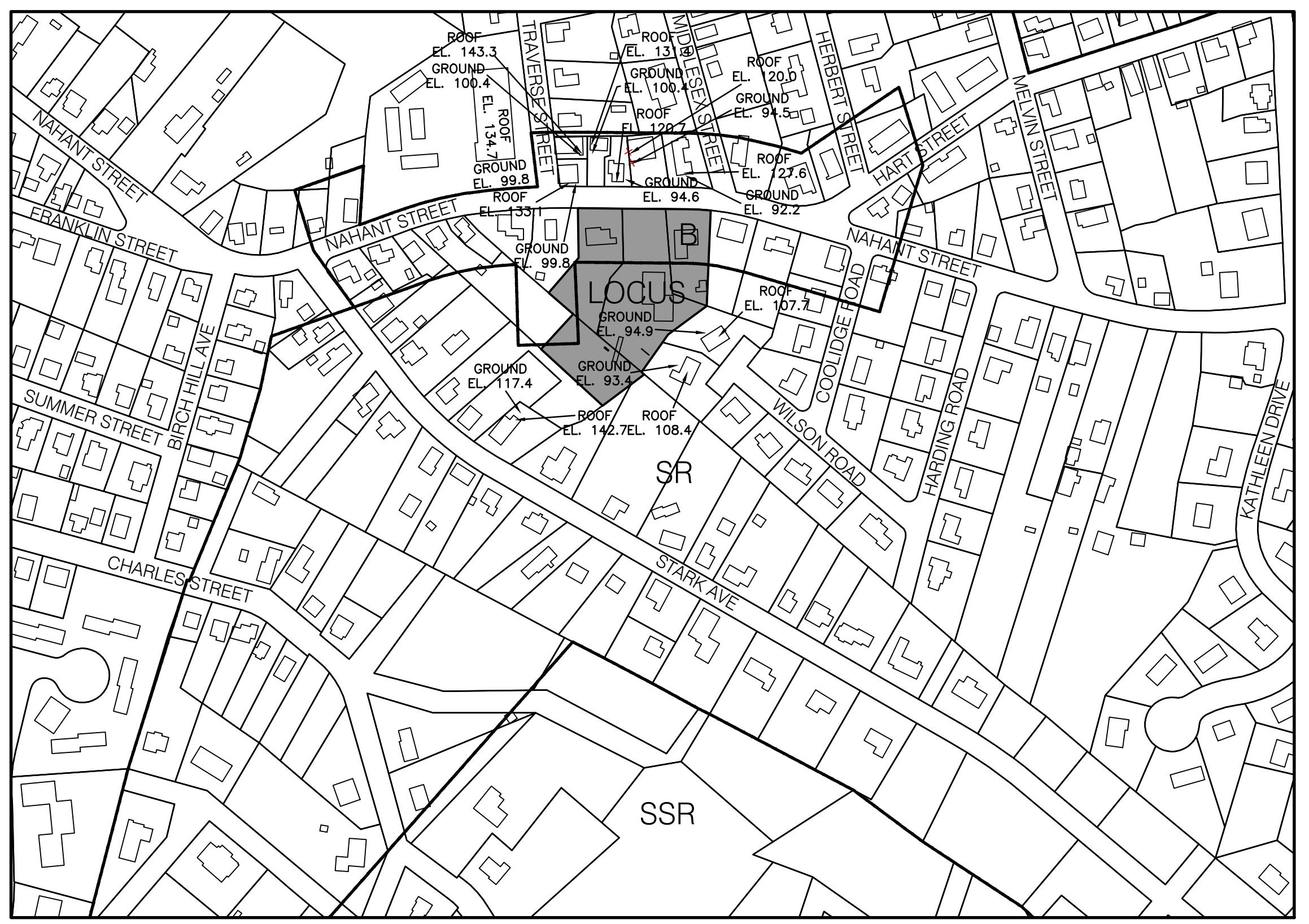
## PROPOSED MULTIFAMILY HOUSING DEVELOPMENT

### THE RESIDENCES AT NAHANT STREET

### 127-135 NAHANT STREET

### WAKEFIELD, MASSACHUSETTS

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



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

UNIT BREAKDOWN							
	FIRST FLOOR/ GARAGE	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	PERCENTAGE
3 BR	1	3	3	3	0	10	10.0%
2 BR	0	7	7	7	6	27	27.0%
1 BR	3	12	12	12	12	51	51.0%
STUDIO	0	3	3	3	3	12	12.0%
<b>TOTAL</b>	<b>4</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>21</b>	<b>100</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

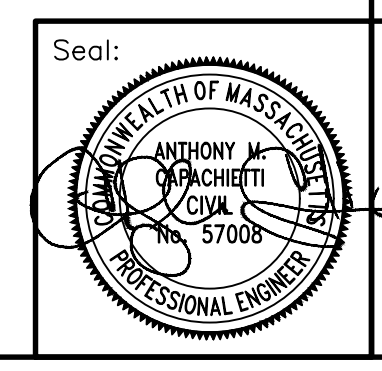
- GENERAL NOTES:**
- PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
  - TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
  - VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL 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 147 BEDROOMS = 111 SPACES  
 1.31 SPACES PER DWELLING UNIT x 100 UNITS = 131 SPACES  
 REQUIRED HP PARKING 101-151 SPACES = 5 SPACES  
 59 INTERIOR SPACES (9'x18') INCLUDING 3 HP SPACES  
 76 EXTERIOR SPACES (9'x18') INCLUDING 2 HP SPACES AND 4 TANDEM SPACES  
 135 TOTAL SPACES  
 5 TOTAL HP SPACES  
 1.35 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	Updated Layout	7/18/2023
2	Adjacent Structures and Roof Heights	6/8/2023
1		

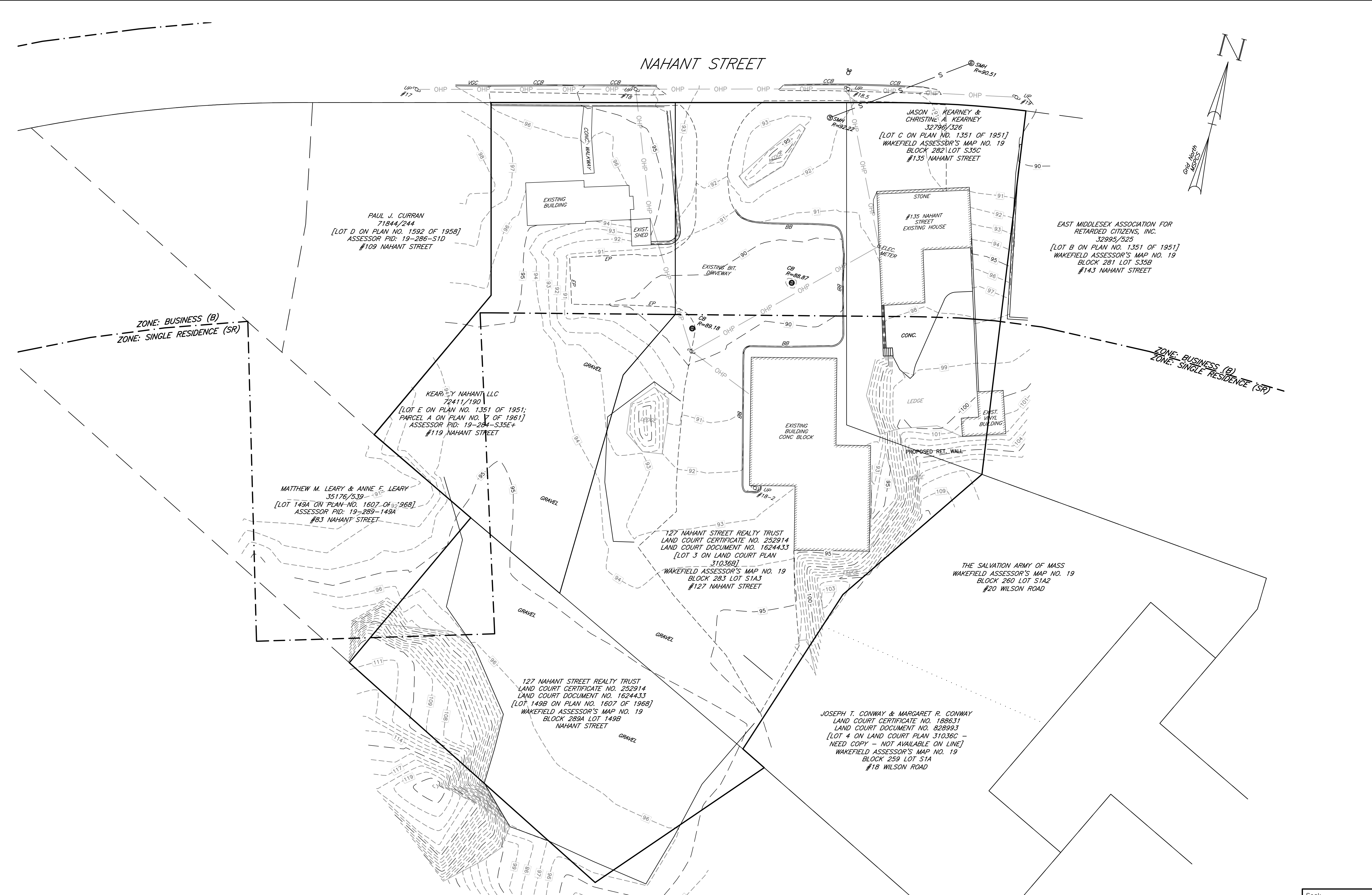
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Date: March 21, 2023

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

Drawing No.:  
C1

SHEET 1 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.

Prepared For:  
 Owner / Applicant  
 THE RESIDENCES AT NAHANT STREET LLC  
 103 WILSON ROAD  
 JASON & CHRISTINE A. KEARNEY  
 246 ANDOVER STREET - SUITE 301  
 PEABODY, MASSACHUSETTS 01960  
 978-406-9979

Prepared By:  
 Hayes Engineering, Inc.  
 Hayes  
 603 Salem Street  
 Wakefield, MA 01880  
 Ph: 781-246-2800  
 Fax: 781-246-7596  
 www.hayeseng.com

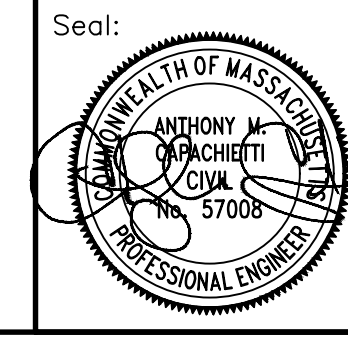
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 Drawn By: AMC  
 Checked By: AMC  
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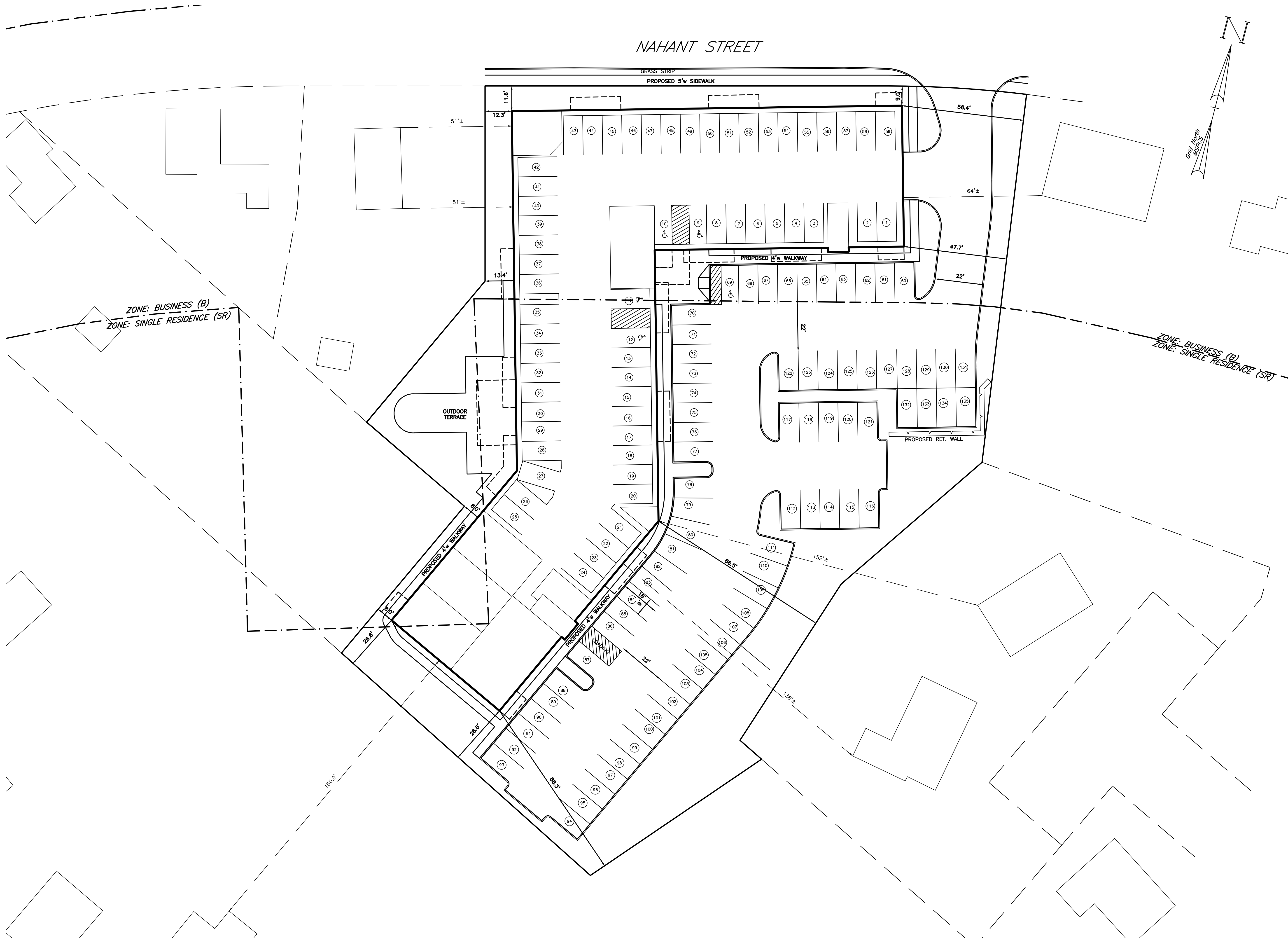
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 PRELIMINARY SITE DEVELOPMENT PLAN  
 THE RESIDENCES AT NAHANT STREET  
 127-135 NAHANT STREET  
 WAKEFIELD, MASS.

Drawing No.:  
 C2  
 SHEET 2 OF 6





Prepared For:  
 THE RESIDENCES AT NAHANT STREET LLC  
 1205 THE PARKWAY GROUP  
 246 ANDOVER STREET - SUITE 301  
 PEABODY, MASSACHUSETTS 01960  
 978.406.9979

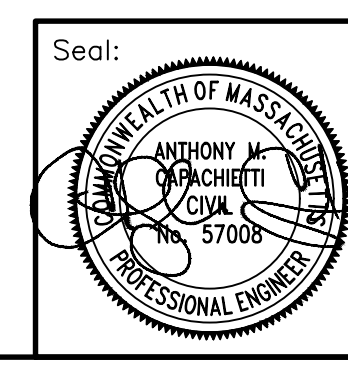
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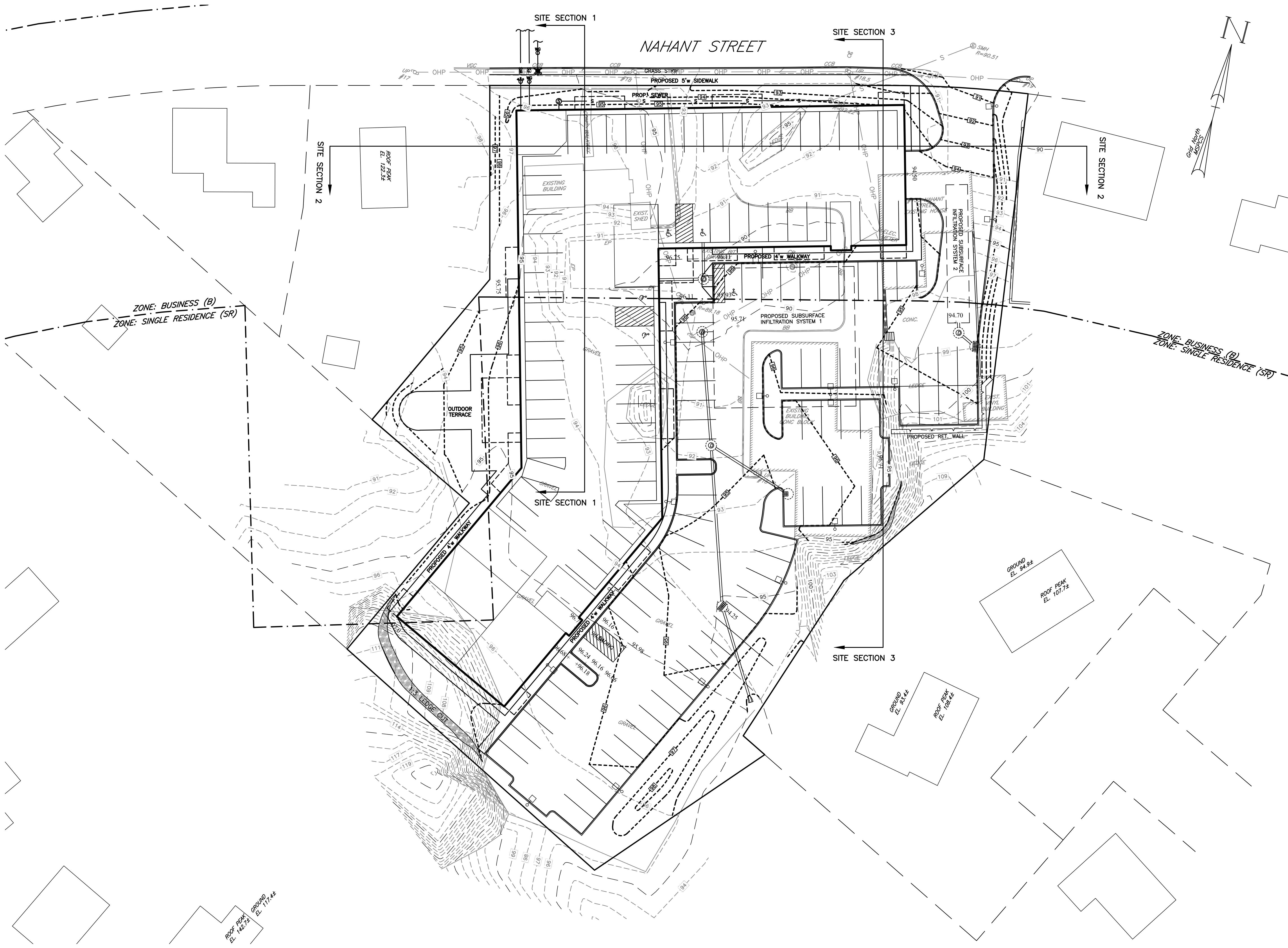
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 PRELIMINARY SITE DEVELOPMENT PLAN  
 THE RESIDENCES AT NAHANT STREET  
 127-135 NAHANT STREET  
 WAKEFIELD, MASS.



Drawing No.:  
**C3**  
 SHEET 3 OF 6



Owner / Applicant  
 THE RESIDENCES AT NAHANT STREET LLC  
 246 ANDOVER STREET, SUITE 301  
 PEABODY, MASSACHUSETTS 01960  
 978.406.9979

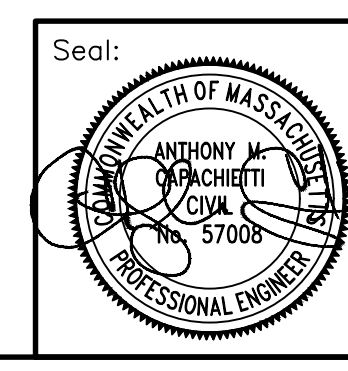
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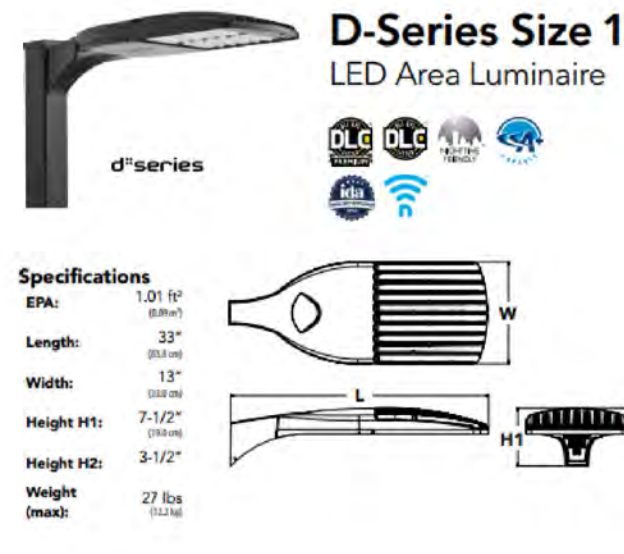
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**PRELIMINARY SITE DEVELOPMENT PLAN**  
**THE RESIDENCES AT NAHANT STREET**  
**127-135 NAHANT STREET**  
**WAKEFIELD, MASS.**



Drawing No.:  
**C4**  
 SHEET 4 OF 6

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'
	THUJUS OCCIDENTALIS 'SMARAGD'	ESMERALD GREEN ARBORVITAE	8-10'
	THUJA X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-10'

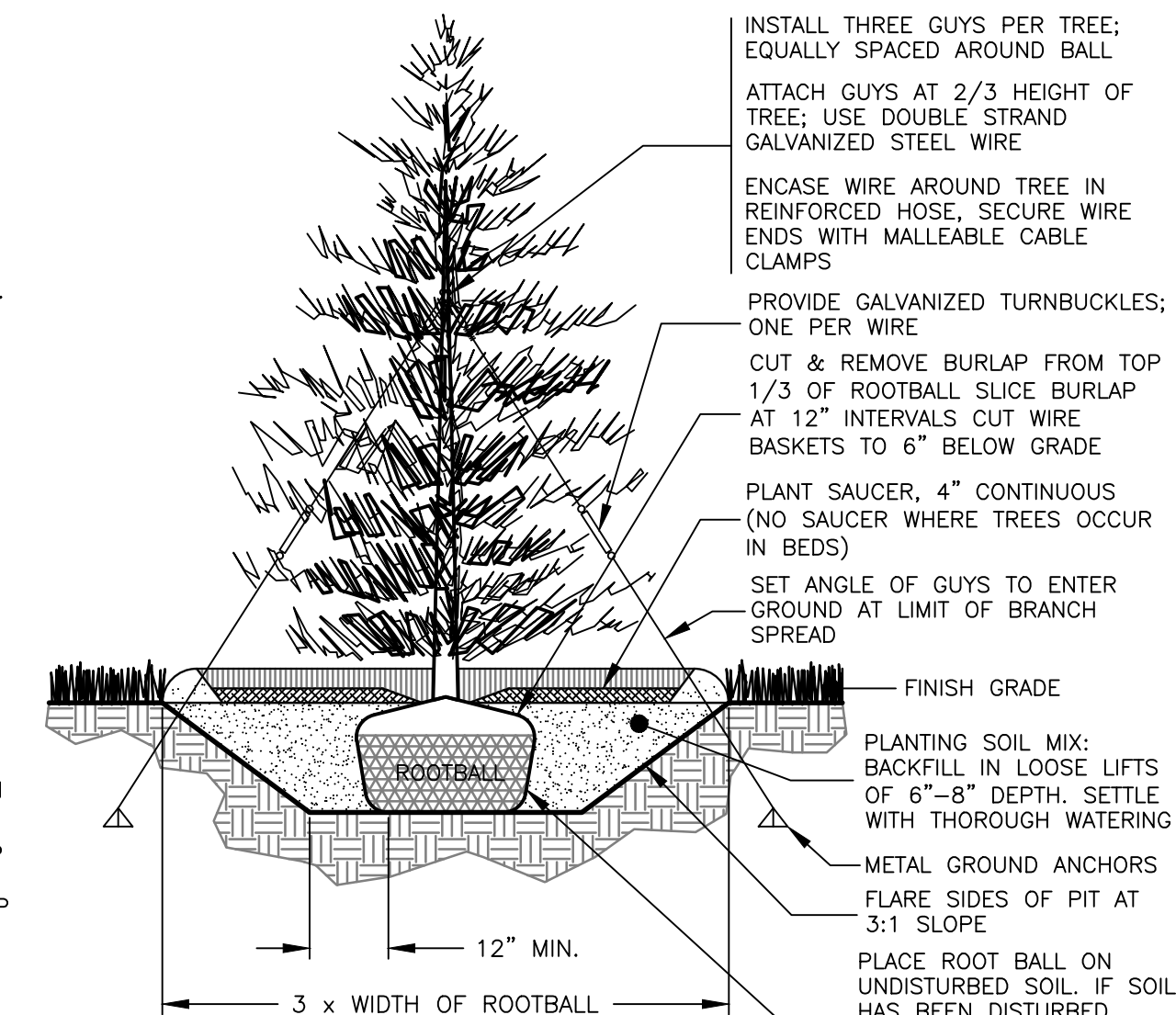
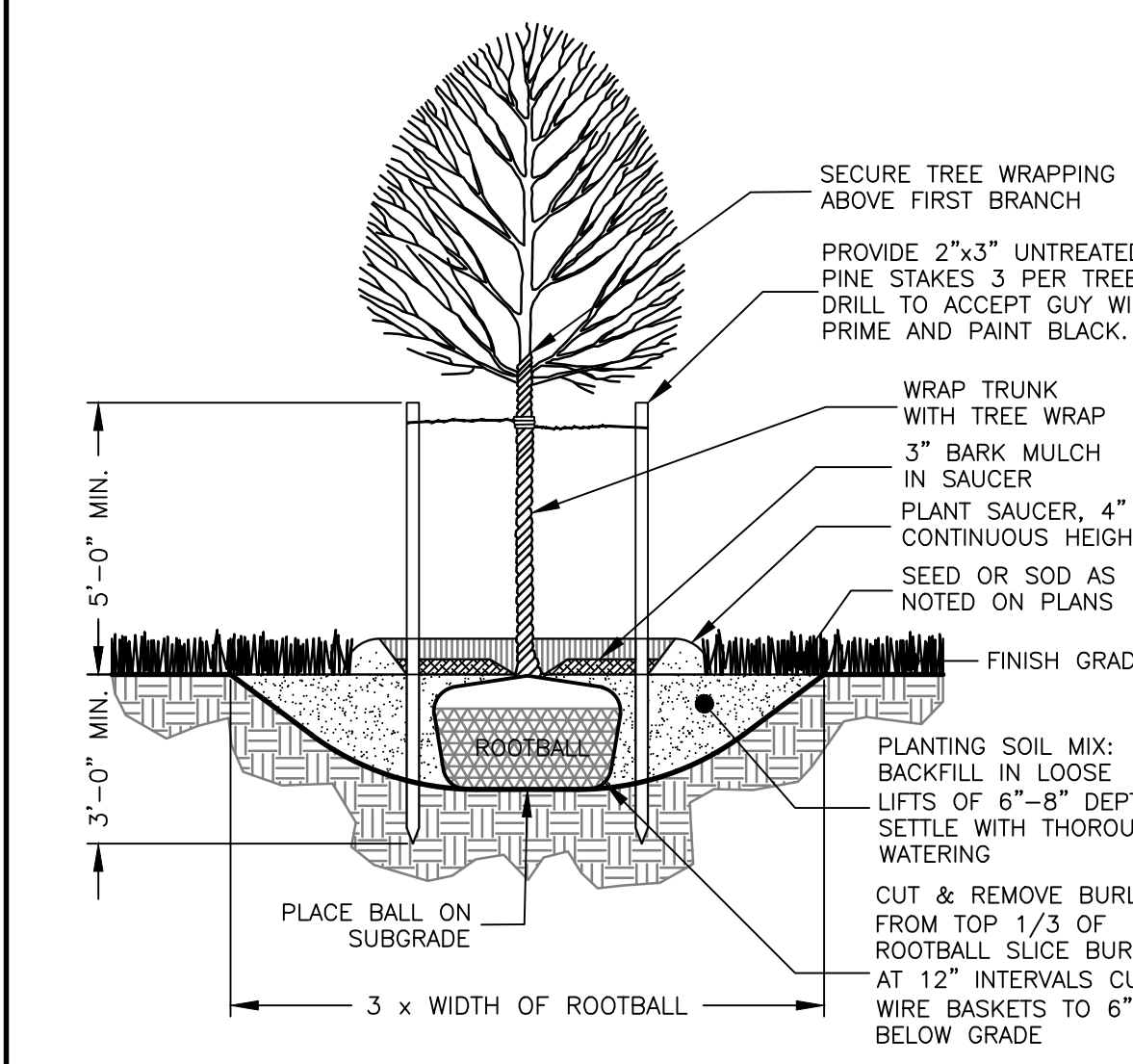
PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHRUB OPTIONS:			
	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2-3'
	CORNUS RACEMOSA	GREY DOGWOOD	2-3'
	FORSYTHIA	FORSYTHIA	2-3'
	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2-3'
	ILEX VERRICILLATA	WINTERBERRY	2-3'
	ITEA VIRGINICA	VIRGINIA 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 REDBUD	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

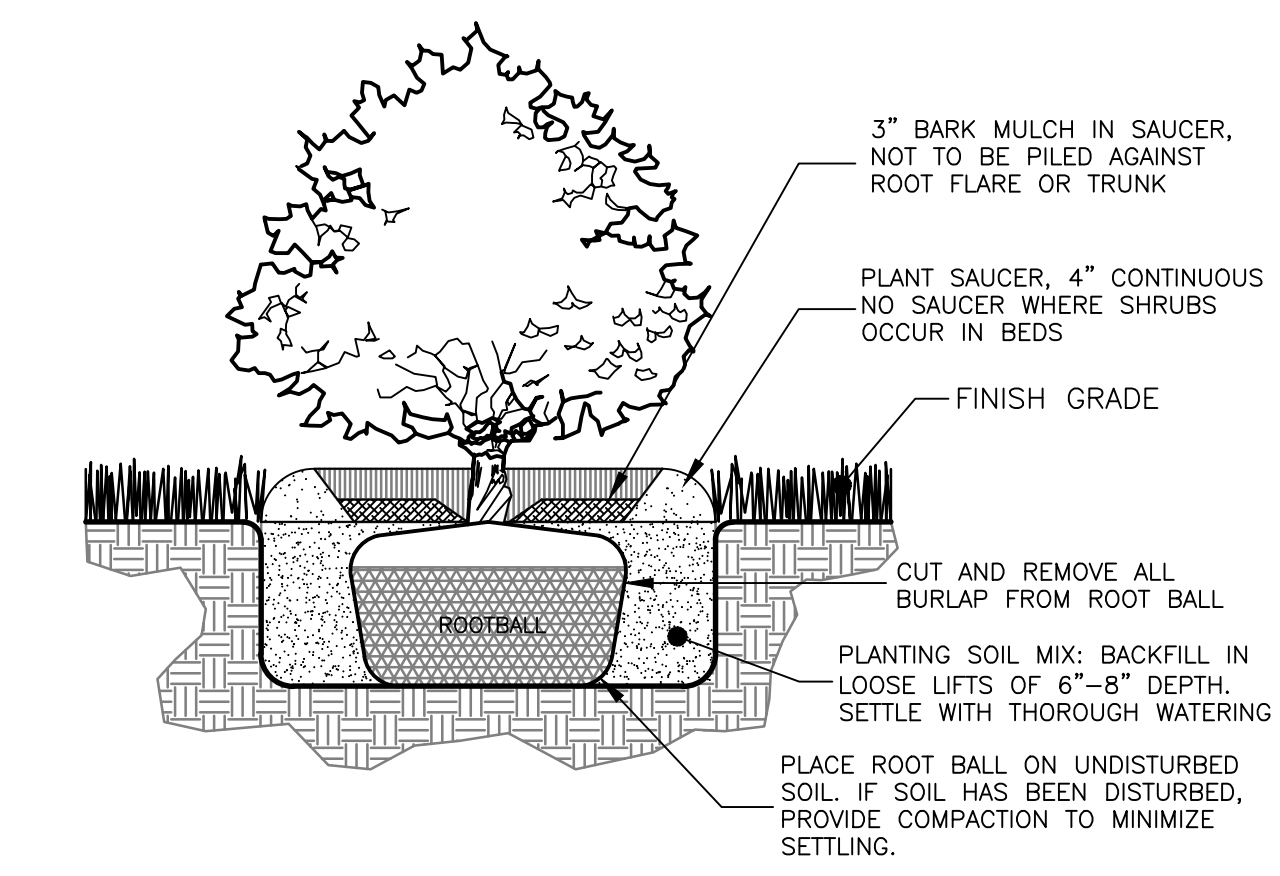
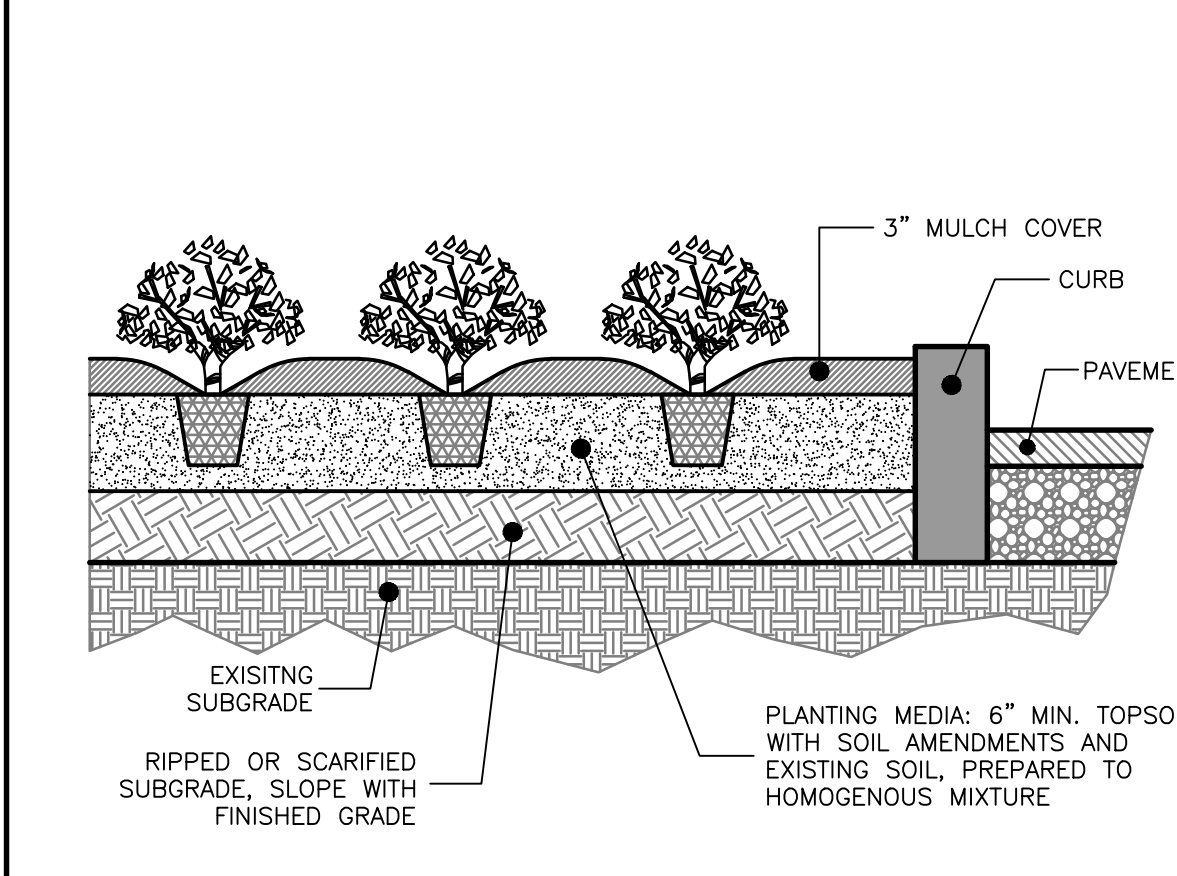


**DECIDUOUS TREE PLANTING**  
 NOT TO SCALE

NOTE: TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.

**EVERGREEN TREE PLANTING**  
 NOT TO SCALE

NOTE: TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.



**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.

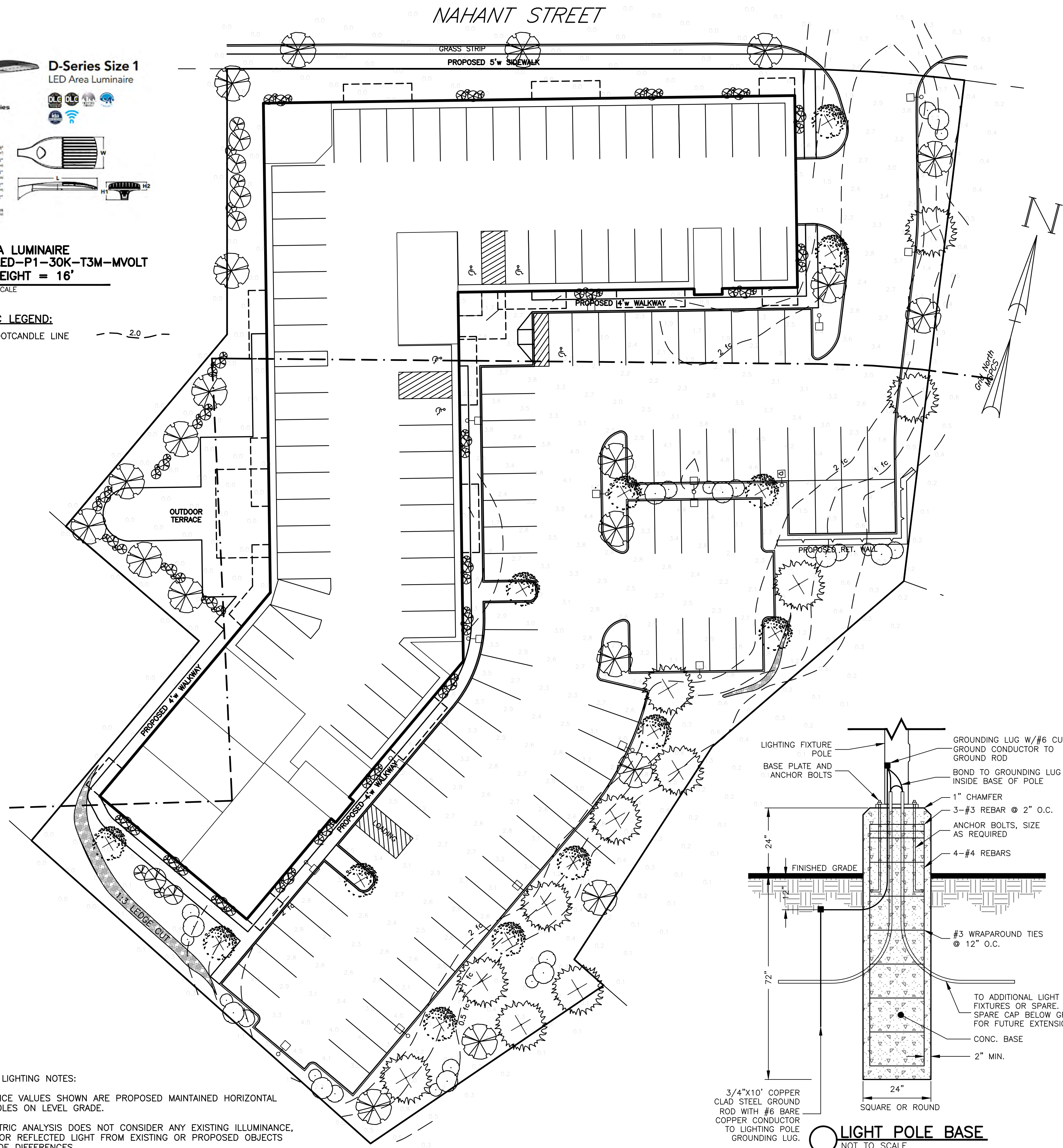
**GENERAL LIGHTING NOTES:**  
 ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.

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.



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

Prepared By:  
  
 Hayes Engineering, Inc.  
 603 Salem Street  
 Wakefield, MA 01880  
 Ph: 781-246-2800  
 Fax: 781-246-7596  
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Design By: AMC  
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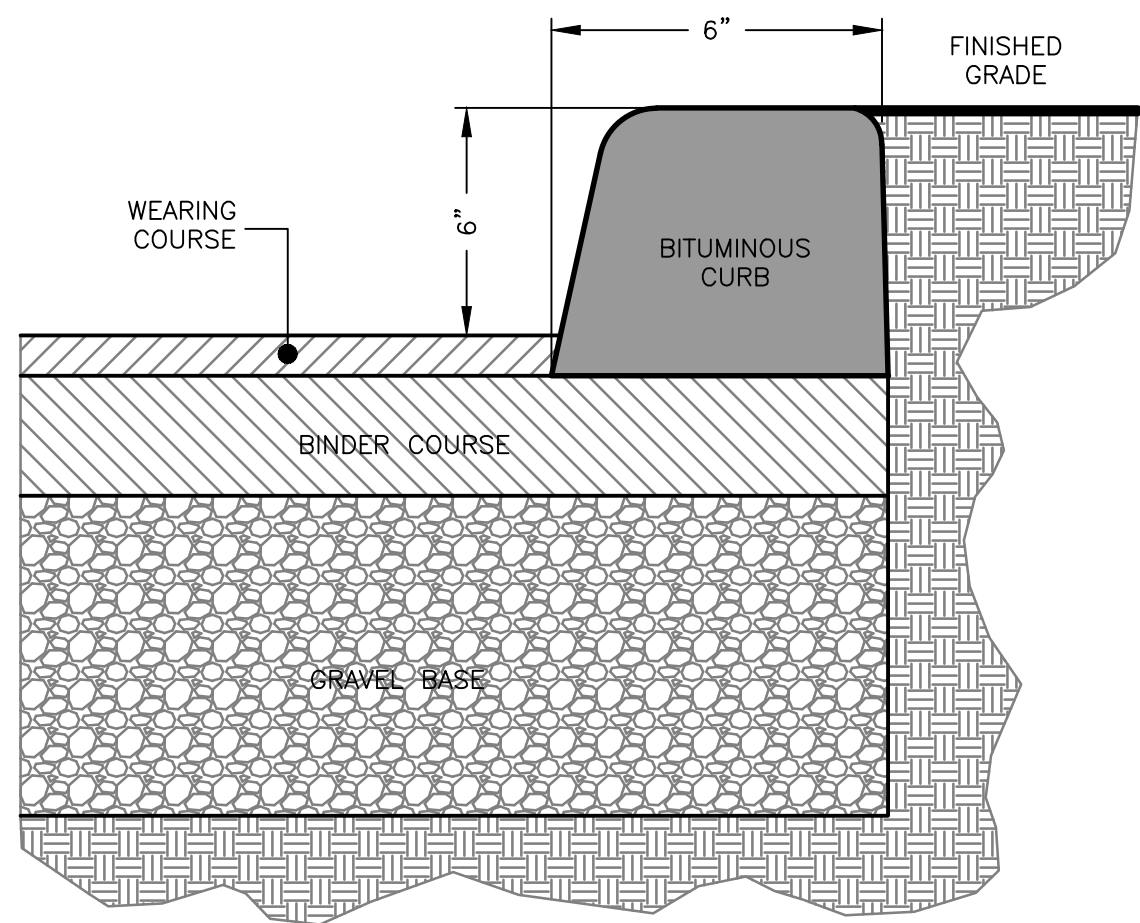
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4		
3	Updated Layout	7/18/2023
2	Adjacent Structures and Roof Heights	6/8/2023
1		

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.

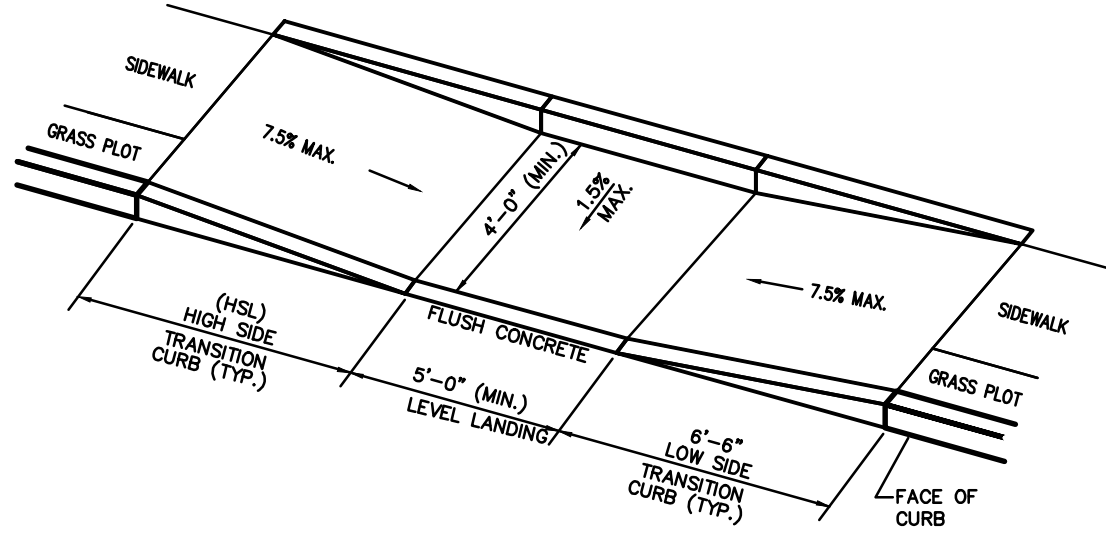
Seal:  
  
 Drawing No.:  
 C5  
 SHEET 5 OF 6



**BITUMINOUS CURB**  
NOT TO SCALE

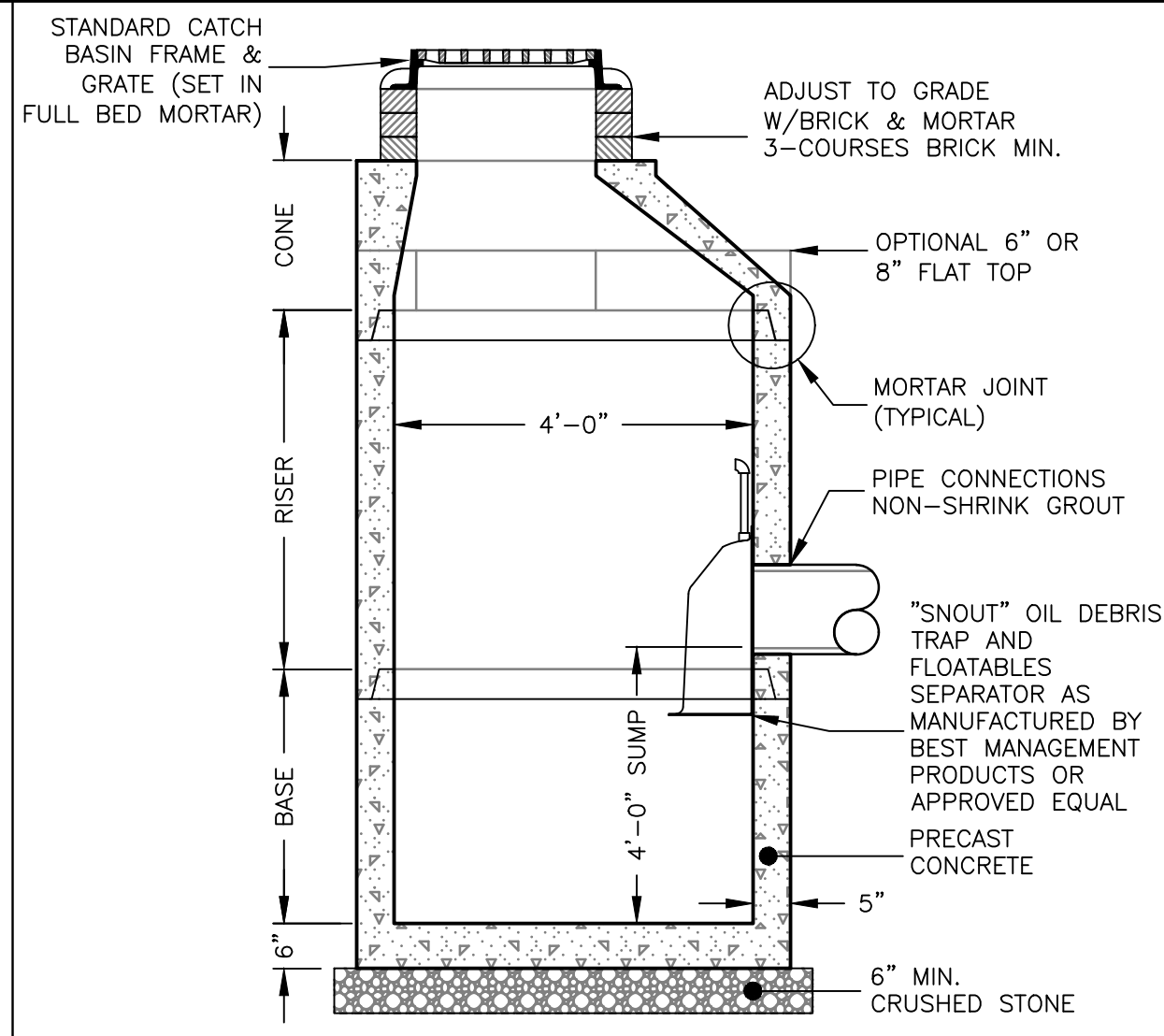
ROADWAY PROFILE GRADE %	(HSL)
0	6'-6"
> 0 TO 1	7'-8"
> 1 TO 2	9'-0"
> 2 TO 3	11'-0"
> 3 TO 4	14'-0"
> 4	15'-0" MAX

BASED ON CURB REVEAL OF 6"



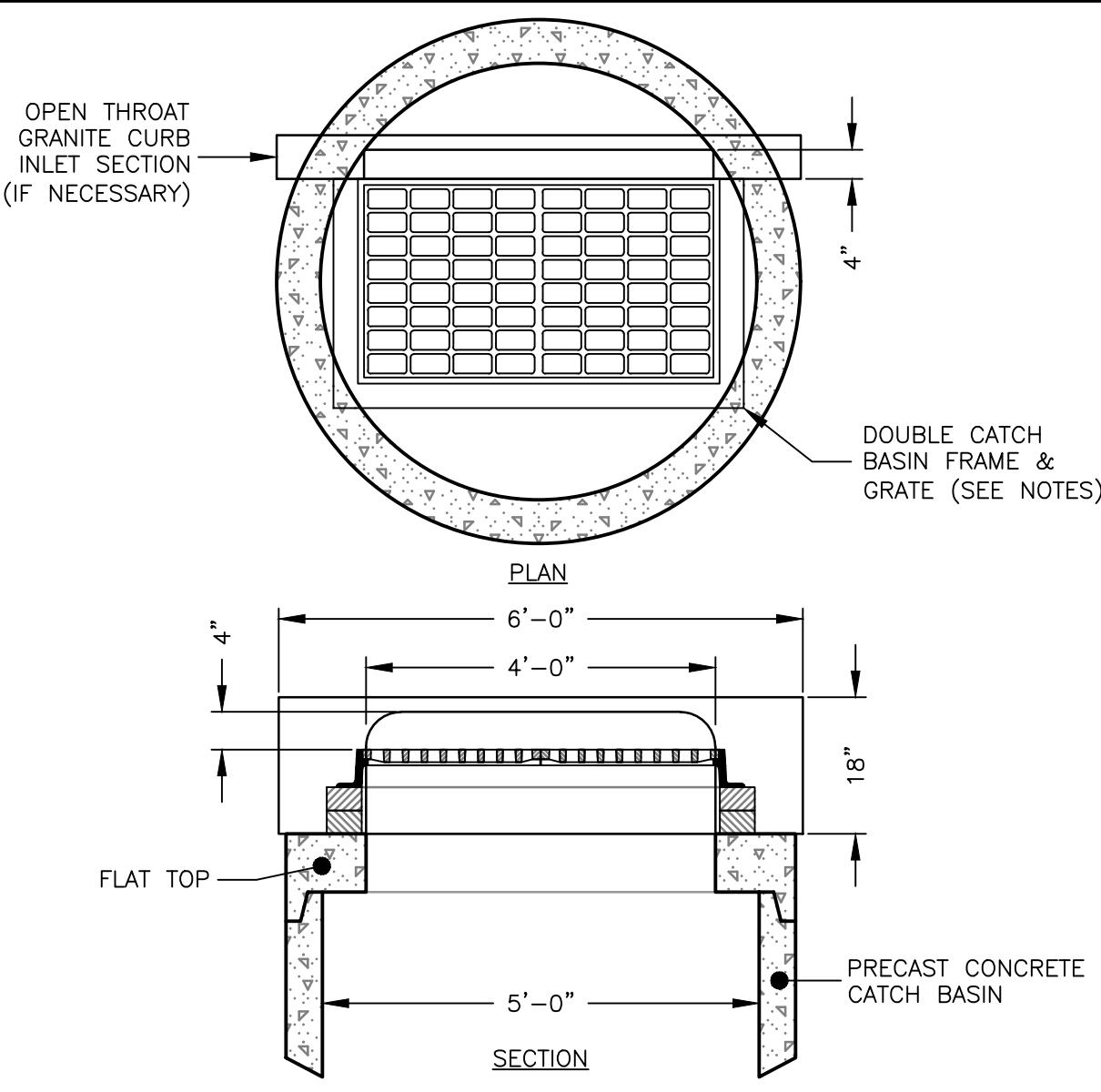
**WHEELCHAIR RAMP**  
NOT TO SCALE

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



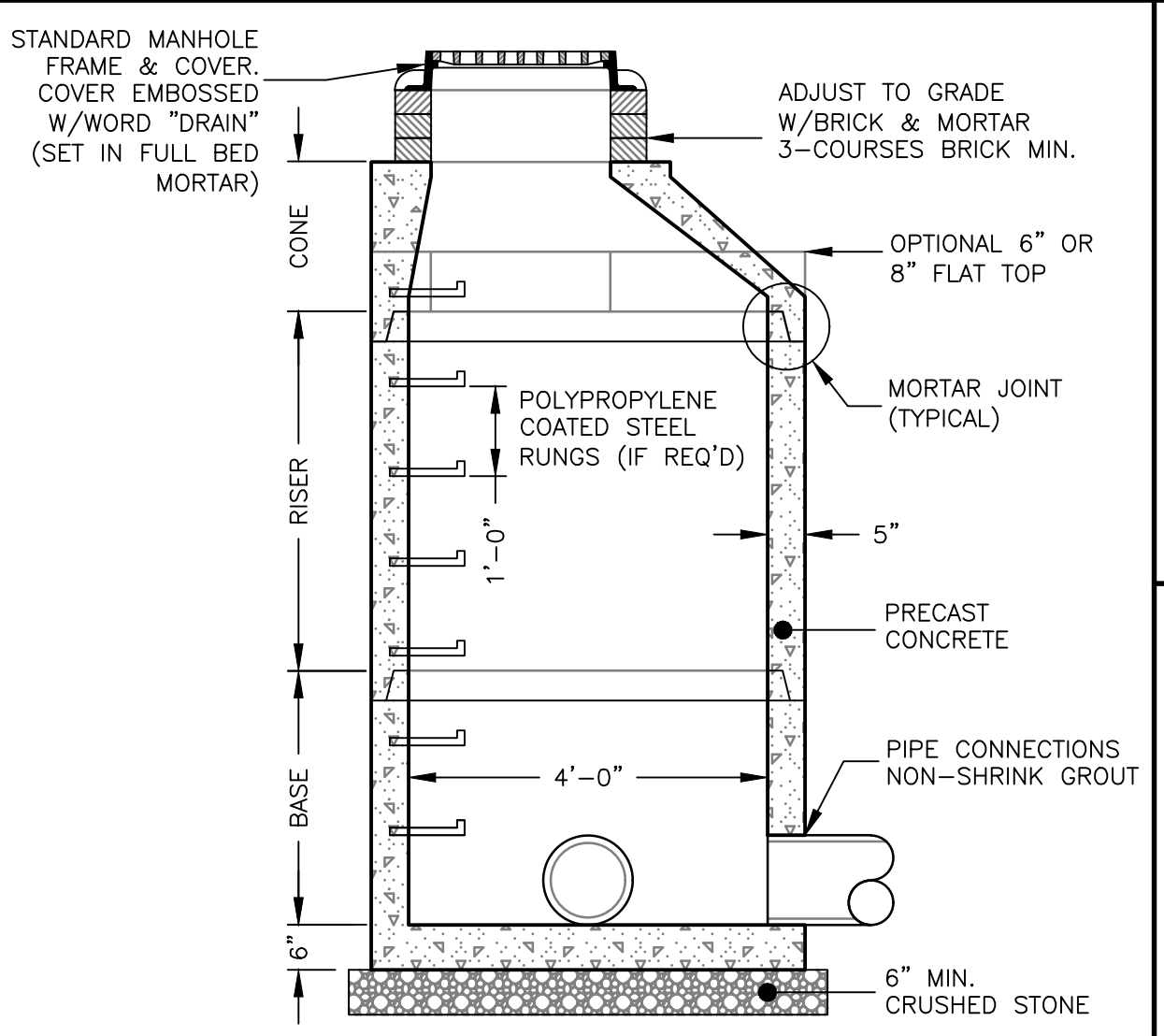
**PRE-CAST CATCH BASIN**  
NOT TO SCALE

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."



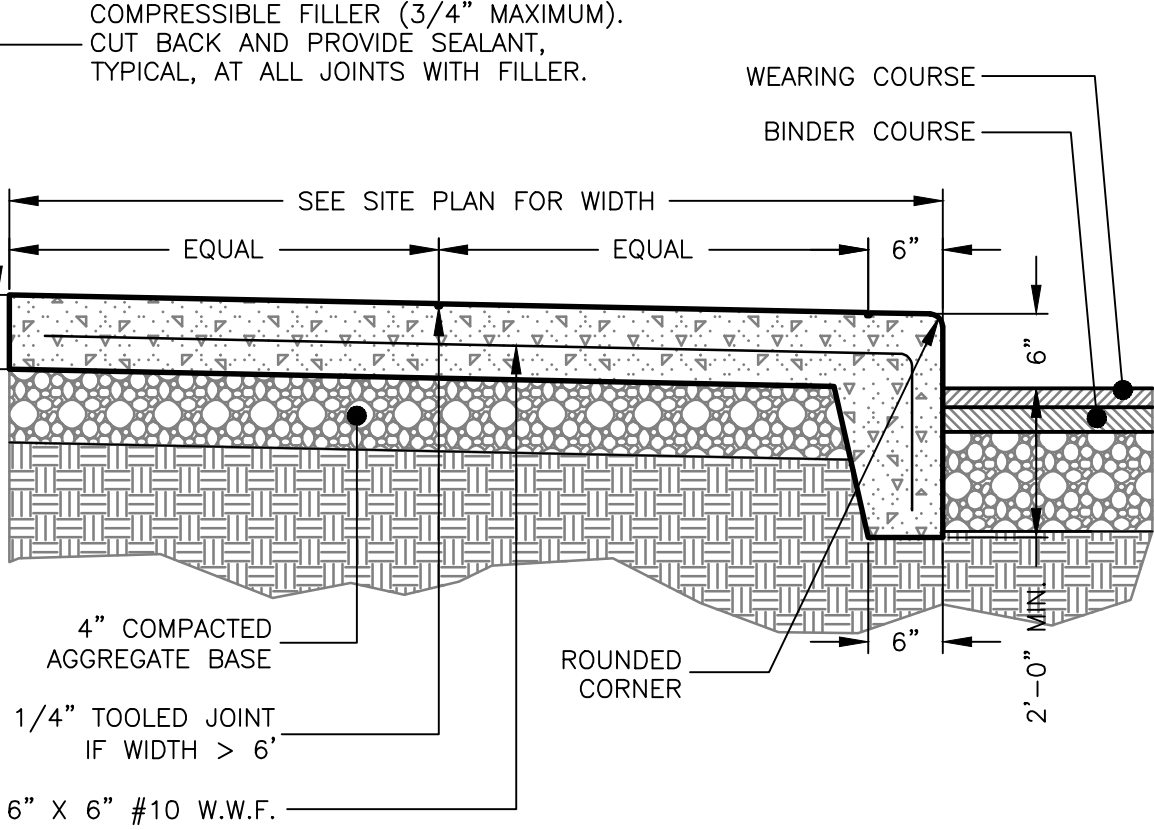
**DOUBLE FRAME & GRATE**  
NOT TO SCALE

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.

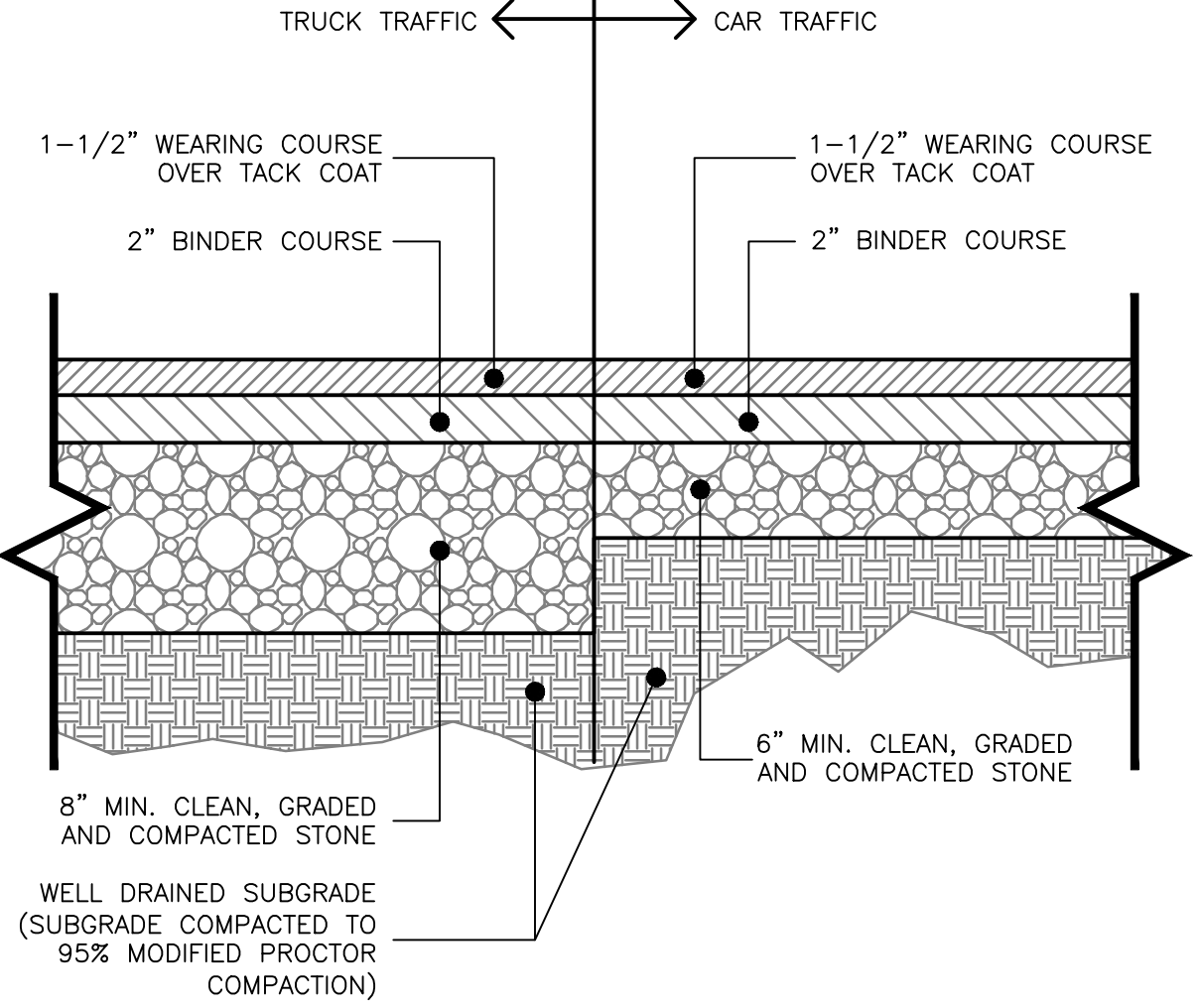


**PRE-CAST DRAIN MANHOLE**  
NOT TO SCALE

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."

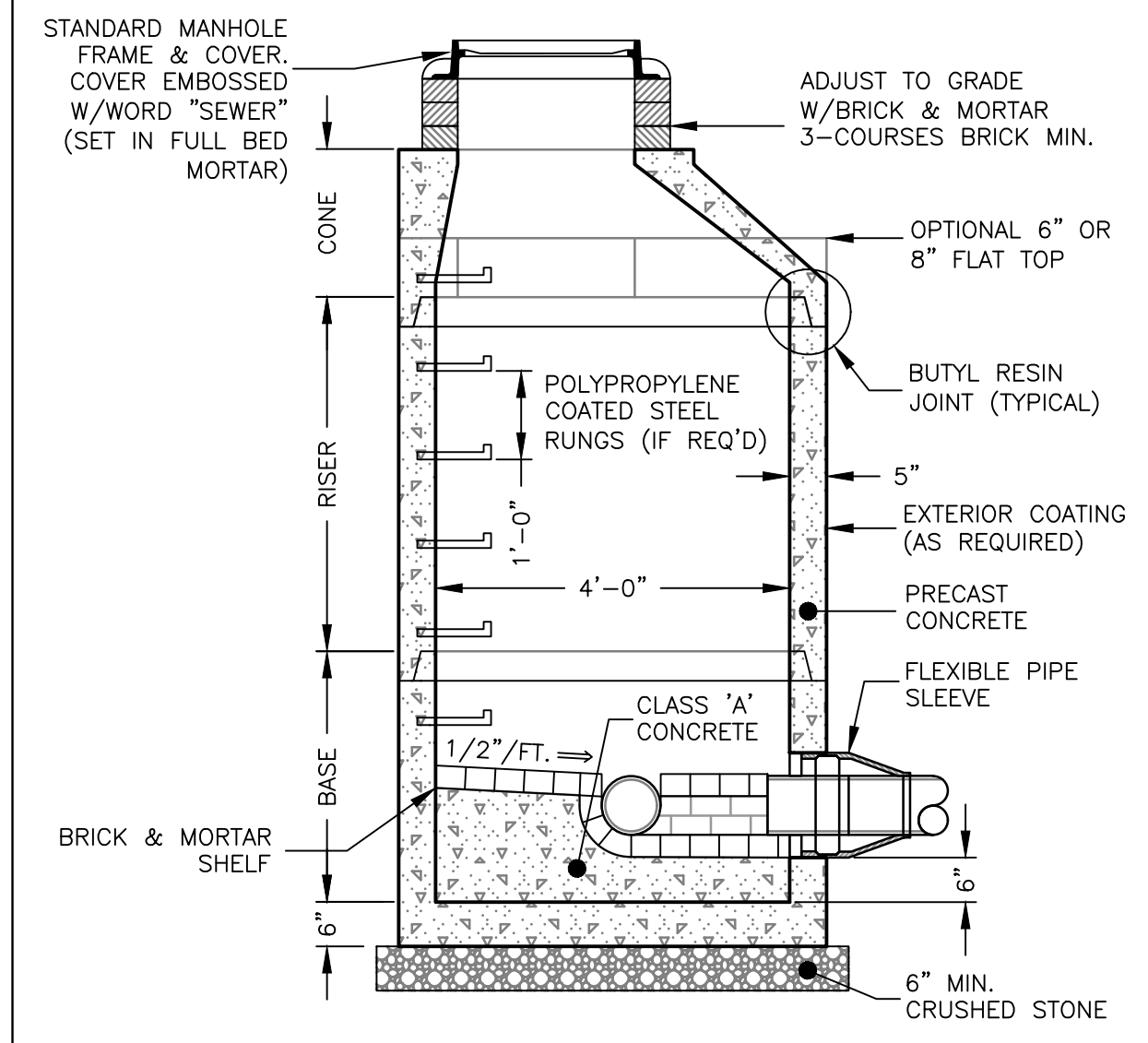


**CONCRETE SIDEWALK (BUILDING PERIMETER)**  
NOT TO SCALE



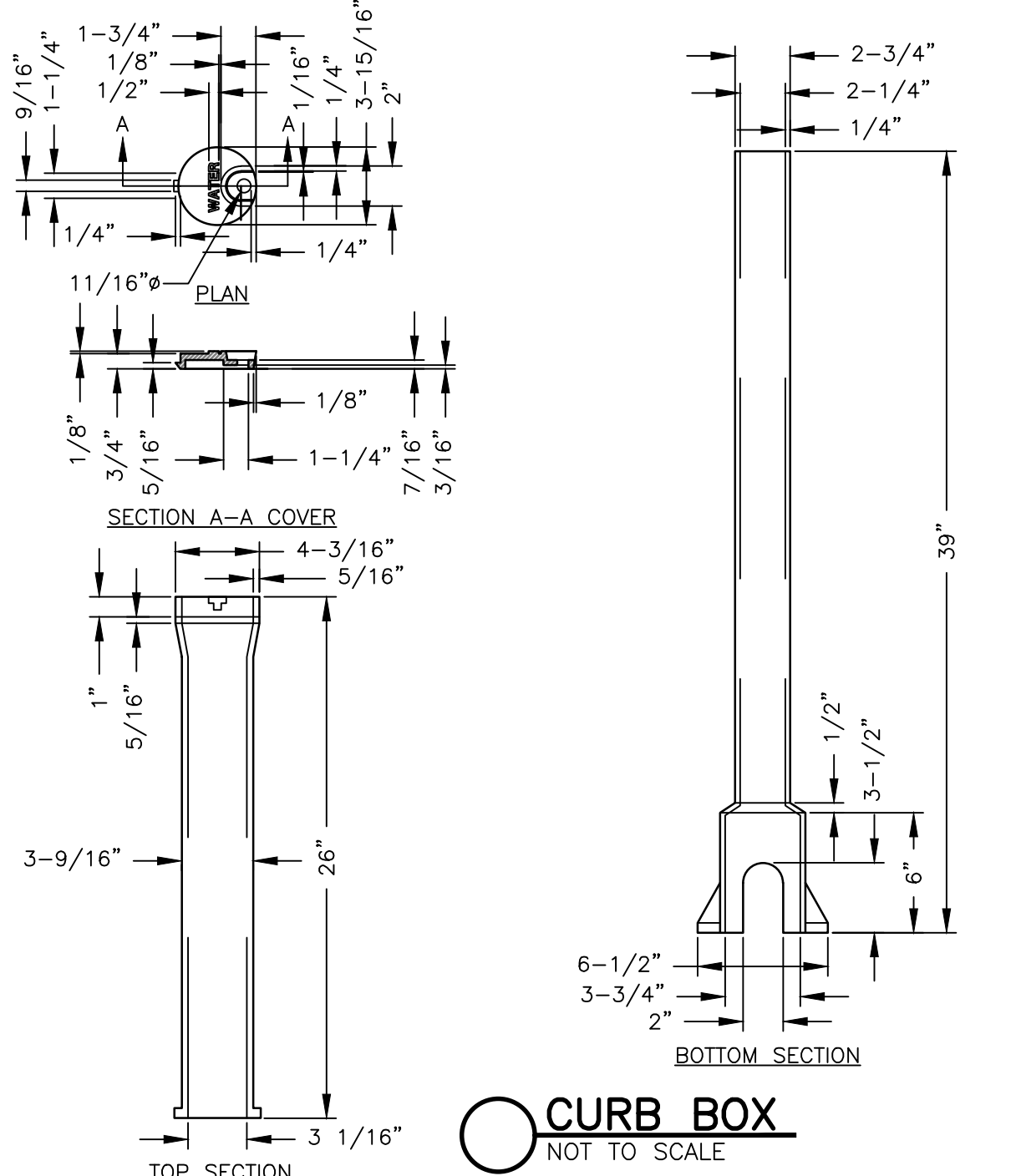
**PAVEMENT SECTION**  
NOT TO SCALE

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

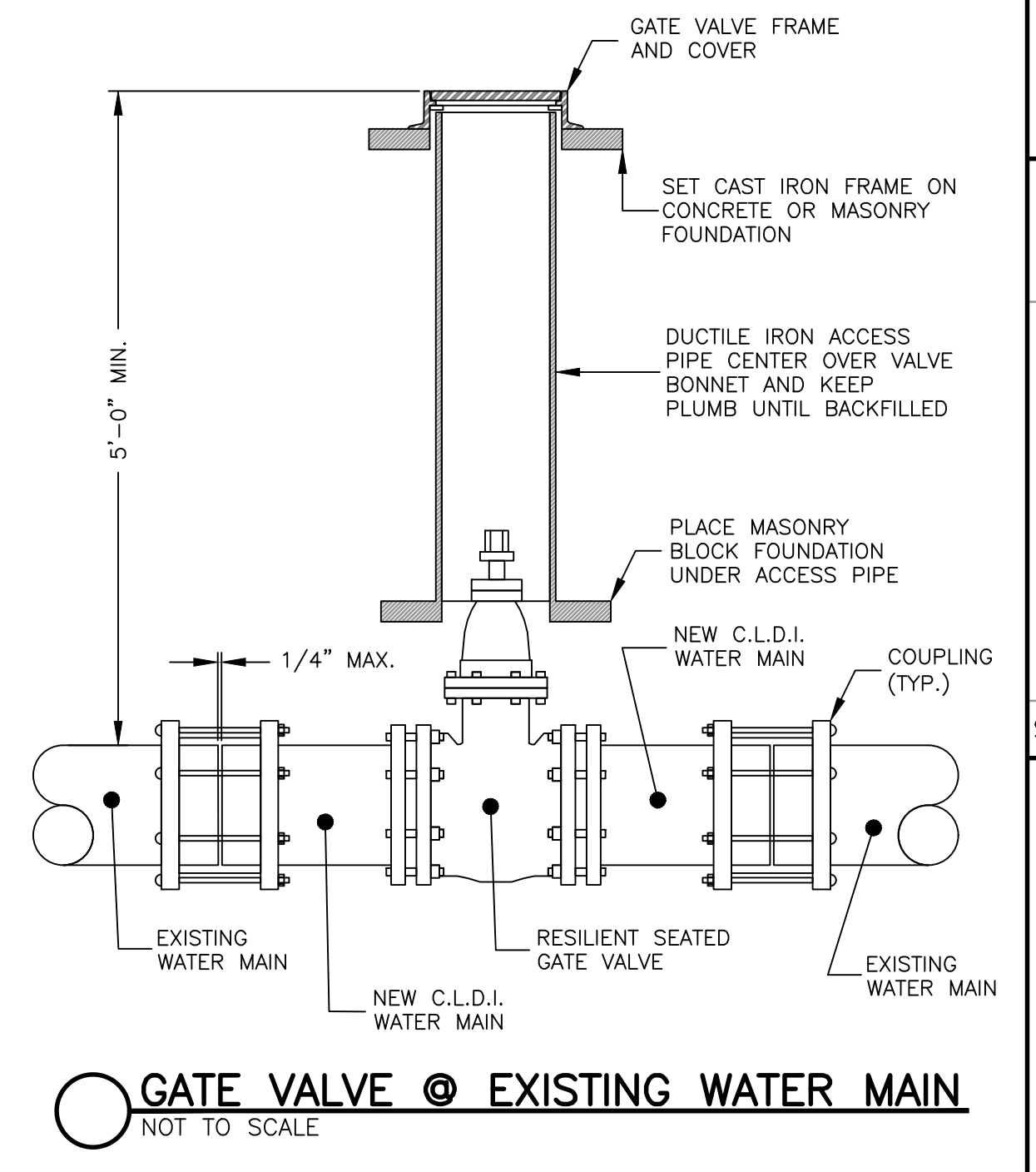


**PRE-CAST SEWER MANHOLE**  
NOT TO SCALE

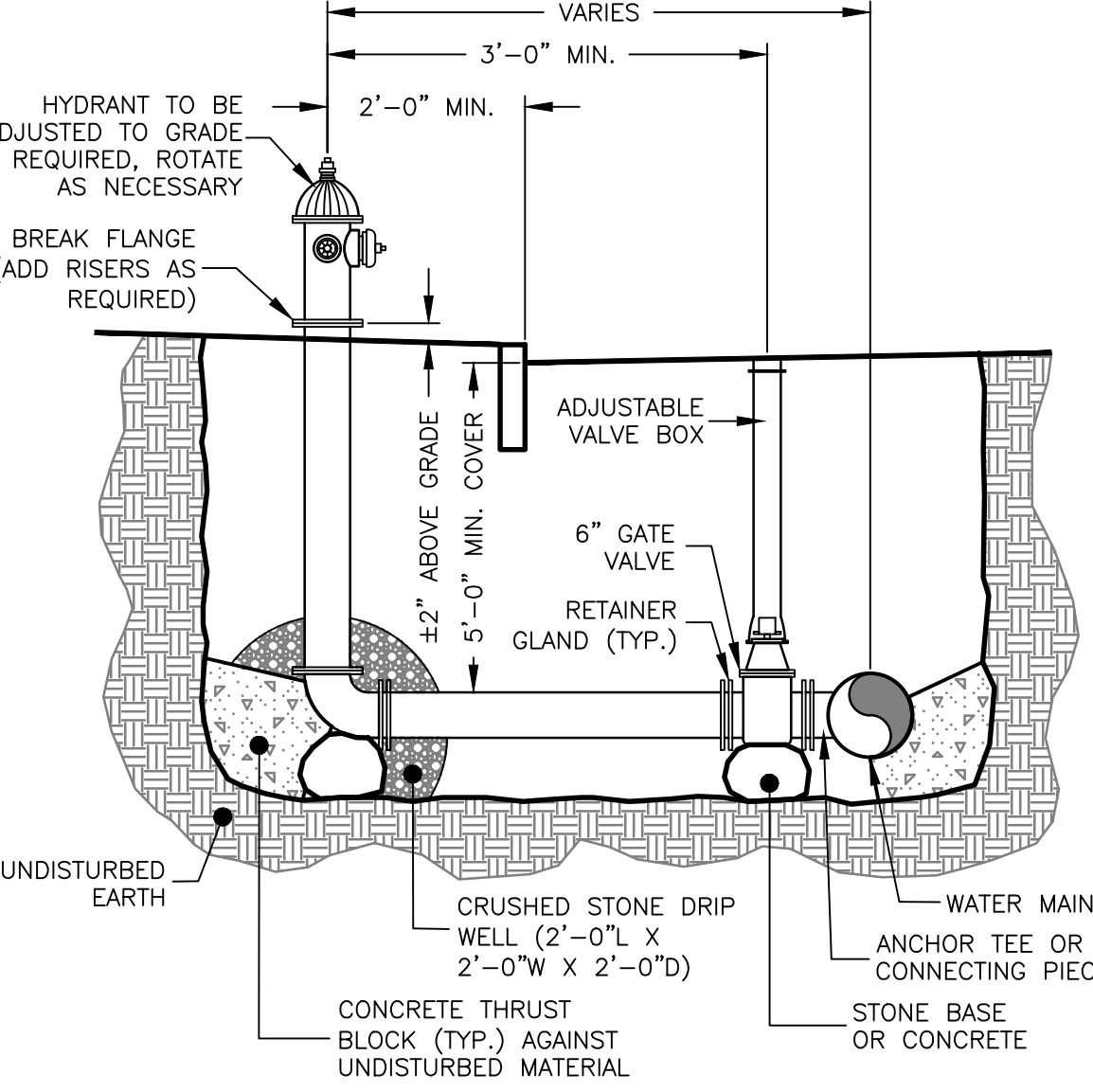
NOTES:  
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.  
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.  
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



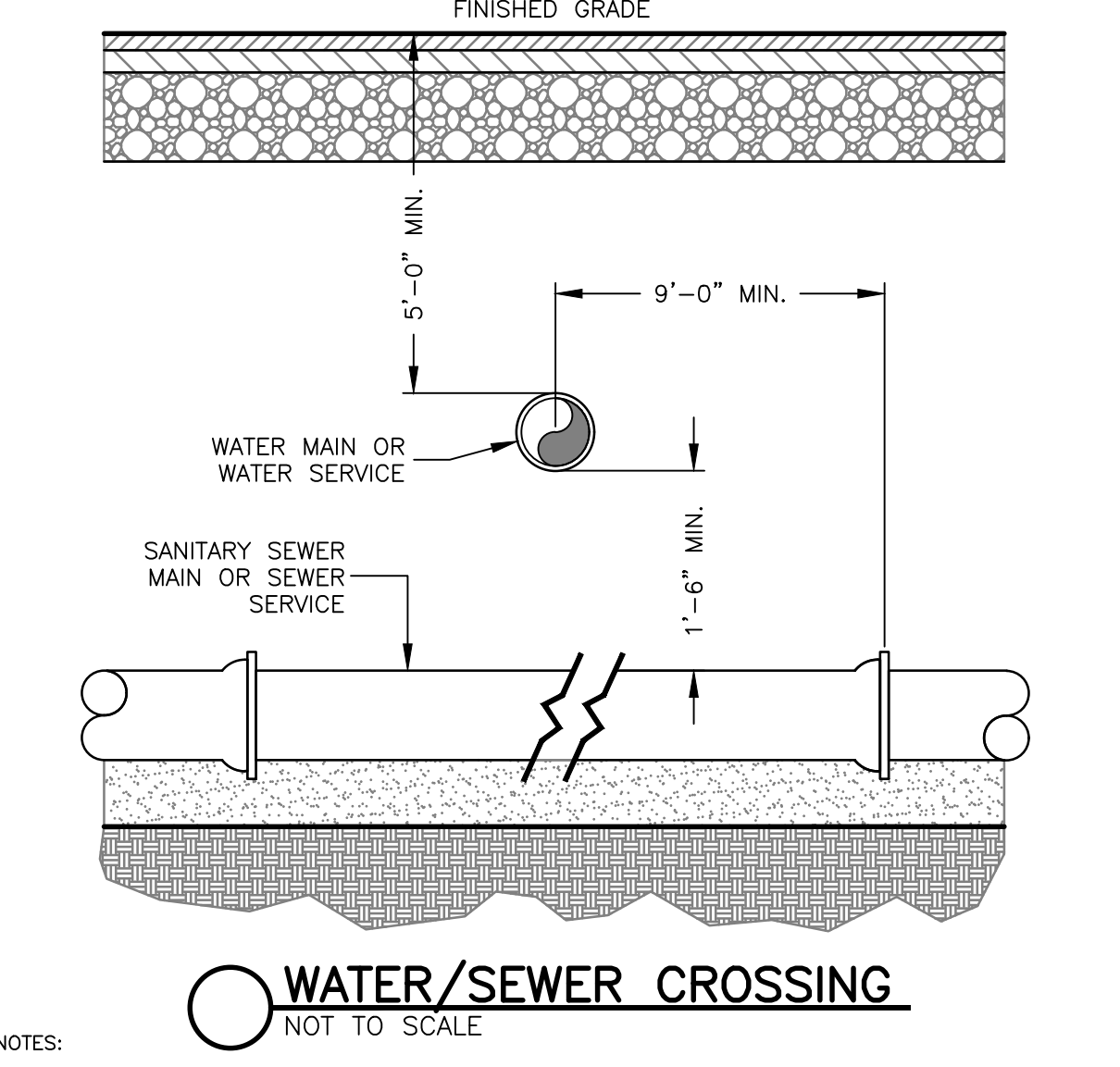
**CURB BOX**  
NOT TO SCALE



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

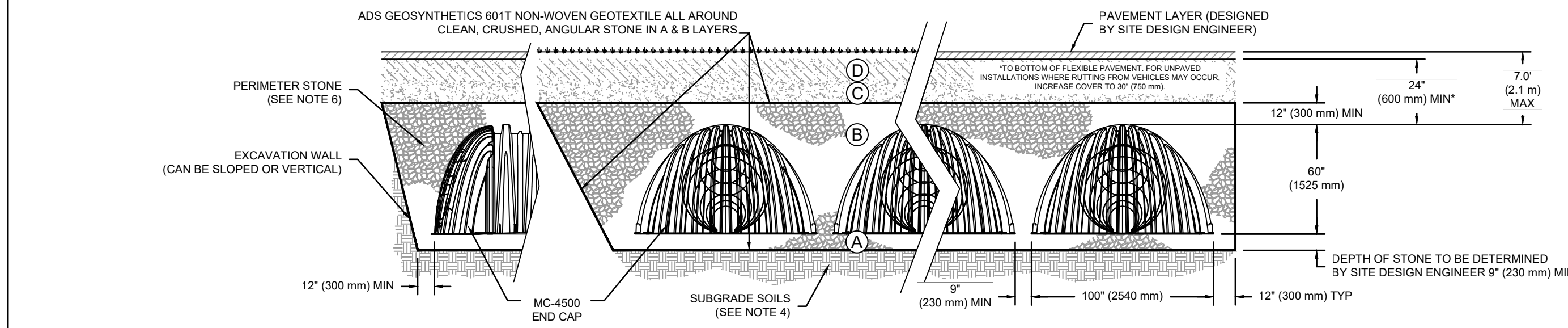


**HYDRANT & VALVE BOX**  
NOT TO SCALE



**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

Owner / Applicant  
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  
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

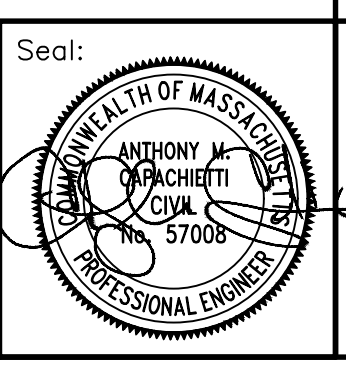
Issued For Permit  
 Issued For Review  
 Issued For Bid  
 Issued For Construction  
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2	Updated Layout	7/18/2023
1	Adjacent Structures and Roof Heights	6/8/2023

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.:  
06  
SHEET 6 OF 6





**Color Legend**

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

GARAGE PARKING- 59 SPACES  
 OPEN AIR PARKING- 76 SPACES  
 TOTAL PARKING 135 = .92  
 SPACE/BEDROOM

147 TOTAL BEDROOMS

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

<p><b>Residences at Nahant LLC</b>          127-135 Nahant Street Wakefield MA</p>	<p><b>SV DESIGN</b></p>
<p>126 Dodge Street          Beverly, Massachusetts 01915          www.svdesign.com          1-978-927-3745</p>	<p><b>DESIGN</b></p>
<p>FIRST FLOOR PLAN</p>	<p>FIRST FLOOR PLAN</p>
<p>A1.01</p>	<p>A1.01</p>

Project Eligibility Filing July 2023

Revisions Issue Date: Description

Scale: 1/16" = 1'-0"

Drawn By: Author

Checked By: Checker

Date: July 2023

Project #: 1116122.007



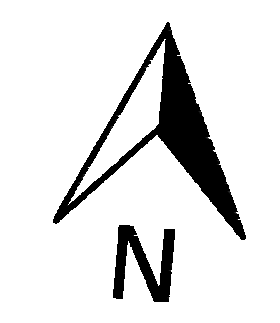


- Color Legend**
- STUDIO
  - 1 BEDROOM
  - 1 BEDROOM W/ DEN
  - 2 BEDROOM
  - 3 BEDROOM
  - CIRCULATION
  - COMMON
  - GARAGE
  - UTILITY

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

- \* ACCESSIBLE UNIT (5%) 5 UNITS
- INCLUSIONARY UNIT (25%) 25 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;">Project Eligibility Filing July 2023 Issue Date: Description Checked By</p>
<p style="font-size: x-small; margin: 0;">SECOND FLOOR PLAN</p>	<p style="font-size: x-small; margin: 0;">Scale: As indicated Drawn By: Author Date: July 2023 Checked By: Checker Project #: 116122007</p>
<p style="font-size: x-small; margin: 0;">SECOND FLOOR PLAN</p>	<p style="font-size: x-small; margin: 0;">© SV Design, LLC.</p>
<h1 style="margin: 0;">A1.02</h1>	



**Color Legend**

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

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

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

① THIRD FLOOR PLAN  
1/16" = 1'-0"



Revisions	Issue Date	Description	Checked By

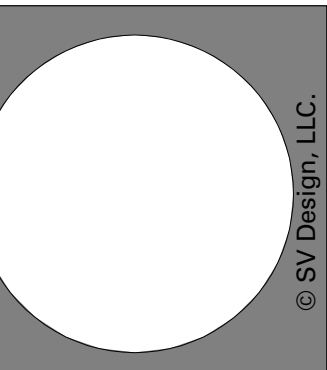
THIRD FLOOR PLAN

Scale: As indicated  
 Drawn By: Author  
 Date: July 2023

Checked By: Checker  
 Project #: 116122007

**Residences at Nahant LLC**  
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THIRD FLOOR PLAN

A1.03



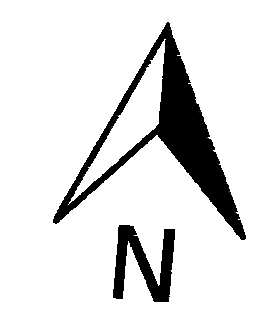
**Color Legend**

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

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

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

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



Residences at Nahant LLC  
127-135 Nahant Street Wakefield MA

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www.svdesign.com  
1-978-927-3745

Scale: As indicated  
Drawn By: Author  
Date: July 2023

Checked By: Checker  
Project #: 116122.007

FOURTH FLOOR PLAN

Revisions

Issue No.	Date	Description

Project Eligibility Filing July 2023

Checked By

FOURTH FLOOR PLAN

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FOURTH FLOOR PLAN

A1.04



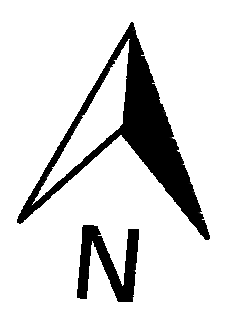
**Color Legend**

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

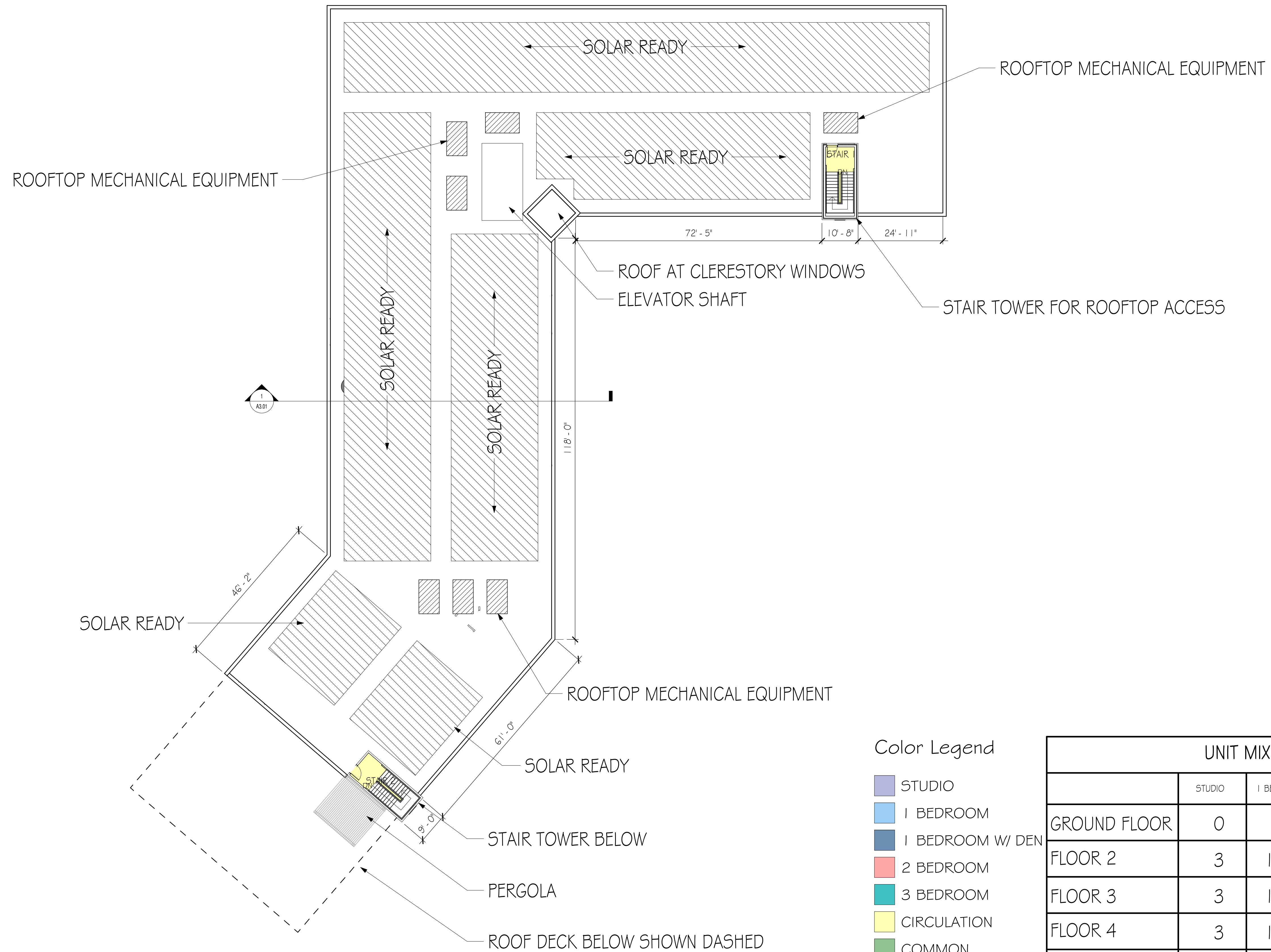
UNIT MIX				
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
GROUND FLOOR	0	3	0	1
FLOOR 2	3	12	7	3
FLOOR 3	3	12	7	3
FLOOR 4	3	12	7	3
FLOOR 5	3	12	6	0
<b>TOTAL</b>	<b>12</b>	<b>51</b>	<b>27</b>	<b>10</b>

- \* ACCESSIBLE UNIT (5%) 5 UNITS
- INCLUSIONARY UNIT (25%) 25 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;">Scale: As indicated Drawn By: Author Date: July 2023</p> <p style="font-size: x-small; margin: 0;">Checked By: Checker Project #: 116122007</p>
<p style="margin: 0;">FIFTH FLOOR PLAN</p>	<p style="font-size: x-small; margin: 0;">Project Eligibility Filing July 2023 Issue Date: Description Checked By:</p>
<p style="font-size: x-large; margin: 0;">A1.05</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	3	0	1	
FLOOR 2	3	12	7	3	
FLOOR 3	3	12	7	3	
FLOOR 4	3	12	7	3	
FLOOR 5	3	12	6	0	
TOTAL	12	51	27	10	<u>100</u>

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

1 ROOF PLAN  
1/16" = 1'-0"

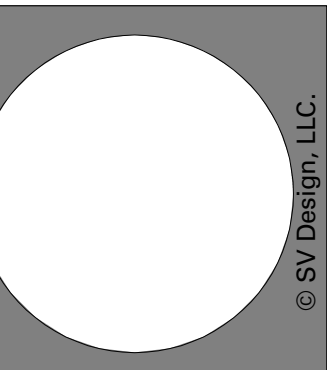
Revisions	Issue Date	Description	Checked By

Scale: As indicated	Checked By: Checker
Drawn By: Author	Date: July 2023
Project # 116122007	

ROOF PLAN

Residences at Nahant LLC  
127-135 Nahant Street Wakefield MA

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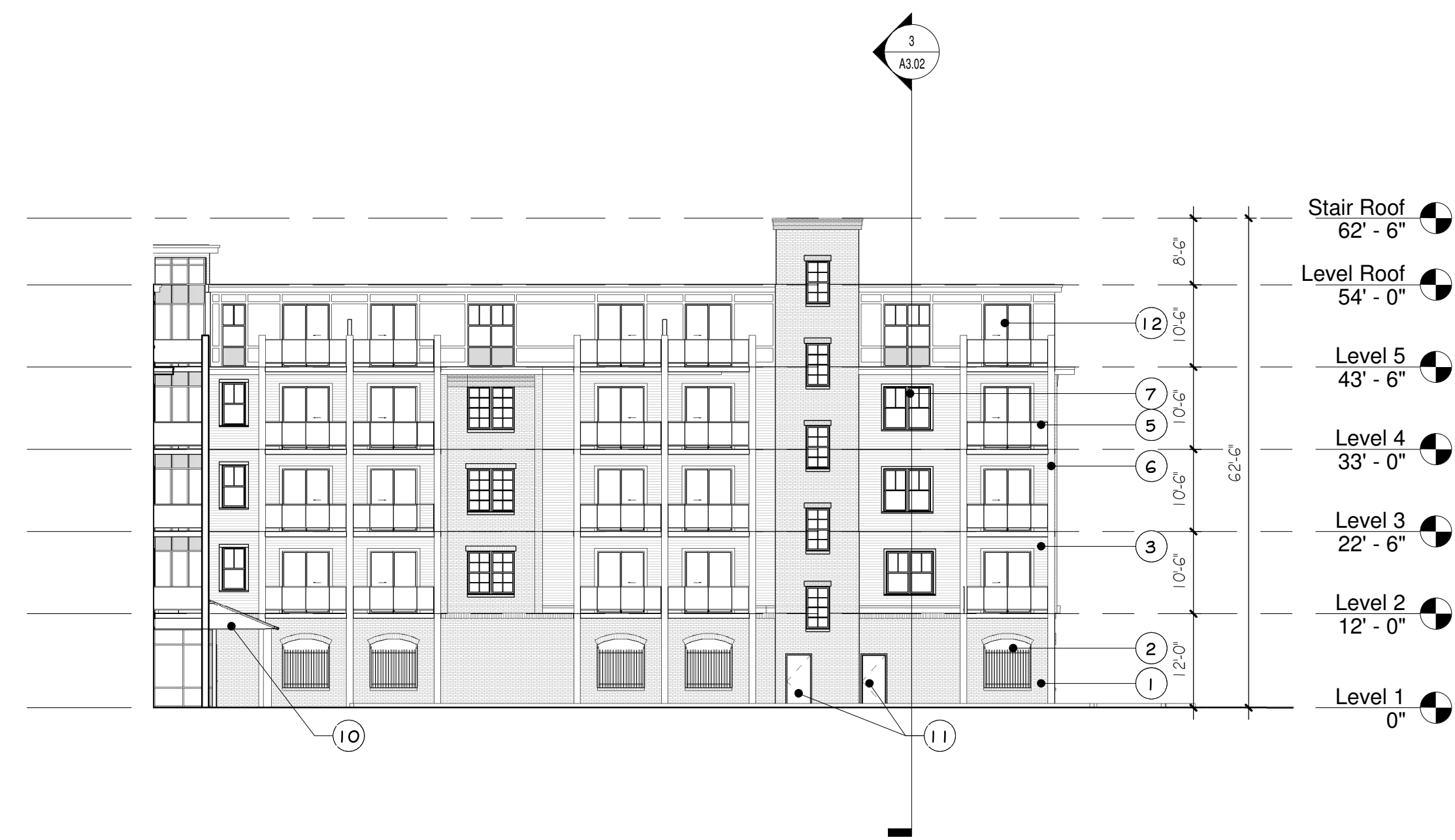


ROOF PLAN

A1.06



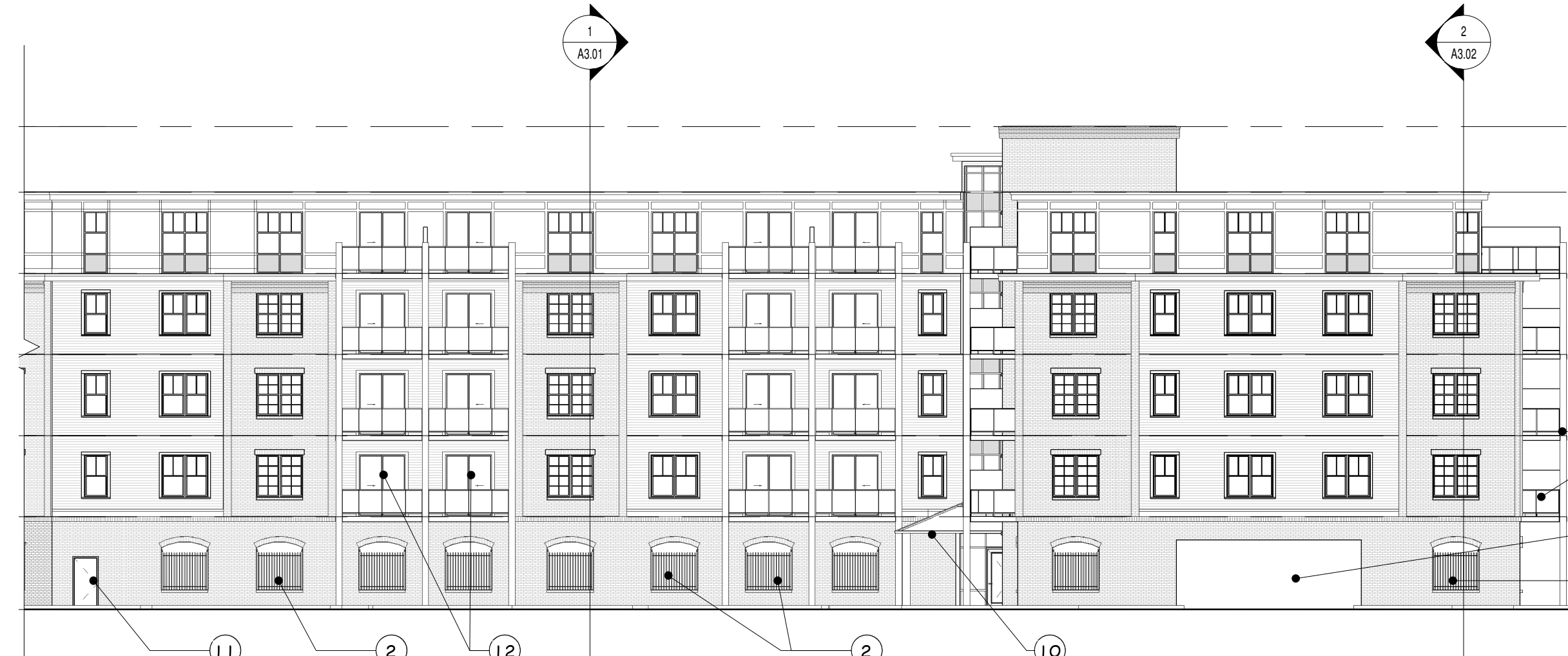
1 NORTH ELEVATION  
1/16" = 1'-0"



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"



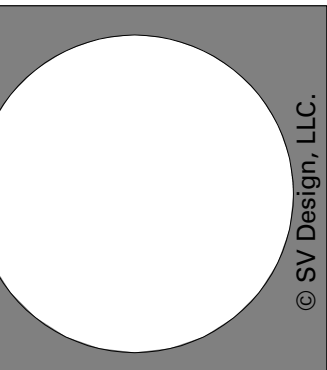
5 WEST ELEVATION 2  
1/16" = 1'-0"

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

Revisions	Issue Date	Description

Scale: 1/16" = 1'-0"  
 Drawn By: Author  
 Date: July 2023  
 Checked By: Checker  
 Project #: 11.6122.007

Proposed New Construction  
**Residences at Nahant LLC**  
 127-135 Nahant Street Wakefield MA  
 SV DESIGN  
 126 Dodge Street  
 Beverly, Massachusetts 01915  
 1.978.927.3745  
 www.svdesign.com



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.

**EXTERIOR WALL CONSTRUCTION @ PANEL SIDING ( LEVEL 5 ):**

- SMOOTH CEMENTITIOUS PANEL SIDING
- VERTICAL 1x P.T. STRAPPING @ 16" O.C.
- CONTINUOUS 1" RIGID INSULATION
- CONTINUOUS MOISTURE BARRIER OVER 1/2" OSB SHEATHING
- 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.

**TYPICAL BALCONY CONSTRUCTION:**

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

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

- CEMENTITIOUS CLAPBOARD SIDING, 5" EXPOSURE
- CONTINUOUS MOISTURE BARRIER OVER 1/2" OSB SHEATHING
- CONTINUOUS 1" RIGID INSULATION
- 1/2" OSB SHEATHING
- 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 ):**

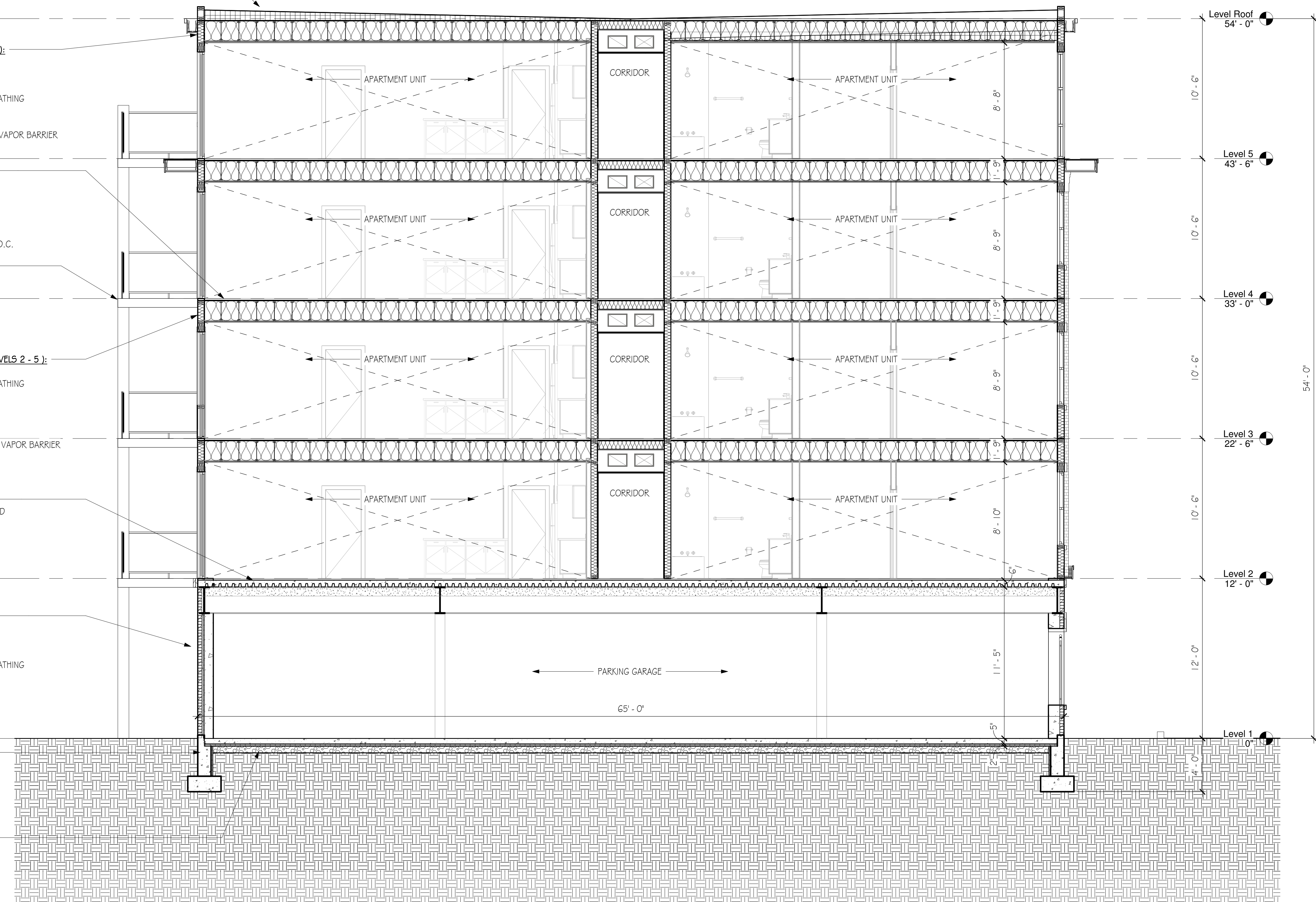
- CLAY BRICK MASONRY SIDING
- 1-3/8" AIR SPACE
- 1" RIGID INSULATION, (R-5)
- CONTINUOUS MOISTURE BARRIER OVER 1/2" OSB SHEATHING
- LIGHT GAUGE METAL STUDS @ 16" O.C.
- BATT INSULATION ( R-20 MIN. )
- 5/8" GWB OVER CONTINUOUS POLY VAPOR BARRIER

**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



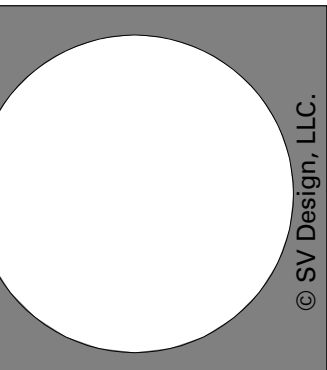
1 TYPICAL BUILDING SECTION  
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

Scale: 1/4" = 1'-0"	Checked By: Checker
Drawn By: Author	Project #: 11.6122.007
Date: July 2023	

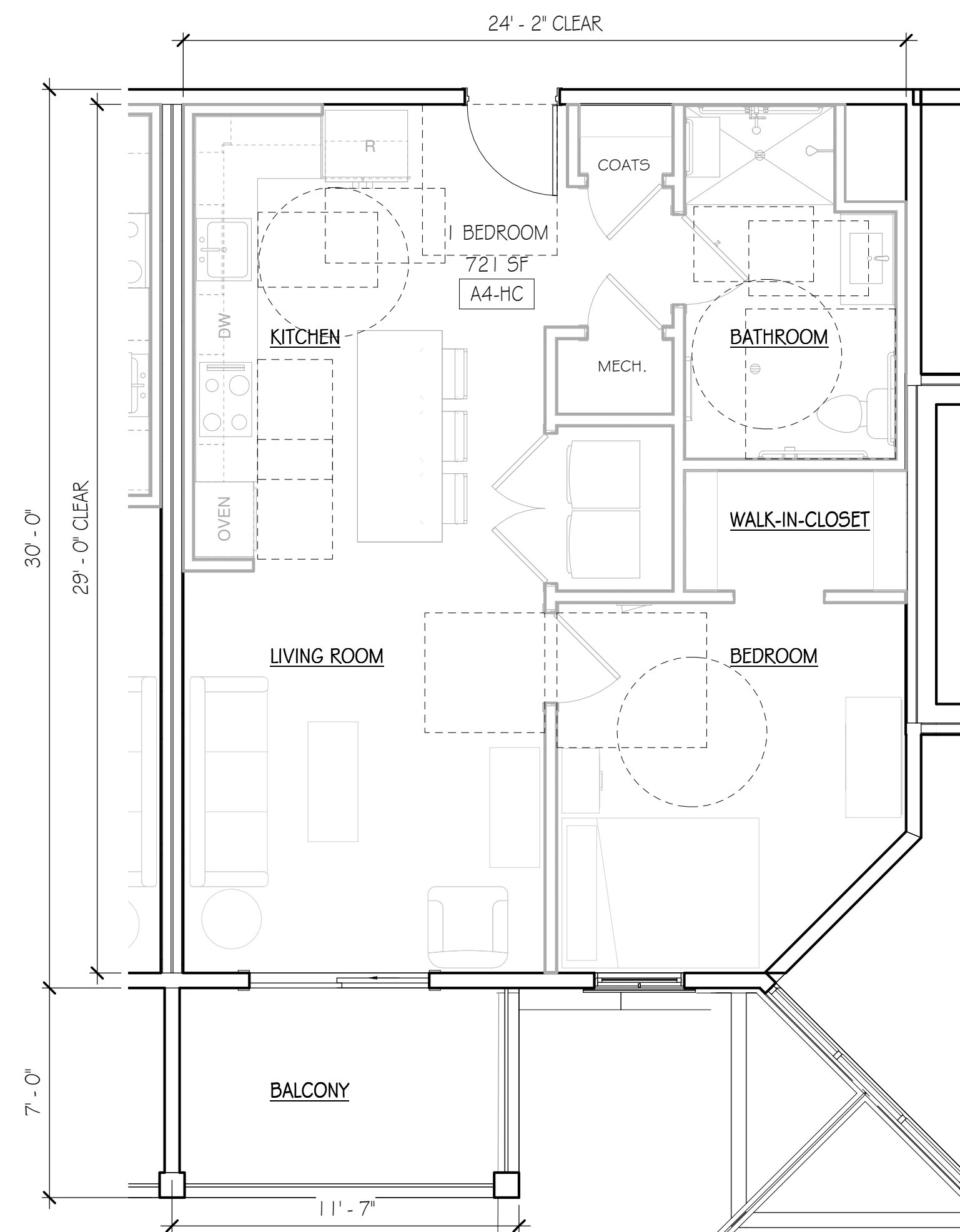
BUILDING SECTIONS

Proposed New Construction  
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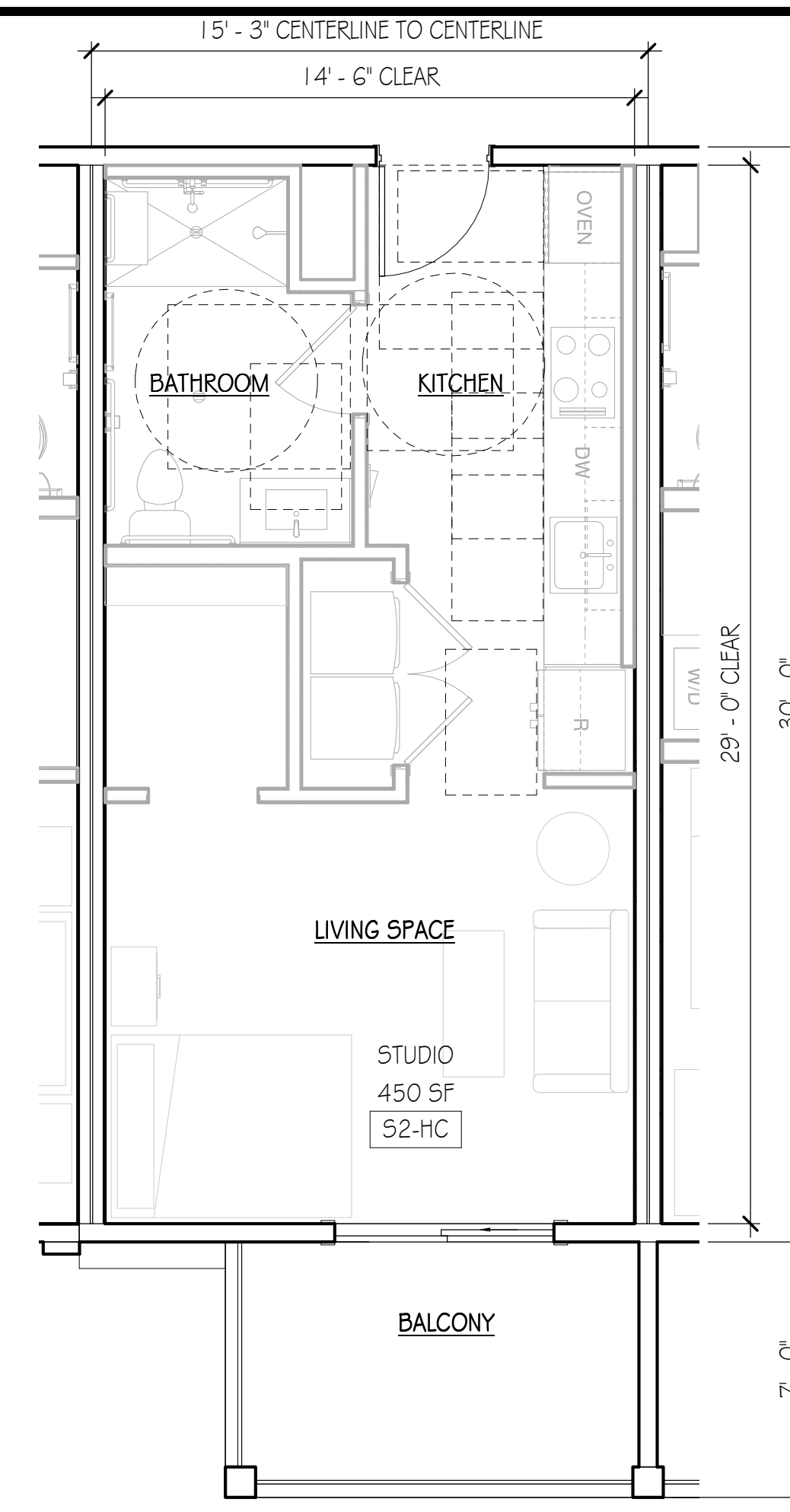


BUILDING SECTIONS

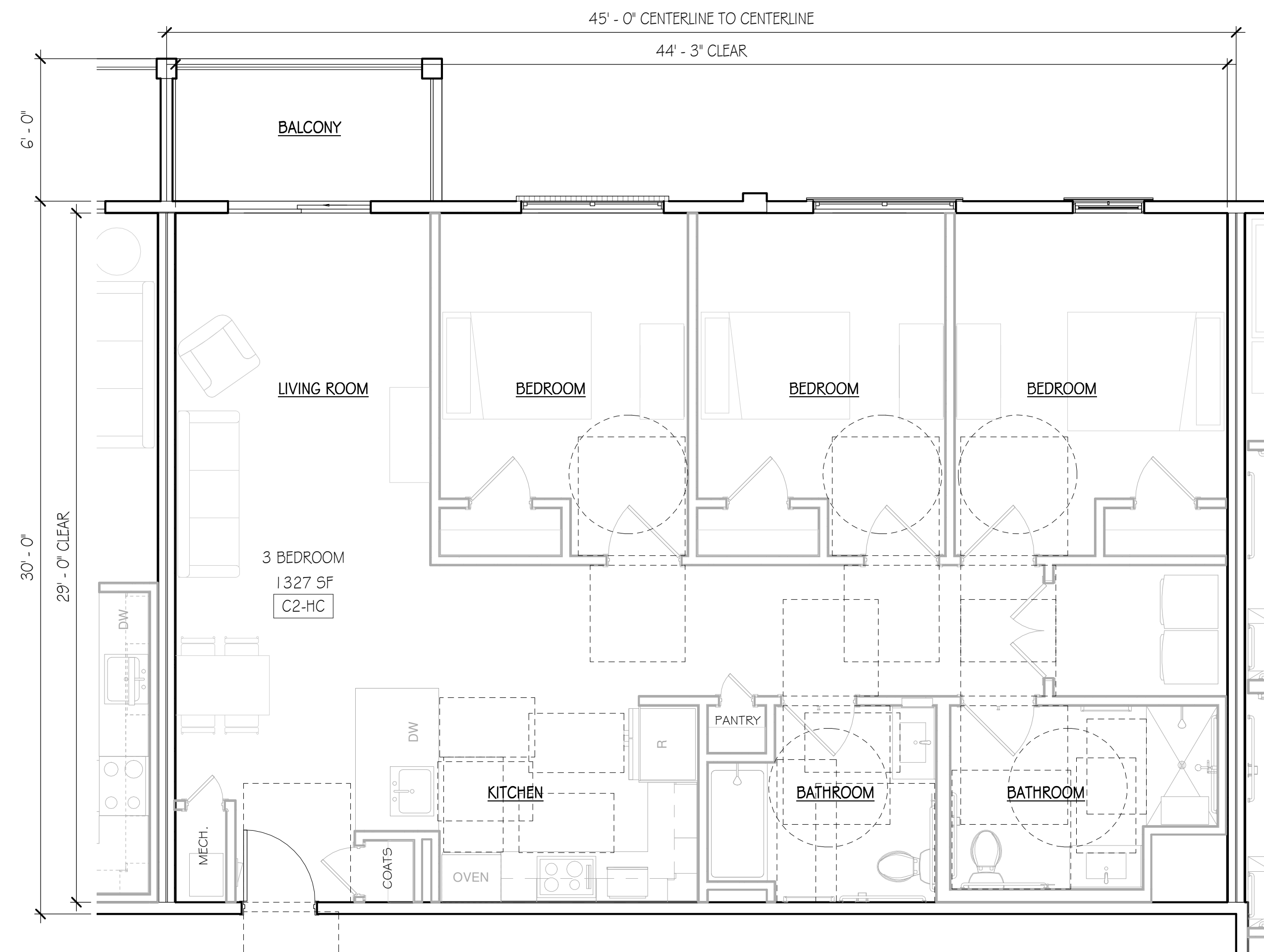
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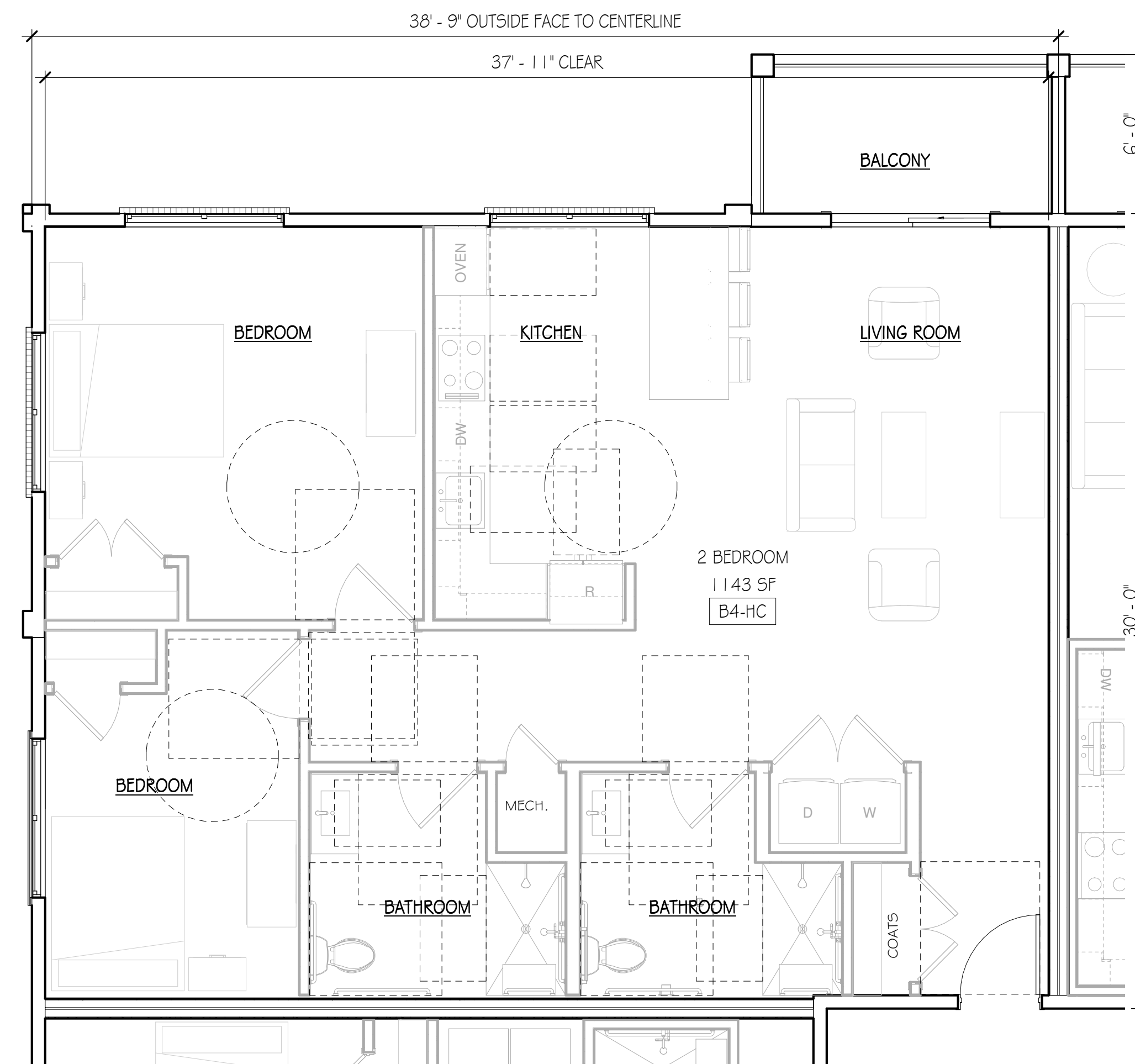
2 UNIT A4-HC PLAN (1 BED 1 BATH)  
1/4" = 1'-0"



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



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

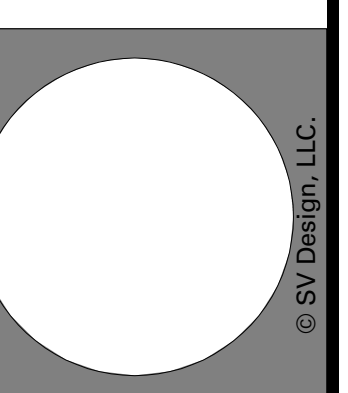


3 UNIT B4-HC PLAN (2 BED 2 BATH)  
1/4" = 1'-0"

Revisions	Issue Date	Description

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

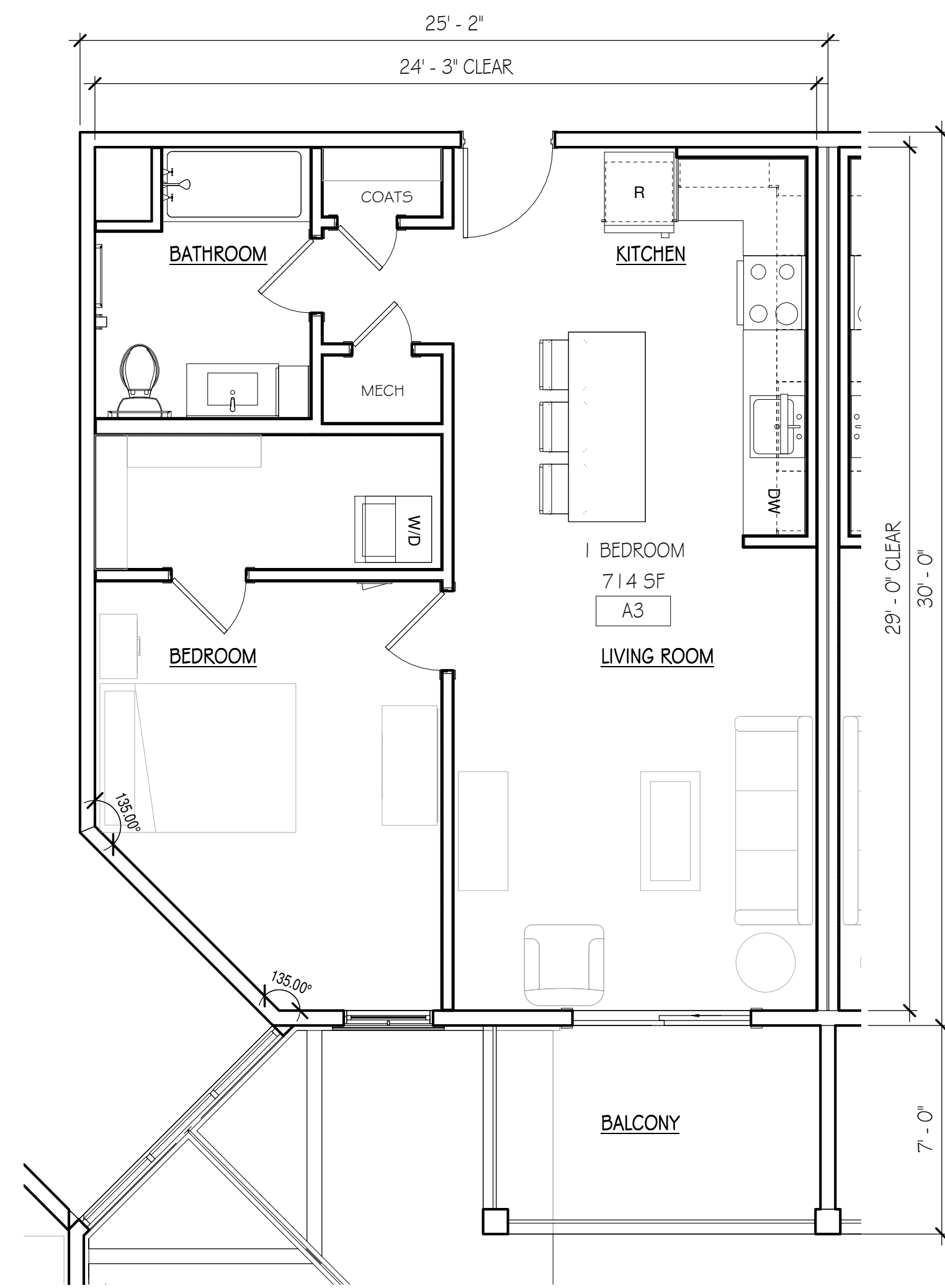
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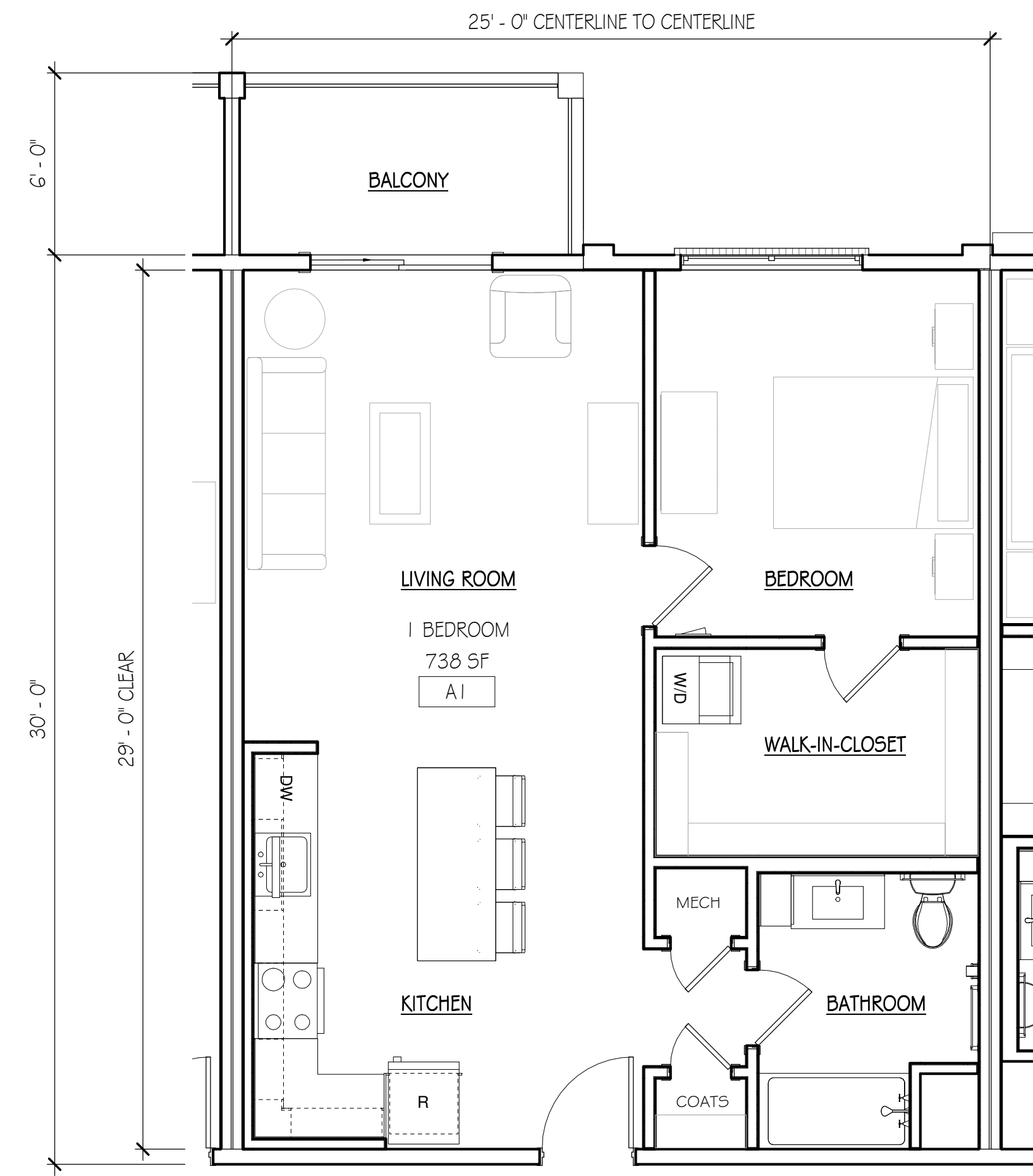
UNIT PLANS

A6.01

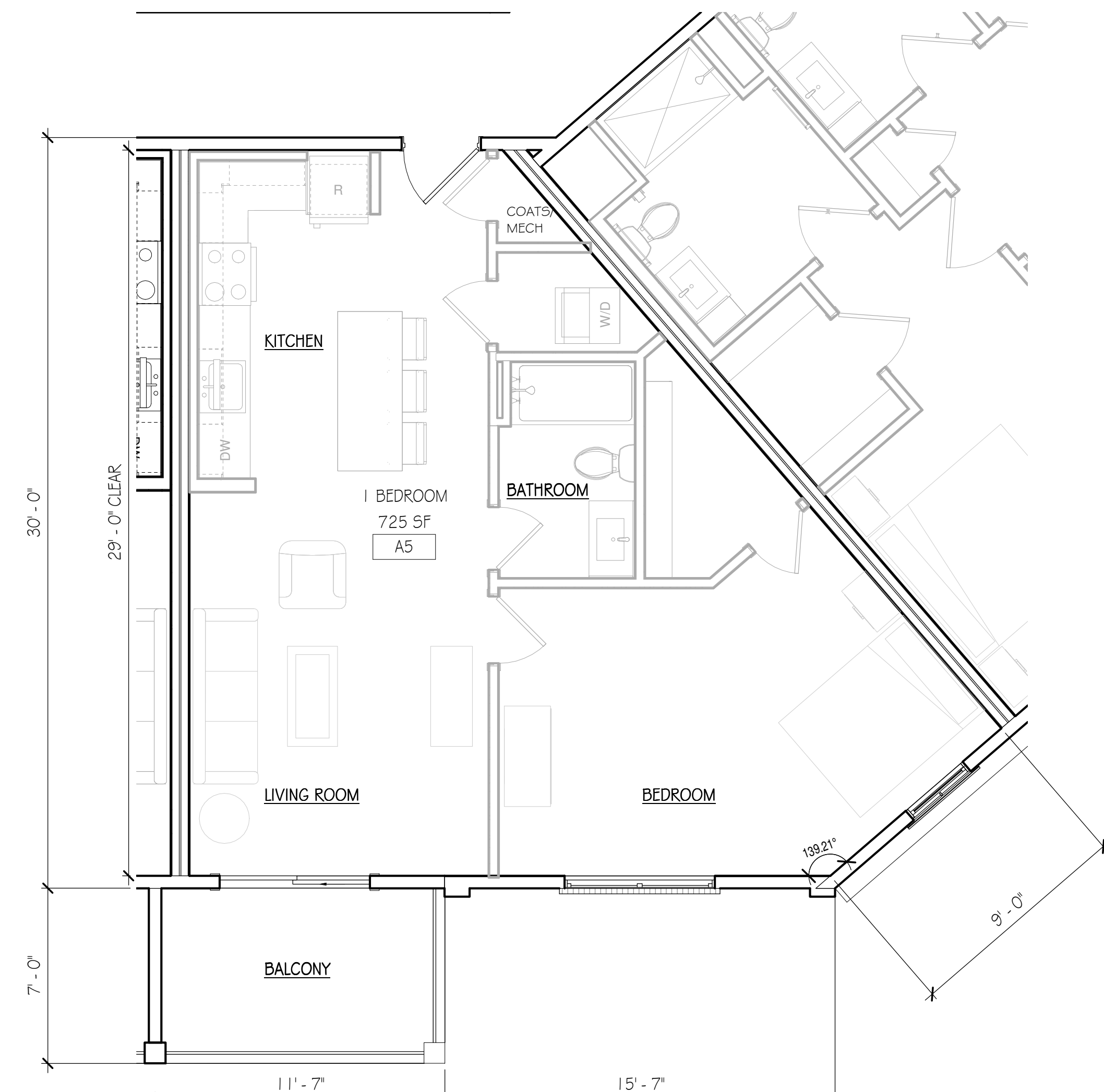




② UNIT A3 PLAN (1 BED 1 BATH)  
1/4" = 1'-0"



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



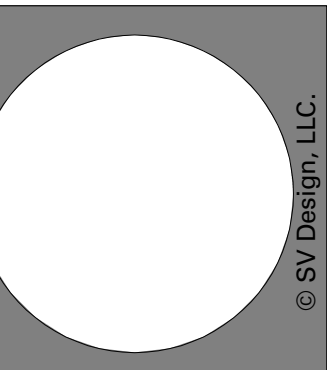
③ UNIT A5 PLAN (1 BED 1 BATH + DEN)  
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

Scale: 1/4" = 1'-0"	Checked By: Checker
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Date: July 2023	

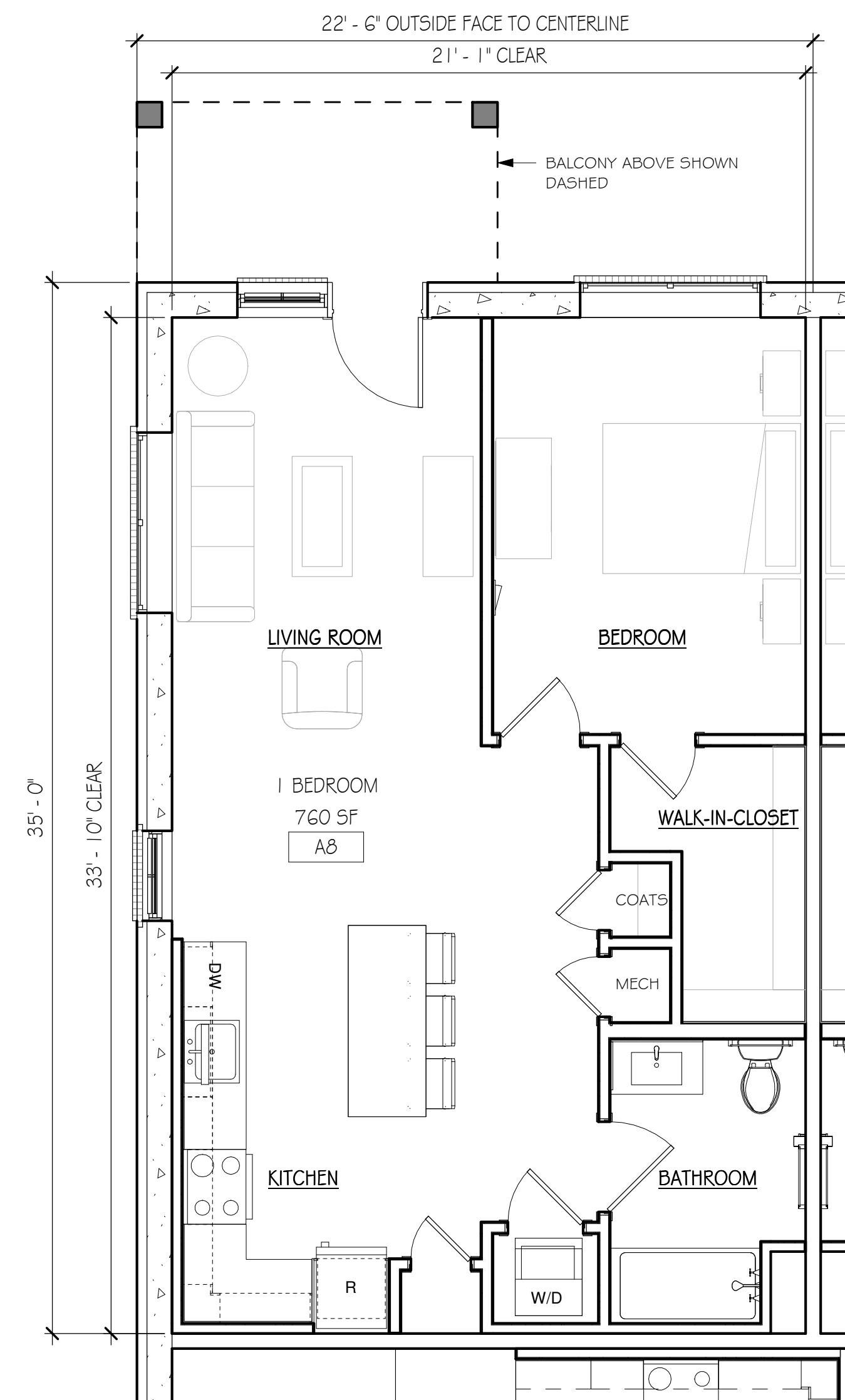
UNIT PLANS

Residences at Nahant LLC  
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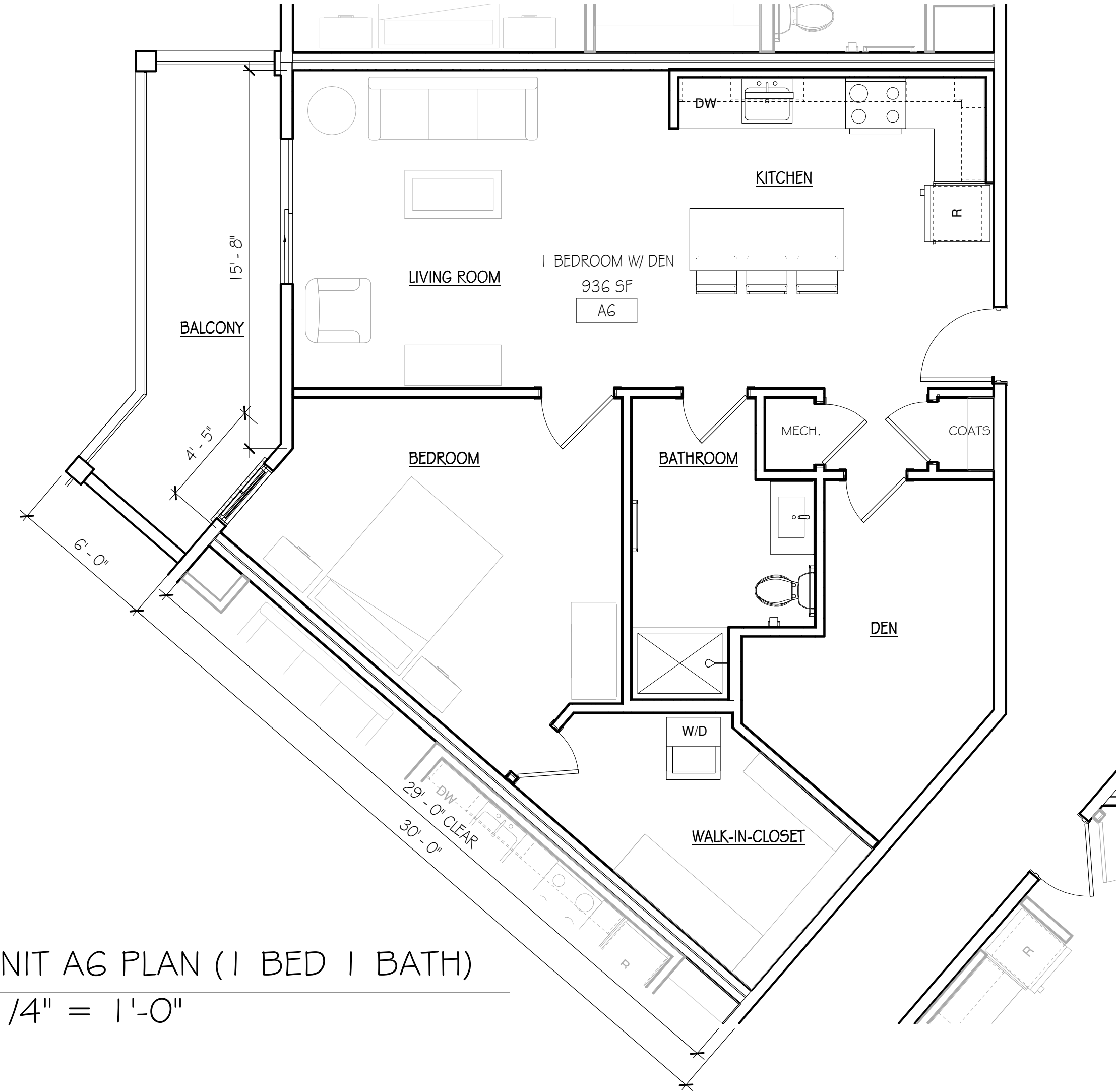


UNIT PLANS

A6.02



3 UNIT A8 PLAN (1 BED 1 BATH)  
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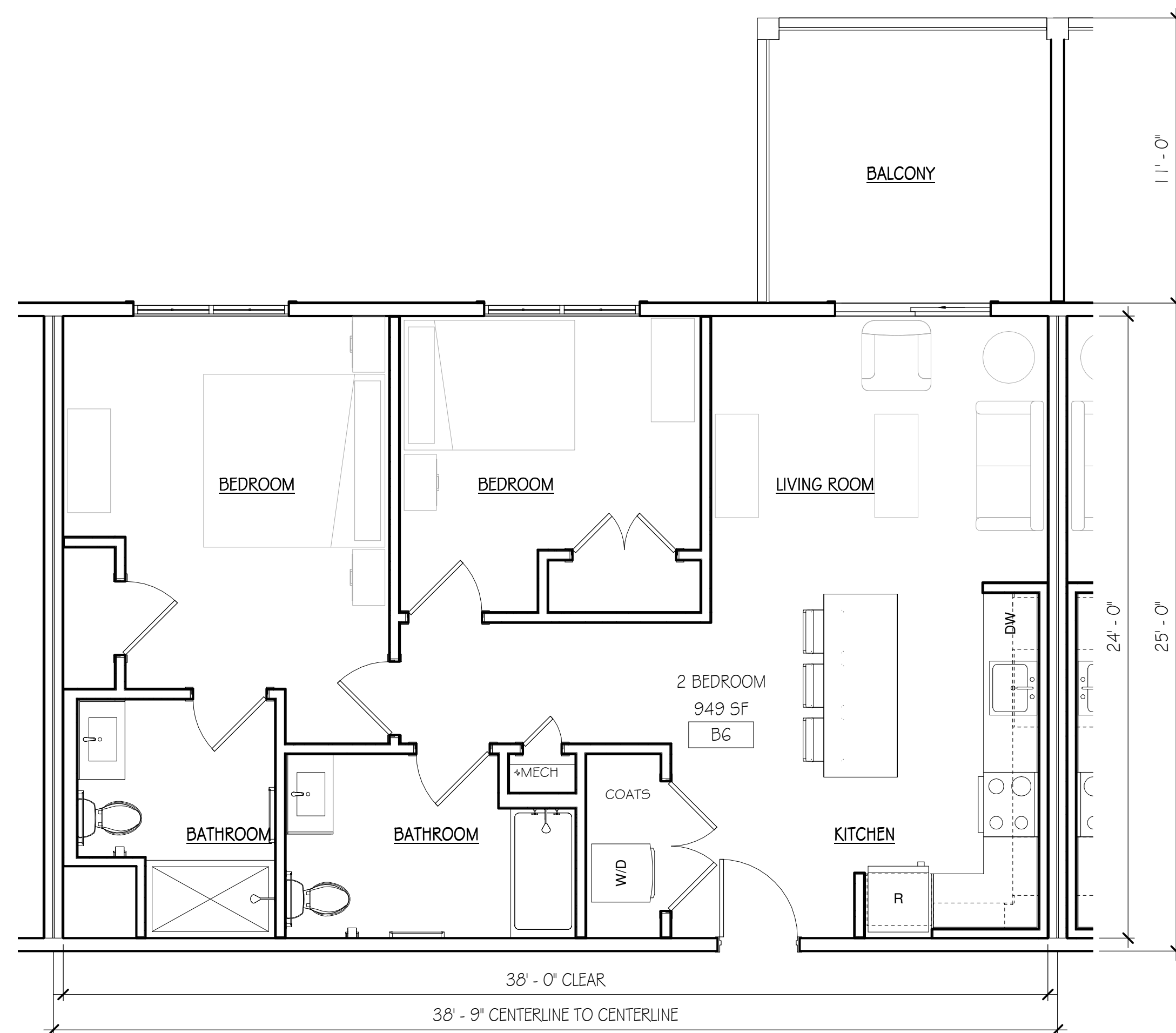


1 UNIT A6 PLAN (1 BED 1 BATH)  
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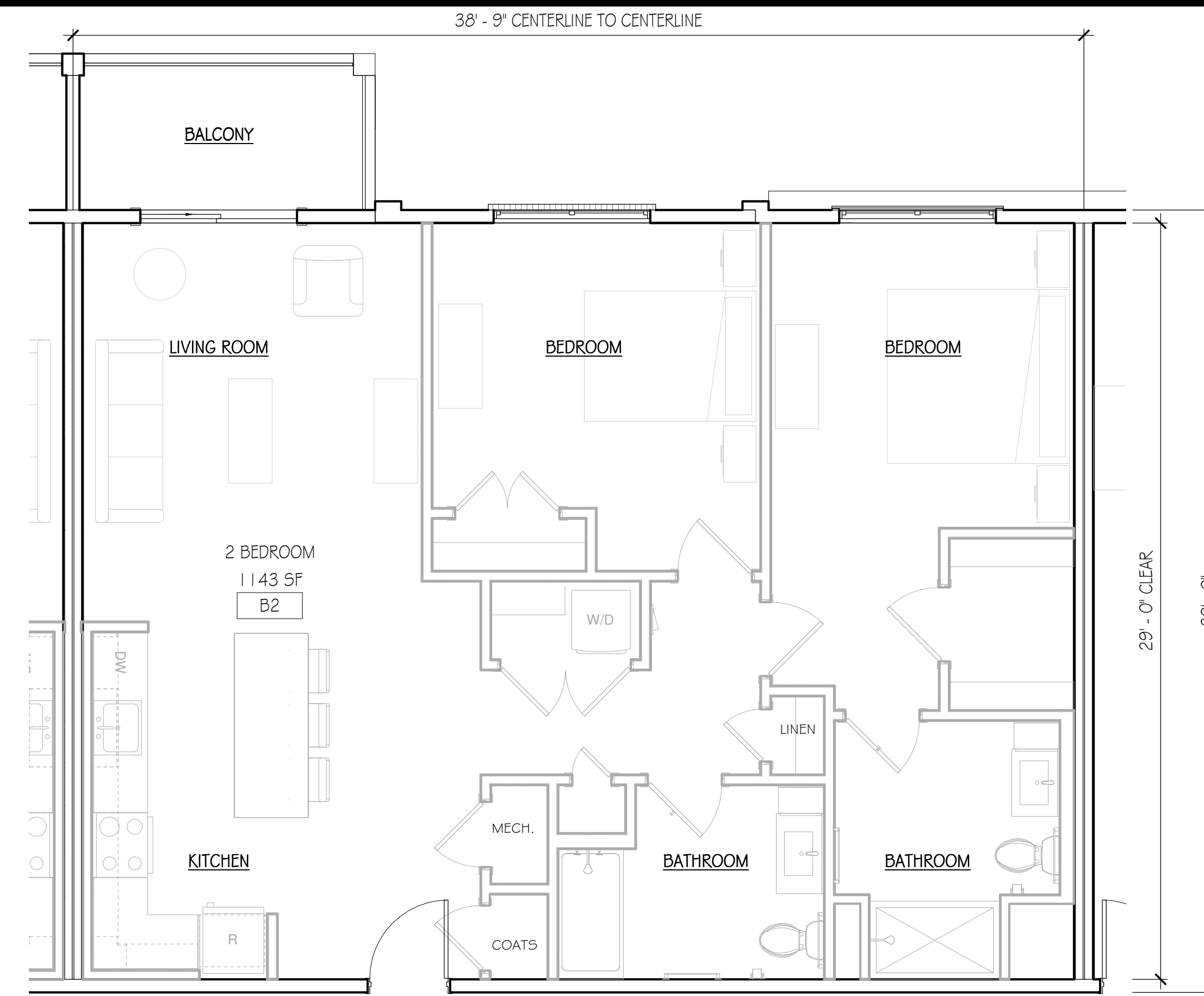


2 UNIT B1 PLAN (2 BED 2 BATH)  
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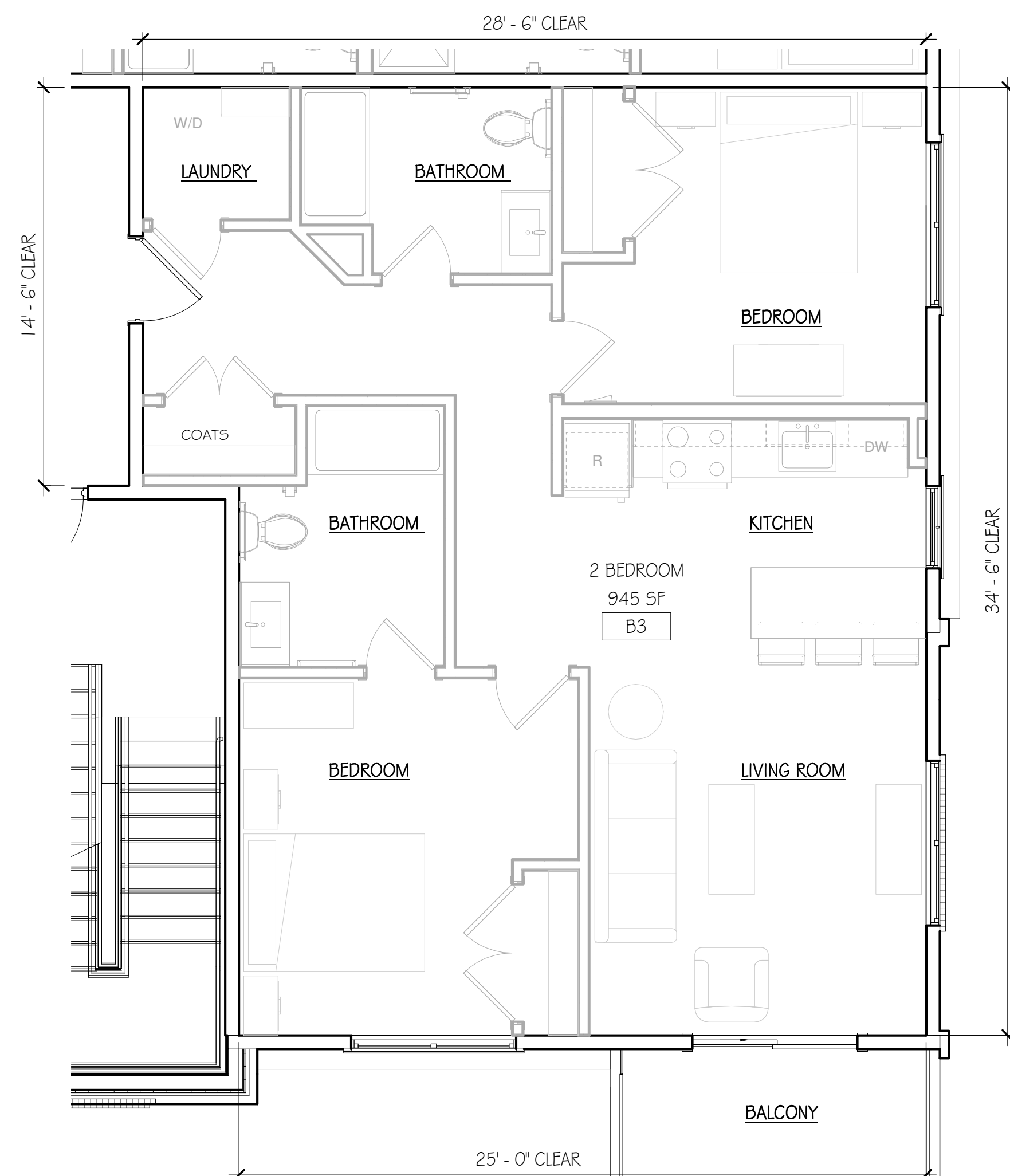
<p><b>Residences at Nahant LLC</b> 127-135 Nahant Street Wakefield MA</p>	
<p>SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>	<p>UNIT PLANS</p>
<p>Project Eligibility Filing July 2023</p>	<p>Scale: 1/4" = 1'-0" Drawn By: Author Date: July 2023</p>
<p>Issue Date: Description</p>	<p>Checked By: Checker Project #: 116122007</p>
<p>© SV Design, LLC</p>	
<p>UNIT PLANS</p>	
<p>A6.03</p>	



4 UNIT B6 PLAN (2 BED 2 BATH)  
1/4" = 1'-0"



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

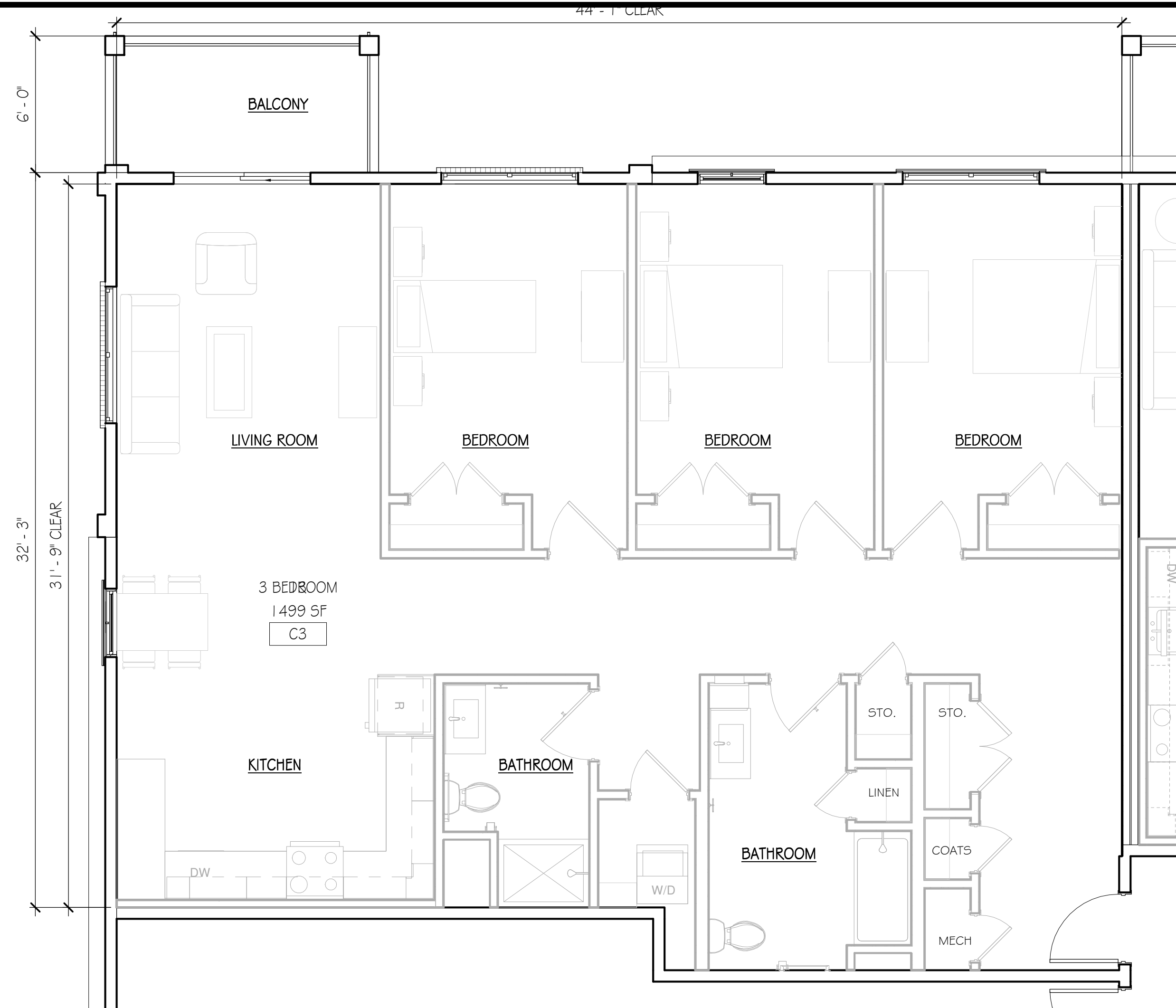


2 UNIT B3 PLAN (2 BED 2 BATH)  
1/4" = 1'-0"



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

<p><b>Residences at Nahant LLC</b> 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>Scale: 1/4" = 1'-0" Drawn By: Author Date: July 2023</p>	<p>Checked By: Checker Project #: 116122007</p>								
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Issue No.	Date	Description	Checked By									
<p>Project Eligibility Filing July 2023</p>		<p>Checked By</p>										



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



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

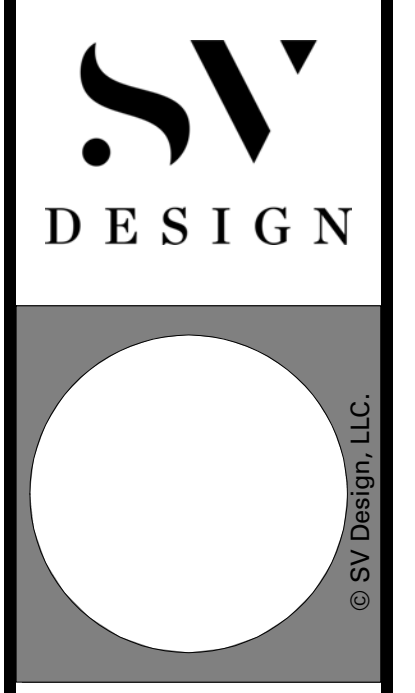


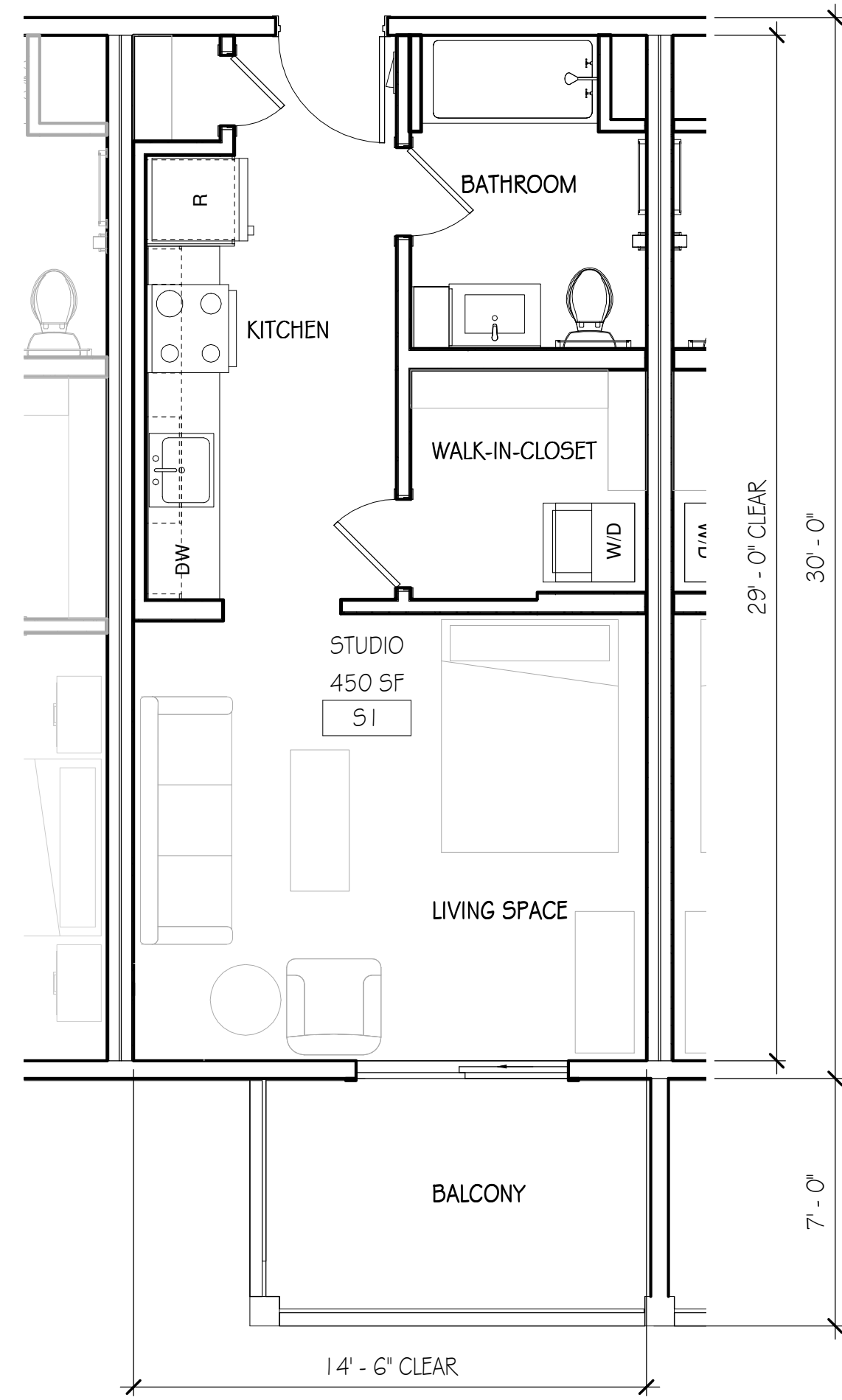
3 UNIT C1 PLAN (3 BED 2 BATH)  
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Revisions	Issue Date	Description	Checked By

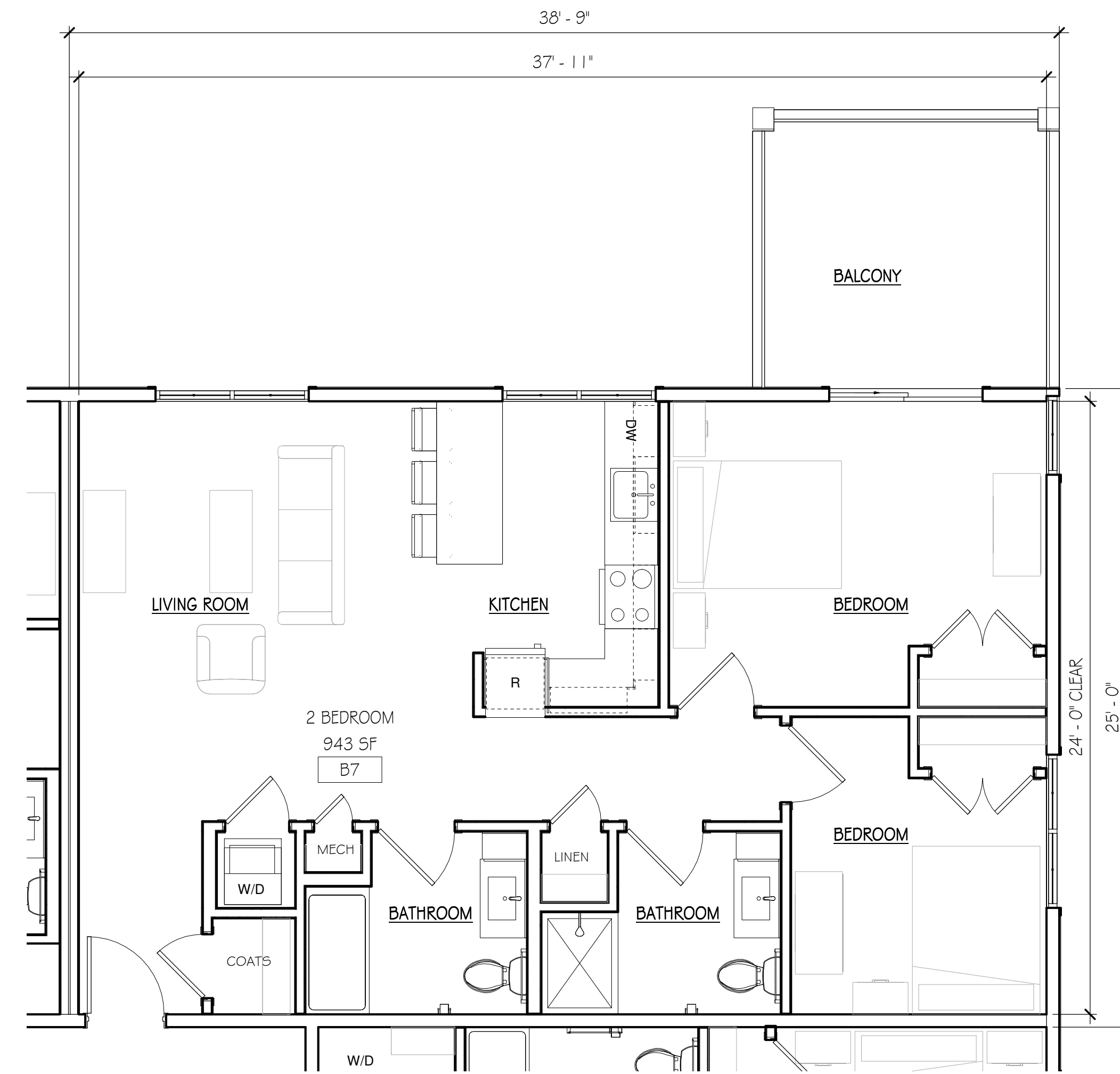
Project Eligibility Filing July 2023  
 Scale: 1/4" = 1'-0"  
 Drawn By: Author  
 Date: July 2023  
 Checked By: Checker  
 Project #: 11.6122.007

UNIT PLANS  
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 126 Dodge Street  
 SV DESIGN

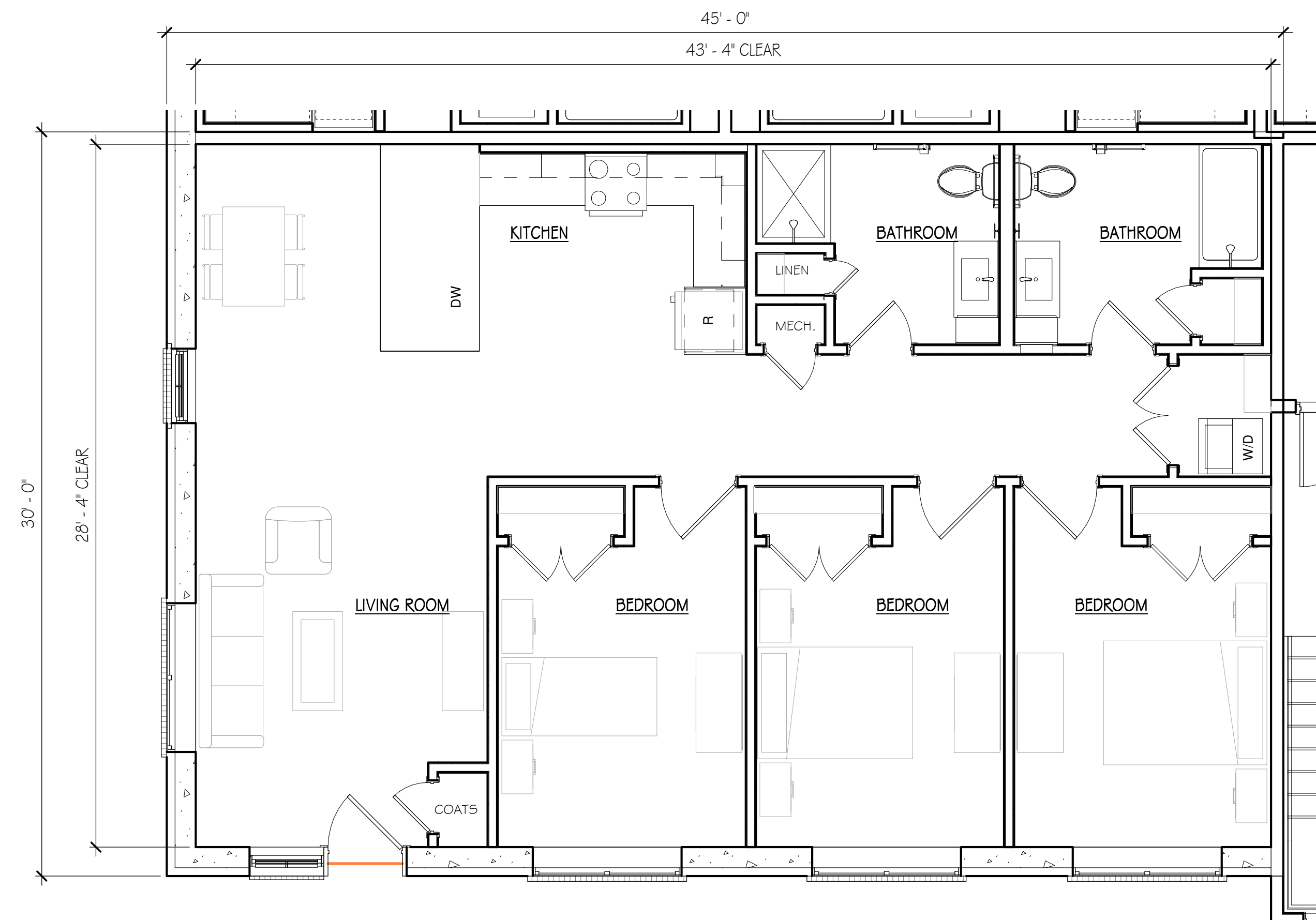




③ UNIT S1 PLAN (1 BED 1 BATH)  
1/4" = 1'-0"



① UNIT B7 PLAN (2 BED 2 BATH)  
1/4" = 1'-0"



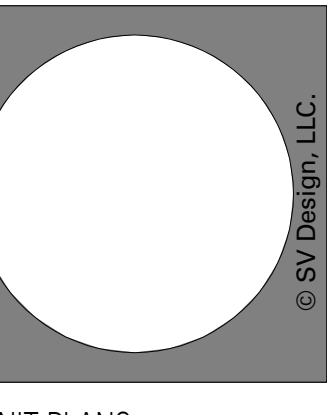
② UNIT C5 PLAN (3 BED 2 BATH)  
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

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

UNIT PLANS

Residences at Nahant LLC  
127-135 Nahant Street Wakefield MA



UNIT PLANS  
A6.06

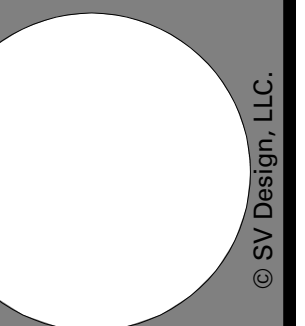


VIEW FROM NAHANT STREET LOOKING SOUTHWEST

RENDERINGS

Residences at Nahant LLC  
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RENDERINGS

R100

Scale: 1/4" = 1'-0"  
 Drawn By: Author  
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 Checked By: Checker  
 Project #: 116122.007

Revisions

Issue No.	Date	Description

Project Eligibility Filing July 2023

Checked By



VIEW FROM FRONT OF PARKING LOT LOOKING NORTH

<p>Project Eligibility Filing July 2023</p>										
<p>Revisions</p> <table border="1"> <thead> <tr> <th>Issue Date</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> </tbody> </table>	Issue Date	Description	Checked By							<p>RENDERINGS</p>
Issue Date	Description	Checked By								
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<p>Residences at Nahant LLC</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>RENDERINGS</p>										
<p>R101</p>										

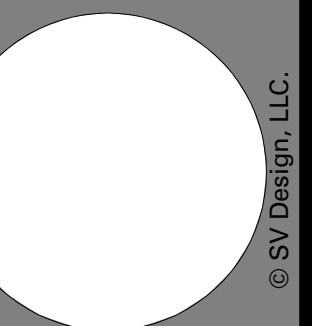


VIEW FROM REAR OF PARKING LOT LOOKING NORTHWEST

RENDERINGS

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RENDERINGS

R102

Revisions Issue Date: Description

Issue Date	Description	Checked By

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Scale: 1/4" = 1'-0"  
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 Date: July 2023  
 Checked By: Checker  
 Project #: 1116122.007



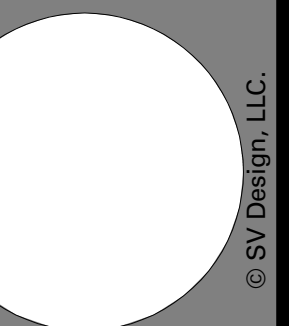


VIEW FROM OUTDOOR TERRACE LOOKING EAST

RENDERINGS

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RENDERINGS

R103

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 Checked By: Checker  
 Project #: 116122.007

Revisions	Issue Date	Description	Project Eligibility Filing	July 2023	Checked By
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ORIGINAL



REVISED



ORIGINAL



REVISED

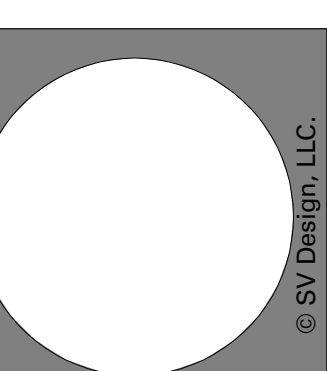
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Scale:	
Drawn By:	Author
Date:	July 2023
Checked By:	Checker
Project #:	1116122007

Project Eligibility Filing	July 2023
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RENDERINGS

**R104**



ORIGINAL



REVISED



ORIGINAL



REVISED

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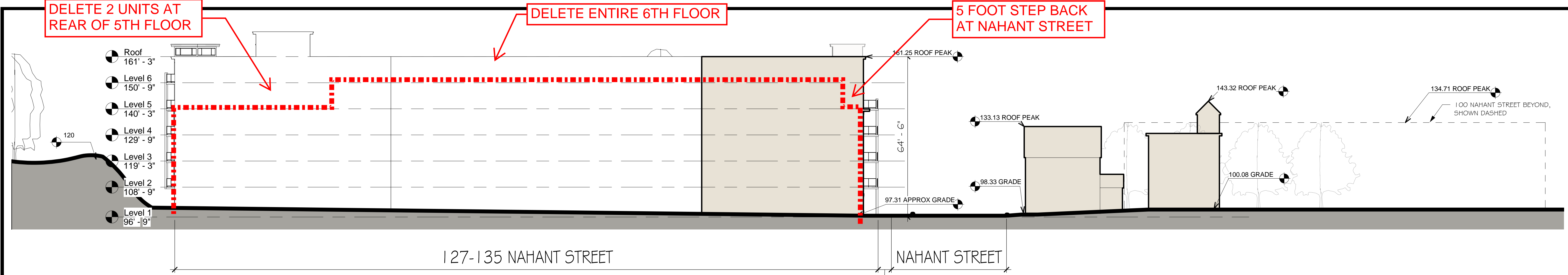
Project Eligibility Filing July 2023

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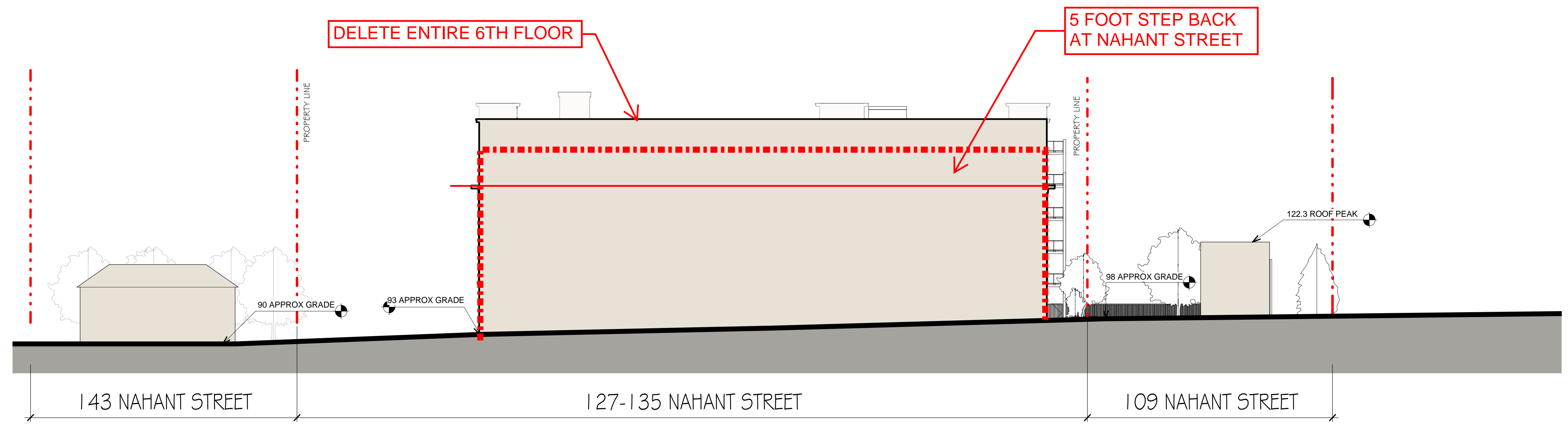
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 Project #: 11.6122.007

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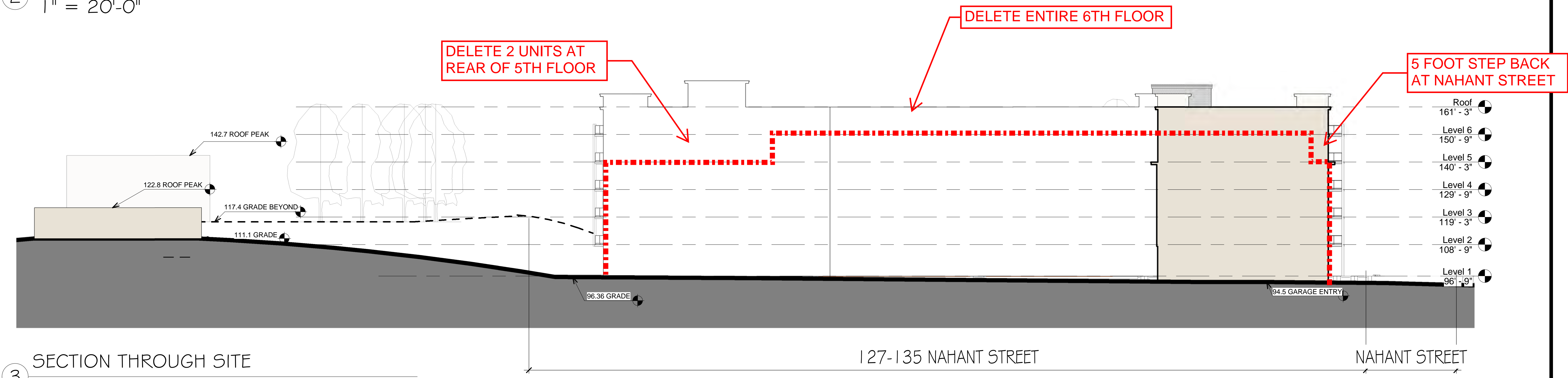
RENDERING  
 R105



1 SITE SECTION  
1" = 20'-0"



2 SITE SECTION ALONG NAHANT STREET  
1" = 20'-0"



3 SECTION THROUGH SITE  
1" = 20'-0"

Project Eligibility Filing March 21, 2023  
 Revisions Issue Date: Description  
 Scale: 1" = 20'-0"  
 Drawn By: Author  
 Date: March 21, 2023  
 Checked By: Checker  
 Project #: 116122007

SITE SECTIONS

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DESIGN

SITE SECTIONS

A3.02

# Building Summary

The Residences @ Nahant

27-Jun-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	3	0	0	1	4	6	25780	20160
2		3	12	0	7	3	25	38	25740	
3		3	12	0	7	3	25	38	25740	
4		3	12	0	7	3	25	38	25740	
5	2525	3	12	0	6	0	21	27	25740	
<b>Total</b>	<b>3425</b>	<b>12</b>	<b>51</b>	<b>0</b>	<b>27</b>	<b>10</b>	<b>100</b>	<b>147</b>	<b>128740</b>	<b>20160</b>

	12 Studio Units	51 One Bedroom Units	27 Two Bedroom Units	10 Three Bedroom Units	Total Number of Units 100	Total Number of Bedrooms 147				
Percentage of total	12.0%	51.0%	0.0%	27.0%	10.0%			100.0%		
HC @ 5%		5								

## Market vs. Affordable Unit Count breakdown

	Studio	1 br	2 br	3 br	Total
Total	12	51	27	10	100
Market rate	9	39	20	7	75
affordable @ 25%	3	12	7	3	25

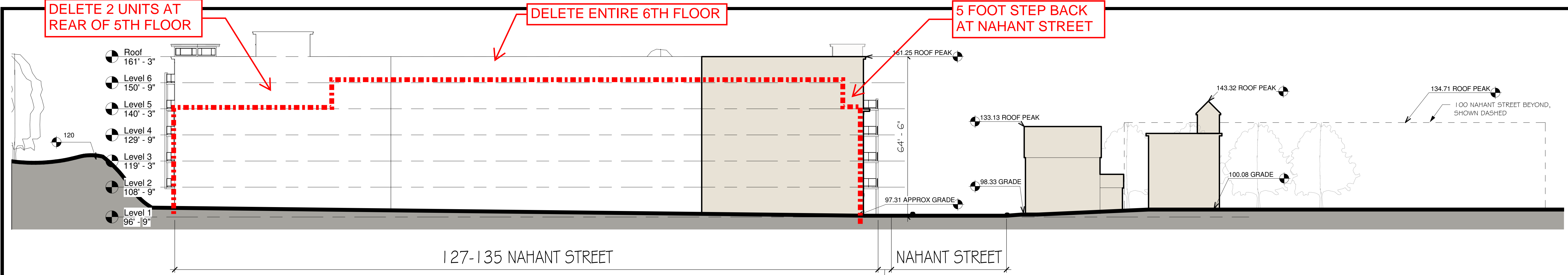
## Parking Summary

Open Lot			76						
Garaged			59						
<b>Total</b>			<b>135</b>						
Ratio			1.35	per unit		0.92	per bedroom		
Compact			0			0.0%			
Tandem			8	(4 pairs)		5.93%			
HC Accessible			5				per MAAB		

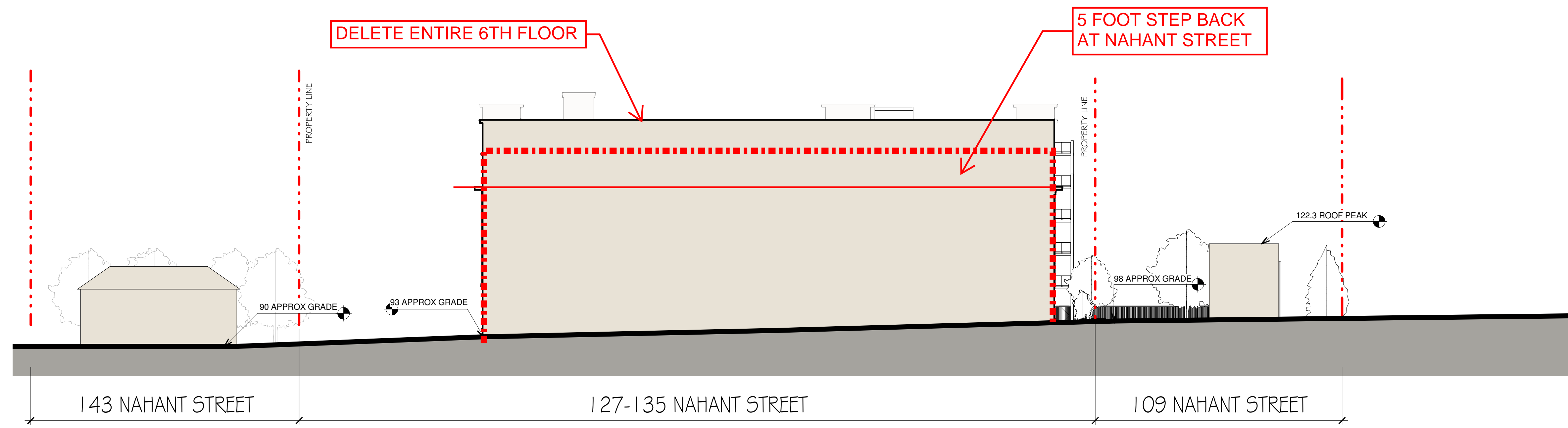
## Unit Size Summary

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

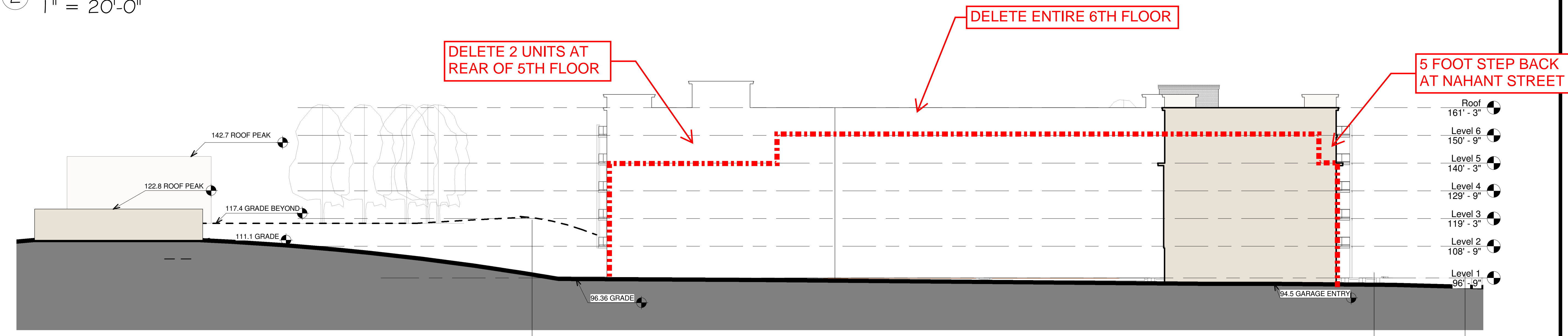
Unit Sizes are approximate with slight variations.



1 SITE SECTION  
1" = 20'-0"



2 SITE SECTION ALONG NAHANT STREET  
1" = 20'-0"



3 SECTION THROUGH SITE  
1" = 20'-0"

Project Eligibility Filing	March 21, 2023	Checked By	
Issue Date:		Description	
Scale:	1" = 20'-0"	Drawn By:	Author
		Checked By:	Checker
		Date:	March 21, 2023
			Project #: 116122007
SITE SECTIONS			
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SITE SECTIONS			
A3.02			

## Building Summary

The Residences @ Nahant

27-Jun-23

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4		3	12	0	7	3	25	38	25740	
5	2525	3	12	0	6	0	21	27	25740	
<b>Total</b>	<b>3425</b>	<b>12</b>	<b>51</b>	<b>0</b>	<b>27</b>	<b>10</b>	<b>100</b>	<b>147</b>	<b>128740</b>	<b>20160</b>

	12 Studio Units	51 One Bedroom Units	27 Two Bedroom Units	10 Three Bedroom Units	Total Number of Units 100	Total Number of Bedrooms 147			
Percentage of total	12.0%	51.0%	0.0%	27.0%	10.0%				100.0%
HC @ 5%		5							

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2 Bedroom/2 Bath	1325	1265
3 bedroom	1350-1500	1283-1456

Unit Sizes are approximate with slight variations.

## 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 5-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. The building steps back at the top floor, 45 feet at the rear of the building and 5 feet along Nahant Street.

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. Black metal grillwork reminiscent of wrought iron fills the arched top openings at the parking garage. The two stair towers are pronounced from the façade and carry the brick cladding up the building in a manner reflective of mill building circulation.

The majority of the remainder of the exterior enclosure package will be cementitious lap siding (simulating clapboards) in a historical grey New England hue. The fifth-floor cladding will be cementitious panels with aluminum reveals in a muted gun-metal blue color. These material and color changes will serve to form an ‘attic’ story which reduces the apparent visual height of the building. 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.



## Neighborhood Context.

The design team has provided supplemental materials to provide additional detail of how the proposed project fits into the existing neighborhood. These drawings and images highlight the relationship of the proposed building to the site topography, neighboring buildings and how this project compares to recently completed projects in Town. The supplemental documents are:

- C1 Vicinity Map and Coversheet
- C4 Site Plan
- A3.02 Site Sections
- Site Context Key Map
- Existing Development Precedent Images

The revised C1 Civil Engineering sheet shows added information on the heights of several adjacent buildings and their finish grading elevations.

The revised C4 Site Plan adds the neighboring building footprints and labels building heights and their finish grading elevations.

The A3.02 Site Sections is a new sheet that cuts three sections through the proposed building and adjacent neighboring buildings. These drawings highlight the grade changes across the hills and dips of the neighborhood. There are also pockets of taller trees to the rear of the site on a hill top and those are included for reference.

The Site Context Key Map locates the project site in relation to several recently completed developments in town. The call outs list the number of stories and units at each project.

The Existing Development Precedent Images show the referenced completed developments in aerial or street views, highlighting the relationship of newer midrise buildings to older single family housing stock in nearby neighborhoods.

This additional information provides much needed background and context supporting the appropriateness of the proposed project on this site. The natural topography on site creates a bowl of lower grading in which the proposed building is located. Nahant Street and the buildings across the street are situated at higher elevations which reduces the apparent difference in height between the proposed building and those neighboring properties. Towards the rear of the site, the exposed ledge outcropping and taller trees provide screening between the proposed building and the existing houses.

## Summary of Design Revisions from April, 2023 MassHousing Submission.

The design of the building has been revised from the initial filing based on feedback from City officials and Department heads, as well as Mass Housing. The revised design eliminates the sixth floor in it's entirety, reducing the unit count from 120 to 100. Stepbacks have been introduced at the top floor along Nahant Street and at the rear of the building to reduce the apparent building height. This allows for the creation of a common roof deck space above the four story piece of the building, which backs onto a large tree covered ledge outcropping. Four garden style apartments have been moved to the first floor at the rear of the parking garage.

The reduction in unit count has allowed for a reduction in total parking while maintaining a strong ratio of spaces per unit. A long row of tandem parking spaces along the southeast property line have been removed, allowing for additional green space and plantings to provide screening from adjacent properties. Two additional tree wells have been added along the interior of the parking area against the building in strategic locations.

**The Residences at Nahant**  
**Proposed Rental Housing Development**  
**Revised July 31, 2023**

Background.

The Residences at Nahant development is a 100 unit (revised from 120 units), rental apartment development 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.

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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.

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

### The Development.

The existing structures will be razed to accommodate the Development. The proposed 100-unit rental Development is proposed in one (1) building: 10 units @ 3 bedrooms; 27 units @ 2 bedrooms; 51 units @1 bedrooms and 12 Studio style units. 5% (5) of the units will be designed to be fully handicapped accessible. A total of 135 parking spaces are included in the development. 59 parking spaces are located under the building in an enclosed garage and 76 parking spaces are located in an on-site, open air parking lot. There are 5 handicapped accessible parking spaces provided including one van space. 8 spaces are tandem and will be assigned to two and three bedroom units (as opposed to 36 originally proposed). The 100 units, provided with 135 total spaces result in a parking ratio of 1.35 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 5-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. The building steps back at the top floor, 45 feet at the rear of the building and 5 feet along Nahant Street.

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. Black metal grillwork reminiscent of wrought iron fills the arched top openings at the parking garage. The two stair towers are pronounced from the façade and carry the brick cladding up the building in a manner reflective of mill building circulation.

The majority of the remainder of the exterior enclosure package will be cementitious lap siding (simulating

clapboards) in a historical grey New England hue. The fifth-floor cladding will be cementitious panels with aluminum reveals in a muted gun-metal blue color. These material and color changes will serve to form an 'attic' story which reduces the apparent visual height of the building. 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.

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The development will conform the new Massachusetts Energy Code Standards.

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#### Affordable Housing.

According to the Subsidized Housing Inventory (“SHI”) for the Town of Wakefield, dated June 29, 2023 and published by the Massachusetts Department of Housing and Community Development, 8.84% of 2020 Census Year Round Housing Units are SHI eligible. To meet its 10% mandate, the Town is required to produce an additional 132 units. In accordance with Massachusetts General Laws Chapter 40B and supporting regulations 25% of the units in the development (25 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; 7 units @ 2 bedrooms; 12 units @1 bedrooms and 3 Studio style units. Once approved, all 100 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 18 units under the current proposal) to 25% or 25 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.

#### Summary of Design Revisions from April, 2023 MassHousing Submission.

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## **Parking**

**Total Spaces Provided: 135**

**Ratio of Parking Spaces to Housing Units: 1.35**

## **Lot Coverage**

**Buildings: 34%**

**Paved Areas and Parking: 33%**

**Usable Open Space: 4%**

**Unusable Open Space: 29%**

**Lot Coverage: 67%**



**Executive Office of Housing and Livable Communities  
Chapter 40B Subsidized Housing Inventory (SHI)  
as of June 29, 2023\***

<b>Community</b>	<b>2020 Census Year Round Housing Units</b>	<b>Total Development Units**</b>	<b>SHI Units</b>	<b>%</b>
Abington	6,799	666	489	7.19%
Acton	9,151	1,517	737	8.05%
Acushnet	4,275	125	95	2.22%
Adams	4,299	324	324	7.54%
Agawam	12,313	620	558	4.53%
Alford	237	0	0	0.00%
Amesbury	7,808	841	663	8.49%
Amherst	10,684	1,467	1,252	11.72%
Andover	13,464	2,212	1,675	12.44%
Aquinnah	215	33	33	15.35%
Arlington	20,400	1,615	1,299	6.37%
Ashburnham	2,448	144	29	1.18%
Ashby	1,206	0	0	0.00%
Ashfield	800	20	19	2.38%
Ashland	7,456	1,021	419	5.83%
Athol	5,207	261	261	5.01%
Attleboro	19,049	1,166	1,166	6.12%
Auburn	6,979	366	366	5.24%
Avon	1,830	75	75	4.10%
Ayer	3,783	381	226	5.97%
Barnstable	21,915	1,816	1,485	6.78%
Barre	2,234	83	83	3.72%
Becket	950	1	1	0.11%
Bedford	5,424	1,243	989	18.23%
Belchertown	6,301	402	376	5.97%
Bellingham	6,732	983	755	11.22%
Belmont	10,839	785	673	6.21%
Berkley	2,352	158	40	1.70%
Berlin	1,307	320	204	15.61%
Bernardston	954	22	22	2.31%
Beverly	17,754	2,538	1,992	11.22%
Billerica	15,460	1,982	1,668	10.79%
Blackstone	3,864	165	123	3.18%
Blandford	543	0	0	0.00%
Bolton	1,967	409	298	15.15%
Boston	299,238	58,823	57,443	19.20%
Bourne	8,930	1,127	589	6.60%
Boxborough	2,343	323	266	11.35%
Boxford	2,796	85	44	1.57%

Boylston	1,943	159	100	5.15%
Braintree	15,036	1,728	1,399	9.30%
Brewster	5,170	502	327	6.32%
Bridgewater	9,321	1,216	1,006	10.79%
Brimfield	1,593	56	56	3.52%
Brockton	37,277	4,612	4,494	12.06%
Brookfield	1,490	13	13	0.87%
Brookline	27,742	4,012	3,123	11.26%
Buckland	874	8	8	0.92%
Burlington	10,376	2,038	1,320	12.72%
Cambridge	53,467	7,089	6,896	12.90%
Canton	9,875	1,422	1,173	11.88%
Carlisle	1,893	57	51	2.69%
Carver	4,640	141	141	3.04%
Charlemont	576	3	3	0.52%
Charlton	5,114	93	93	1.82%
Chatham	3,698	184	178	4.81%
Chelmsford	14,696	1,904	1,438	9.78%
Chelsea	14,521	2,421	2,416	16.64%
Cheshire	1,484	0	0	0.00%
Chester	574	0	0	0.00%
Chesterfield	552	8	8	1.45%
Chicopee	25,481	2,659	2,623	10.29%
Chilmark	592	0	0	0.00%
Clarksburg	736	9	9	1.22%
Clinton	6,918	547	547	7.91%
Cohasset	3,247	321	307	9.45%
Colrain	733	0	0	0.00%
Concord	7,172	920	715	9.97%
Conway	796	0	0	0.00%
Cummington	428	14	14	3.27%
Dalton	2,845	159	159	5.59%
Danvers	11,706	1,594	1,178	10.06%
Dartmouth	12,547	1,298	980	7.81%
Dedham	10,412	1,170	1,125	10.80%
Deerfield	2,261	37	37	1.64%
Dennis	8,043	492	438	5.45%
Dighton	2,968	427	151	5.09%
Douglas	3,395	140	140	4.12%
Dover	2,018	123	57	2.82%
Dracut	12,304	882	606	4.93%
Dudley	4,595	108	108	2.35%
Dunstable	1,145	0	0	0.00%
Duxbury	5,987	541	440	7.35%
East Bridgewater	5,186	230	176	3.39%
East Brookfield	915	0	0	0.00%
East Longmeadow	6,340	528	452	7.13%

Eastham	3,156	125	116	3.68%
Easthampton	7,790	1,022	555	7.12%
Easton	9,087	1,087	853	9.39%
Edgartown	2,440	78	73	2.99%
Egremont	697	0	0	0.00%
Erving	696	0	0	0.00%
Essex	1,549	40	40	2.58%
Everett	18,177	819	819	4.51%
Fairhaven	7,189	495	495	6.89%
Fall River	44,213	4,631	4,535	10.26%
Falmouth	15,903	1,515	1,177	7.43%
Fitchburg	17,407	1,750	1,556	8.94%
Florida	347	0	0	0.00%
Foxborough	7,652	936	878	11.47%
Framingham	28,957	4,225	3,041	10.50%
Franklin	12,511	1,821	1,359	10.86%
Freetown	3,447	104	86	2.49%
Gardner	9,358	1,346	1,346	14.38%
Georgetown	3,151	361	351	11.14%
Gill	655	24	24	3.66%
Gloucester	13,896	1,248	1,043	7.51%
Goshen	442	10	10	2.26%
Gosnold	39	0	0	0.00%
Grafton	7,740	1,126	428	5.53%
Granby	2,488	77	77	3.09%
Granville	635	0	0	0.00%
Great Barrington	3,303	483	348	10.54%
Greenfield	8,577	1,297	1,280	14.92%
Groton	4,114	402	216	5.25%
Groveland	2,582	148	89	3.45%
Hadley	2,321	277	277	11.93%
Halifax	3,088	36	36	1.17%
Hamilton	2,804	130	114	4.07%
Hampden	2,005	64	64	3.19%
Hancock	363	0	0	0.00%
Hanover	5,247	568	568	10.83%
Hanson	3,922	229	188	4.79%
Hardwick	1,215	1	1	0.08%
Harvard	2,199	262	108	4.91%
Harwich	6,581	328	328	4.98%
Hatfield	1,621	47	47	2.90%
Haverhill	27,869	2,951	2,735	9.81%
Hawley	153	0	0	0.00%
Heath	315	0	0	0.00%
Hingham	9,823	2,801	1,010	10.28%
Hinsdale	927	0	0	0.00%
Holbrook	4,404	436	436	9.90%

Holden	7,419	518	410	5.53%
Holland	1,149	0	0	0.00%
Holliston	5,544	520	253	4.56%
Holyoke	16,829	3,376	3,254	19.34%
Hopedale	2,384	115	115	4.82%
Hopkinton	6,597	843	725	10.99%
Hubbardston	1,737	49	49	2.82%
Hudson	8,455	1,054	896	10.60%
Hull	5,005	83	83	1.66%
Huntington	937	30	30	3.20%
Ipswich	6,215	800	589	9.48%
Kingston	5,251	358	235	4.48%
Lakeville	4,382	433	250	5.71%
Lancaster	2,736	224	138	5.04%
Lanesborough	1,371	28	28	2.04%
Lawrence	29,976	3,989	3,969	13.24%
Lee	2,796	176	176	6.29%
Leicester	4,338	176	176	4.06%
Lenox	2,642	178	172	6.51%
Leominster	18,687	1,407	1,370	7.33%
Leverett	806	2	2	0.25%
Lexington	12,252	1,551	1,320	10.77%
Leyden	323	0	0	0.00%
Lincoln	2,322	370	298	12.83%
Littleton	3,861	666	452	11.71%
Longmeadow	5,931	282	282	4.75%
Lowell	43,370	5,197	5,127	11.82%
Ludlow	8,720	290	290	3.33%
Lunenburg	4,702	386	386	8.21%
Lynn	36,699	4,307	4,307	11.74%
Lynnfield	4,734	632	562	11.87%
Malden	27,676	2,761	2,594	9.37%
Manchester	2,293	137	115	5.02%
Mansfield	9,266	1,218	965	10.41%
Marblehead	8,650	399	333	3.85%
Marion	2,263	201	159	7.03%
Marlborough	17,498	2,179	1,872	10.70%
Marshfield	10,594	1,024	821	7.75%
Mashpee	7,342	368	342	4.66%
Mattapoissett	2,884	68	68	2.36%
Maynard	4,730	610	425	8.99%
Medfield	4,432	474	393	8.87%
Medford	25,711	3,209	1,766	6.87%
Medway	4,819	838	548	11.43%
Melrose	12,580	1,511	967	7.69%
Mendon	2,215	77	40	1.81%
Merrimac	2,746	402	146	5.32%

Methuen	20,100	2,280	1,982	9.86%
Middleborough	9,732	1,126	936	9.62%
Middlefield	190	0	0	0.00%
Middleton	3,312	258	160	4.83%
Milford	11,922	1,484	702	5.89%
Millbury	5,947	244	221	3.72%
Millis	3,399	185	122	3.59%
Millville	1,191	26	26	2.18%
Milton	9,801	1,159	748	7.63%
Monroe	59	0	0	0.00%
Monson	3,526	120	120	3.40%
Montague	4,083	407	375	9.18%
Monterey	539	0	0	0.00%
Montgomery	350	0	0	0.00%
Mount Washington	122	0	0	0.00%
Nahant	1,609	48	48	2.98%
Nantucket	6,184	591	332	5.37%
Natick	15,563	2,020	1,494	9.60%
Needham	11,849	1,599	1,404	11.85%
New Ashford	116	0	0	0.00%
New Bedford	44,454	5,209	5,169	11.63%
New Braintree	396	0	0	0.00%
New Marlborough	731	0	0	0.00%
New Salem	448	0	0	0.00%
Newbury	2,809	97	97	3.45%
Newburyport	8,300	948	784	9.45%
Newton	33,116	3,240	2,870	8.67%
Norfolk	3,587	521	151	4.21%
North Adams	6,754	866	866	12.82%
North Andover	11,872	1,397	948	7.99%
North Attleborough	12,501	375	363	2.90%
North Brookfield	2,082	142	142	6.82%
North Reading	5,829	658	546	9.37%
Northampton	13,543	1,510	1,445	10.67%
Northborough	5,873	713	604	10.28%
Northbridge	6,655	468	453	6.81%
Northfield	1,308	27	27	2.06%
Norton	6,945	1,076	696	10.02%
Norwell	3,779	541	220	5.82%
Norwood	13,614	1,240	1,228	9.02%
Oak Bluffs	2,518	130	118	4.69%
Oakham	727	0	0	0.00%
Orange	3,426	410	410	11.97%
Orleans	3,389	340	310	9.15%
Otis	843	0	0	0.00%
Oxford	5,657	404	404	7.14%
Palmer	5,828	303	262	4.50%

Paxton	1,677	71	71	4.23%
Peabody	23,121	3,323	2,585	11.18%
Pelham	570	5	5	0.88%
Pembroke	6,933	770	615	8.87%
Pepperell	4,588	197	130	2.83%
Peru	363	0	0	0.00%
Petersham	532	0	0	0.00%
Phillipston	694	5	5	0.72%
Pittsfield	21,228	1,981	1,865	8.79%
Plainfield	304	0	0	0.00%
Plainville	4,364	619	572	13.11%
Plymouth	25,689	2,252	1,254	4.88%
Plympton	1,062	67	55	5.18%
Princeton	1,375	26	26	1.89%
Provincetown	2,502	249	201	8.03%
Quincy	46,838	4,294	4,217	9.00%
Randolph	12,885	1,272	1,268	9.84%
Raynham	5,728	604	487	8.50%
Reading	9,901	1,592	966	9.76%
Rehoboth	4,592	165	44	0.96%
Revere	24,459	1,738	1,728	7.06%
Richmond	665	4	4	0.60%
Rochester	2,077	8	8	0.39%
Rockland	7,240	648	453	6.26%
Rockport	3,565	135	135	3.79%
Rowe	202	0	0	0.00%
Rowley	2,389	179	94	3.93%
Royalston	552	3	3	0.54%
Russell	691	0	0	0.00%
Rutland	3,341	86	86	2.57%
Salem	20,235	2,569	2,065	10.21%
Salisbury	4,429	799	387	8.74%
Sandisfield	438	0	0	0.00%
Sandwich	8,296	503	353	4.26%
Saugus	11,265	1,632	775	6.88%
Savoy	317	0	0	0.00%
Scituate	7,484	510	365	4.88%
Seekonk	6,014	114	87	1.45%
Sharon	6,526	756	690	10.57%
Sheffield	1,581	30	30	1.90%
Shelburne	964	46	46	4.77%
Sherborn	1,547	253	48	3.10%
Shirley	2,592	106	106	4.09%
Shrewsbury	14,888	1,228	893	6.00%
Shutesbury	763	4	4	0.52%
Somerset	7,398	269	269	3.64%
Somerville	36,167	3,247	3,236	8.95%

South Hadley	7,375	426	426	5.78%
Southampton	2,521	44	44	1.75%
Southborough	3,734	812	297	7.95%
Southbridge	7,871	385	385	4.89%
Southwick	4,038	132	132	3.27%
Spencer	5,397	312	311	5.76%
Springfield	62,653	10,165	9,899	15.80%
Sterling	3,086	347	216	7.00%
Stockbridge	1,079	113	113	10.47%
Stoneham	10,130	503	497	4.91%
Stoughton	11,698	1,566	1,294	11.06%
Stow	2,743	393	179	6.53%
Sturbridge	4,020	362	214	5.32%
Sudbury	6,523	994	775	11.88%
Sunderland	1,771	183	183	10.33%
Sutton	3,542	176	55	1.55%
Swampscott	6,262	257	251	4.01%
Swansea	6,817	275	243	3.56%
Taunton	24,922	1,915	1,724	6.92%
Templeton	3,148	500	222	7.05%
Tewksbury	12,098	1,380	1,088	8.99%
Tisbury	2,360	160	136	5.76%
Tolland	235	0	0	0.00%
Topsfield	2,316	219	201	8.68%
Townsend	3,545	184	145	4.09%
Truro	1,333	64	25	1.88%
Tyngsborough	4,622	854	476	10.30%
Tyringham	198	0	0	0.00%
Upton	2,967	234	189	6.37%
Uxbridge	5,698	429	259	4.55%
Wakefield	11,261	1,908	995	8.84%
Wales	805	20	20	2.48%
Walpole	10,001	942	656	6.56%
Waltham	26,438	2,914	1,766	6.68%
Ware	4,675	366	366	7.83%
Wareham	10,806	934	804	7.44%
Warren	2,189	74	74	3.38%
Warwick	363	0	0	0.00%
Washington	233	0	0	0.00%
Watertown	16,936	2,902	1,248	7.37%
Wayland	5,227	687	478	9.14%
Webster	8,255	664	664	8.04%
Wellesley	9,184	1,160	981	10.68%
Wellfleet	1,969	40	40	2.03%
Wendell	440	5	5	1.14%
Wenham	1,441	246	178	12.35%
West Boylston	3,031	417	227	7.49%

West Bridgewater	2,884	175	121	4.20%
West Brookfield	1,625	67	67	4.12%
West Newbury	1,726	150	43	2.49%
West Springfield	12,819	421	421	3.28%
West Stockbridge	665	0	0	0.00%
West Tisbury	1,619	38	23	1.42%
Westborough	8,303	1,262	969	11.67%
Westfield	16,783	1,170	1,170	6.97%
Westford	8,929	1,507	1,069	11.97%
Westhampton	680	17	17	2.50%
Westminster	3,178	138	87	2.74%
Weston	3,999	467	151	3.78%
Westport	7,028	462	272	3.87%
Westwood	5,760	972	610	10.59%
Weymouth	25,302	1,905	1,630	6.44%
Whately	717	5	5	0.70%
Whitman	5,974	208	208	3.48%
Wilbraham	5,678	304	303	5.34%
Williamsburg	1,179	96	96	8.14%
Williamstown	2,752	261	213	7.74%
Wilmington	8,294	1,349	1,022	12.32%
Winchendon	4,191	326	326	7.78%
Winchester	8,073	476	248	3.07%
Windsor	382	0	0	0.00%
Winthrop	8,760	476	476	5.43%
Woburn	17,480	2,121	1,874	10.72%
Worcester	84,071	10,217	10,205	12.14%
Worthington	577	22	22	3.81%
Wrentham	4,567	597	531	11.63%
Yarmouth	12,391	722	615	4.96%
<b>Totals</b>	<b>2,889,863</b>	<b>327,915</b>	<b>279,736</b>	<b>9.68%</b>

\*This data is derived from information provided to the Executive Office of Housing and Livable Communities (EOHLC) by individual communities and is subject to change as new information is obtained and use restrictions expire.

\*\*Total units in developments containing SHI Units



# PRELIMINARY SITE DEVELOPMENT PLAN

for

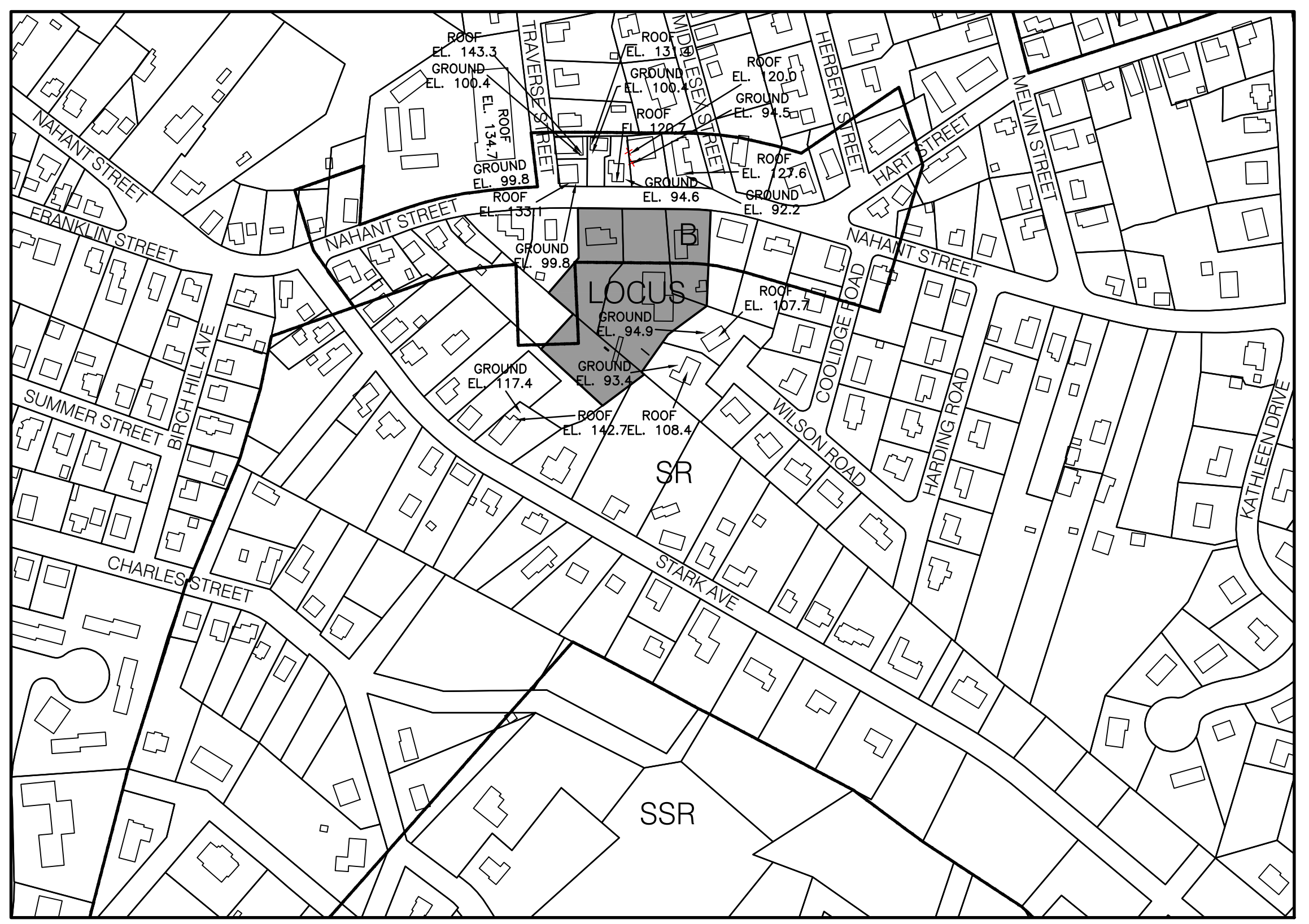
## PROPOSED MULTIFAMILY HOUSING DEVELOPMENT

### THE RESIDENCES AT NAHANT STREET

### 127-135 NAHANT STREET

### WAKEFIELD, MASSACHUSETTS

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



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

UNIT BREAKDOWN							
	FIRST FLOOR/GARAGE	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	PERCENTAGE
3 BR	1	3	3	3	0	10	10.0%
2 BR	0	7	7	7	6	27	27.0%
1 BR	3	12	12	12	12	51	51.0%
STUDIO	0	3	3	3	3	12	12.0%
<b>TOTAL</b>	<b>4</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>21</b>	<b>100</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 147 BEDROOMS = 111 SPACES  
 1.31 SPACES PER DWELLING UNIT x 100 UNITS = 131 SPACES  
 REQUIRED HP PARKING 101-151 SPACES = 5 SPACES  
 59 INTERIOR SPACES (9'x18') INCLUDING 3 HP SPACES  
 76 EXTERIOR SPACES (9'x18') INCLUDING 2 HP SPACES AND 4 TANDEM SPACES  
 135 TOTAL SPACES  
 5 TOTAL HP SPACES  
 1.35 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	Updated Layout	7/18/2023
1	Adjacent Structures and Roof Heights	6/8/2023

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

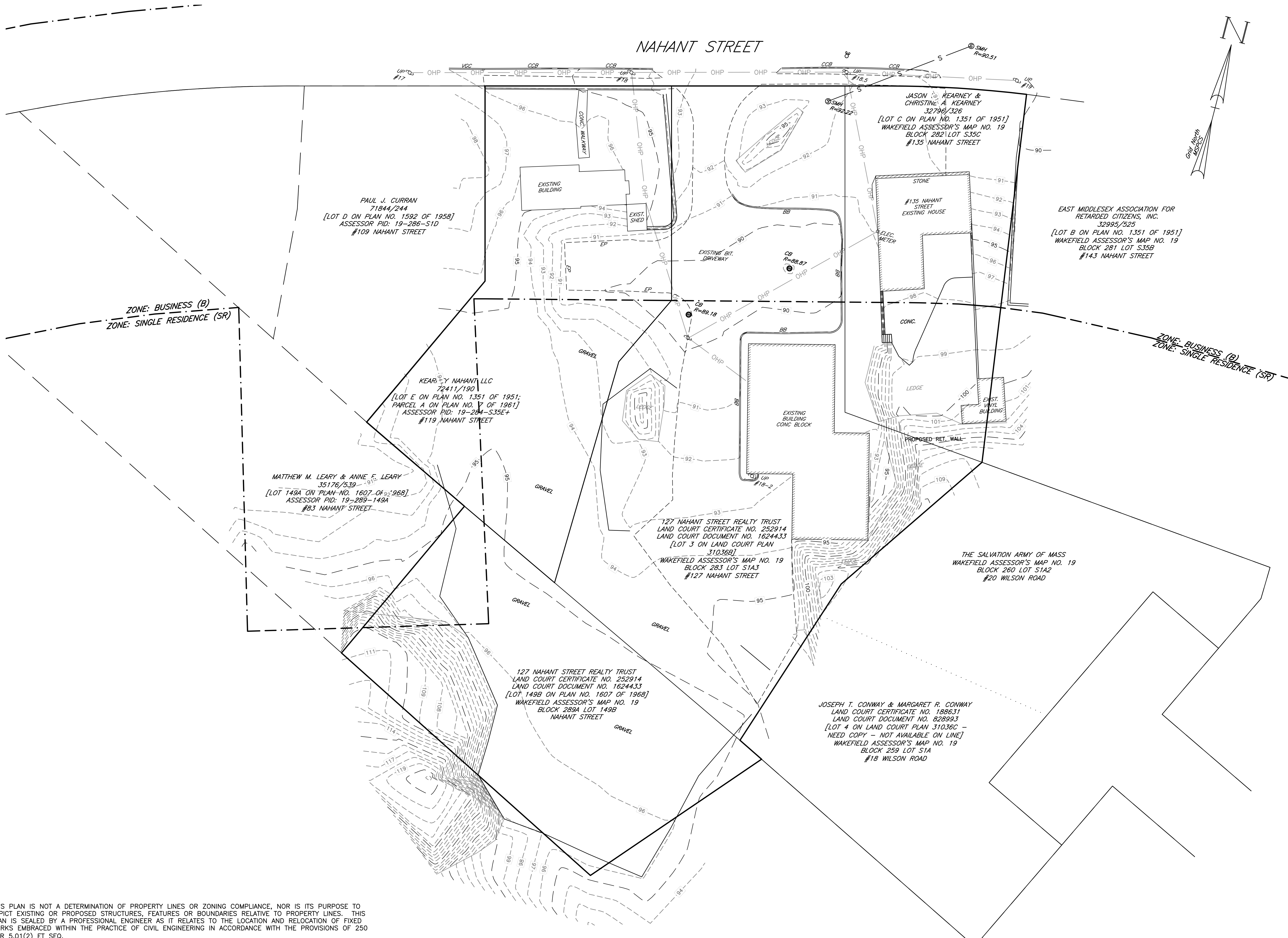
Date: March 21, 2023

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

Seal:

Drawing No.:  
 C1

SHEET 1 OF 6



Prepared For:  
 Owner / Applicant  
 THE RESIDENCES AT NAHANT STREET LLC  
 1205 WILSON ROAD  
 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

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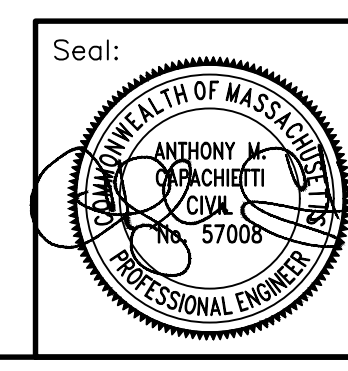
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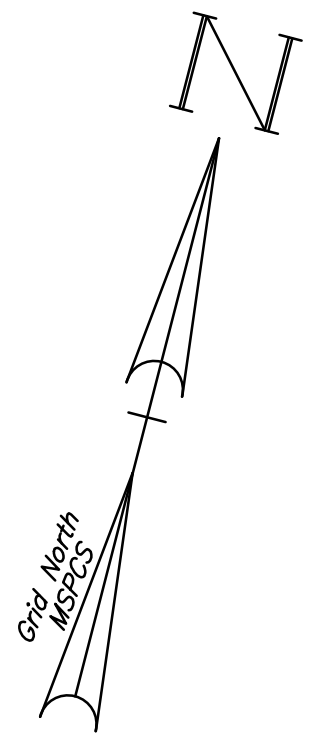
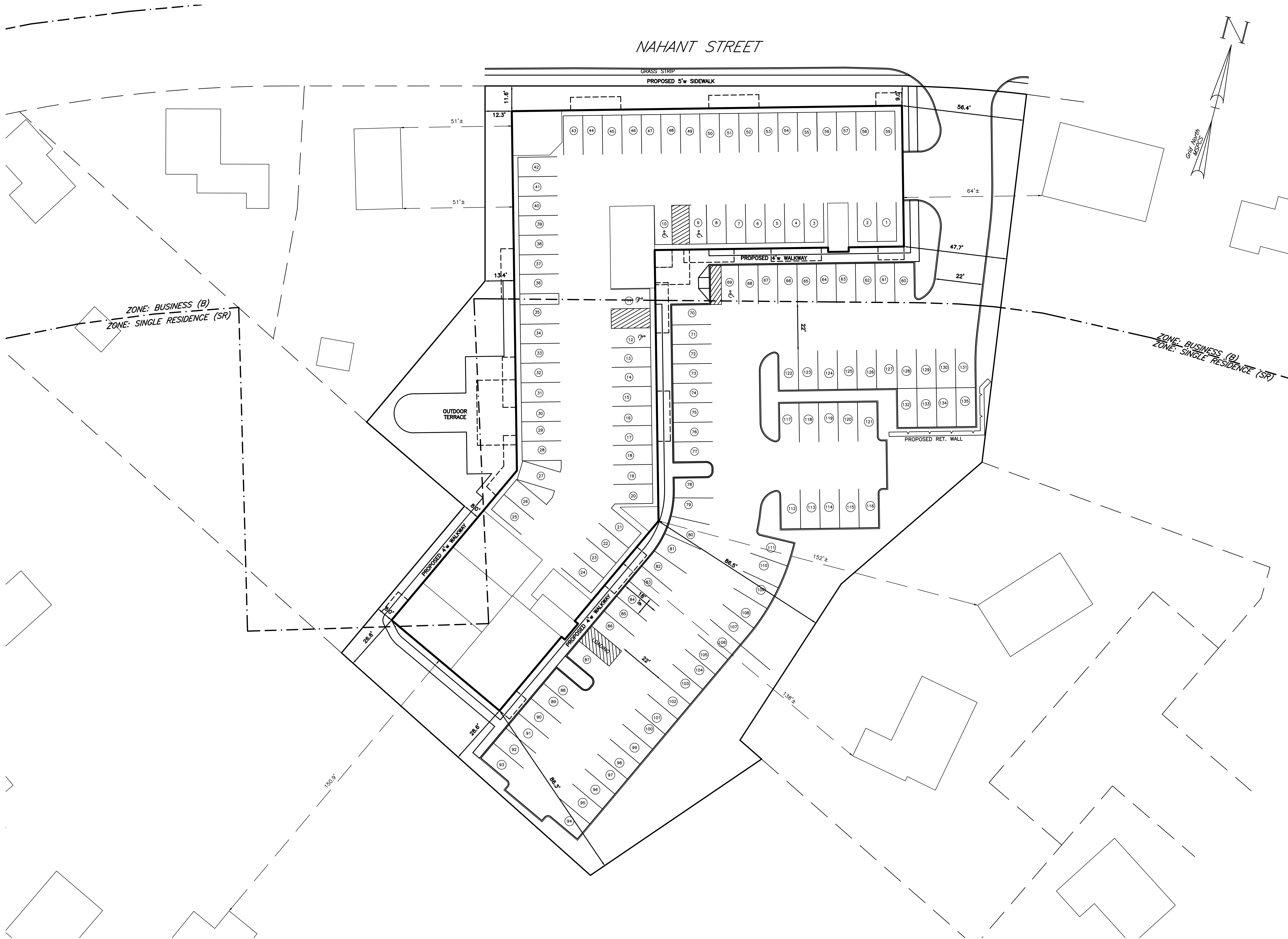
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 0' 10' 20' 40'  
 Date: March 21, 2023

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

Drawing No.:  
 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.





Prepared For:  
 THE RESIDENCES AT NAHANT STREET LLC  
 127-135 NAHANT STREET GROUP  
 246 ANDOVER STREET - SUITE 301  
 PEABODY, MASSACHUSETTS 01960  
 978.406.9979

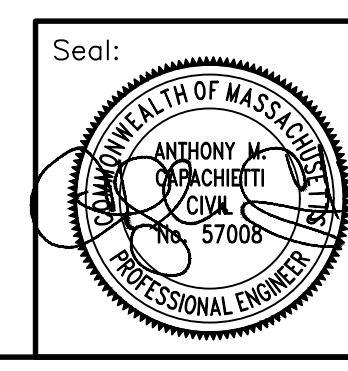
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 Hayes Engineering, Inc.  
 603 Salem Street  
 Wakefield, MA 01880  
 Ph: 781.246.2800  
 Fax: 781.246.7596  
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Design By: AMC  
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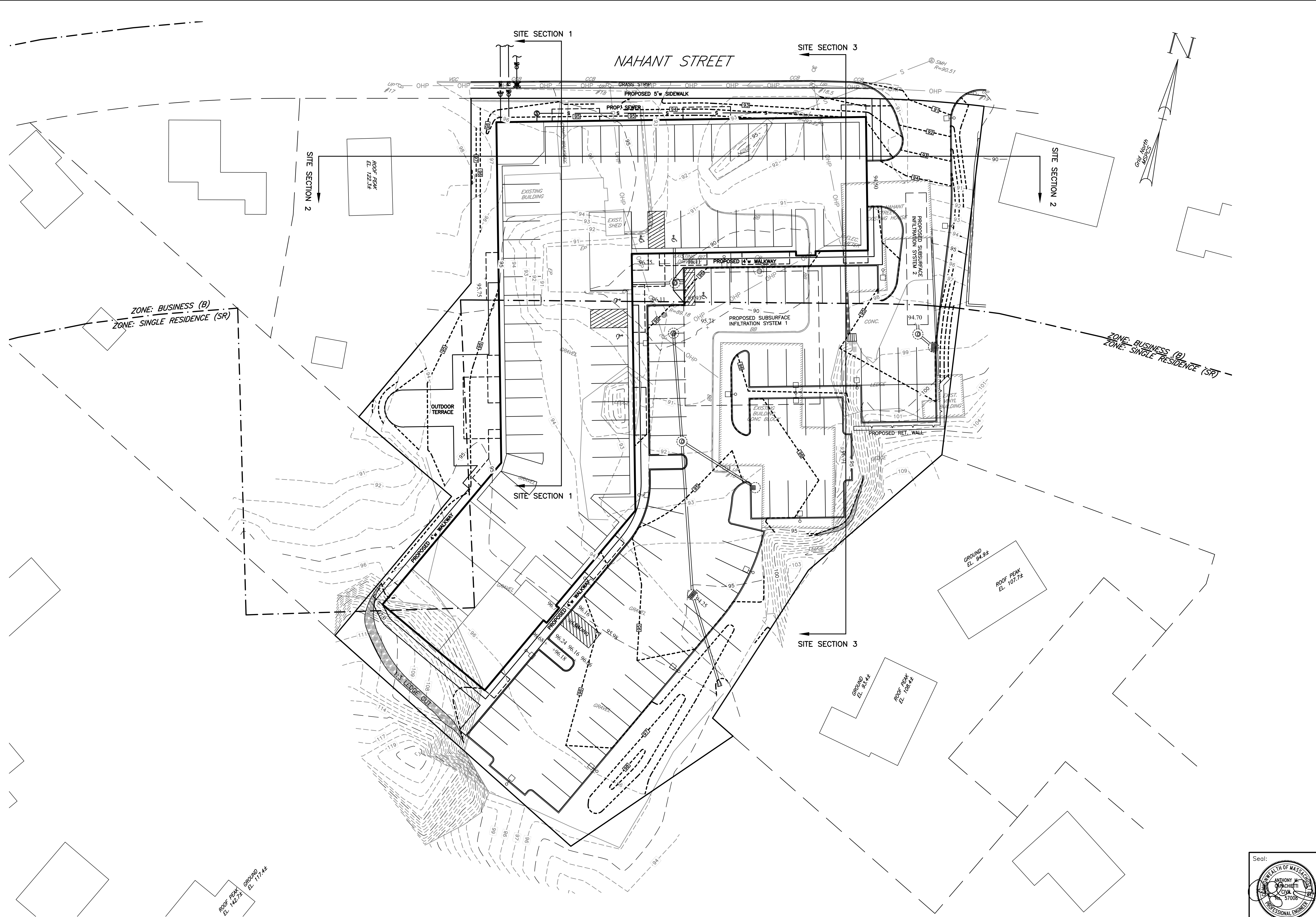
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2	Adjacent Structures and Roof Heights	6/8/2023
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Scale: 1" = 20'  
 0' 10' 20' 40'  
 Date: March 21, 2023

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



Drawing No.:  
**C3**  
 SHEET 3 OF 6



Owner / Applicant  
 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: 781.246.7596  
 www.hayeseng.com

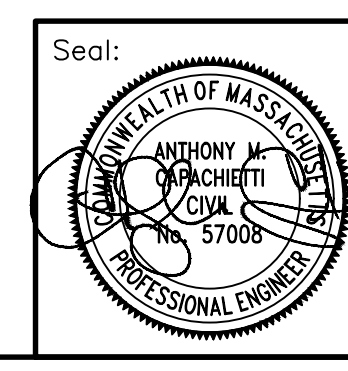
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 PRELIMINARY SITE DEVELOPMENT PLAN  
 THE RESIDENCES AT NAHANT STREET  
 127-135 NAHANT STREET  
 WAKEFIELD, MASS.

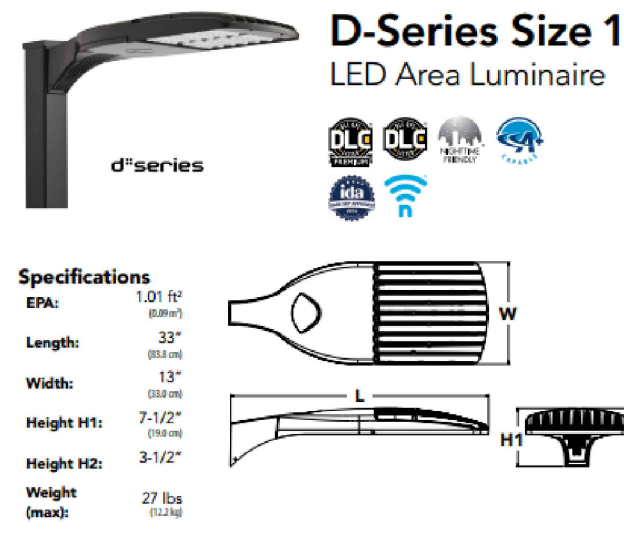
Drawing No.:  
**C4**  
 SHEET 4 OF 6



ROOF PEAK  
 EL. 142.74  
 GROUND  
 EL. 117.44

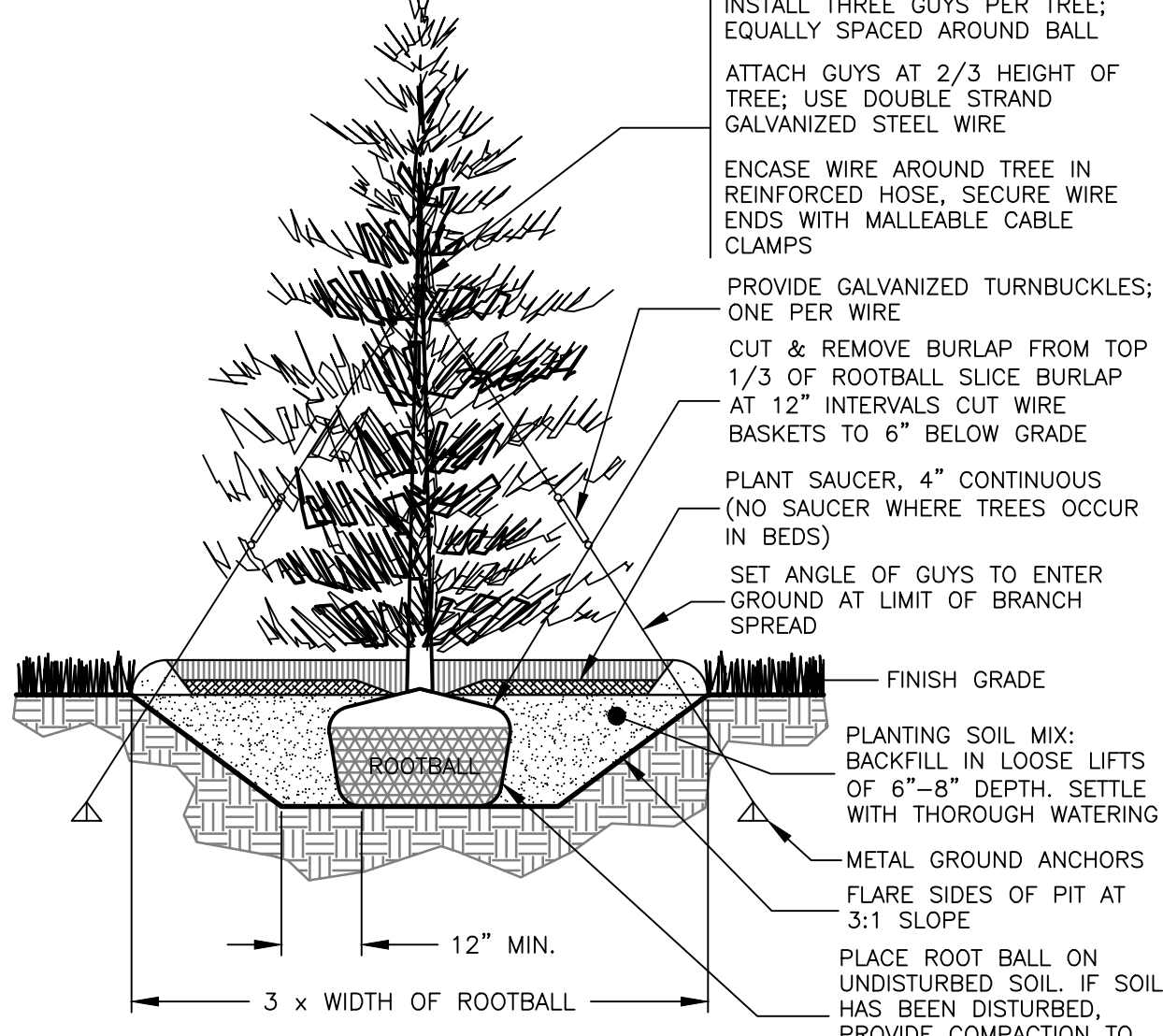
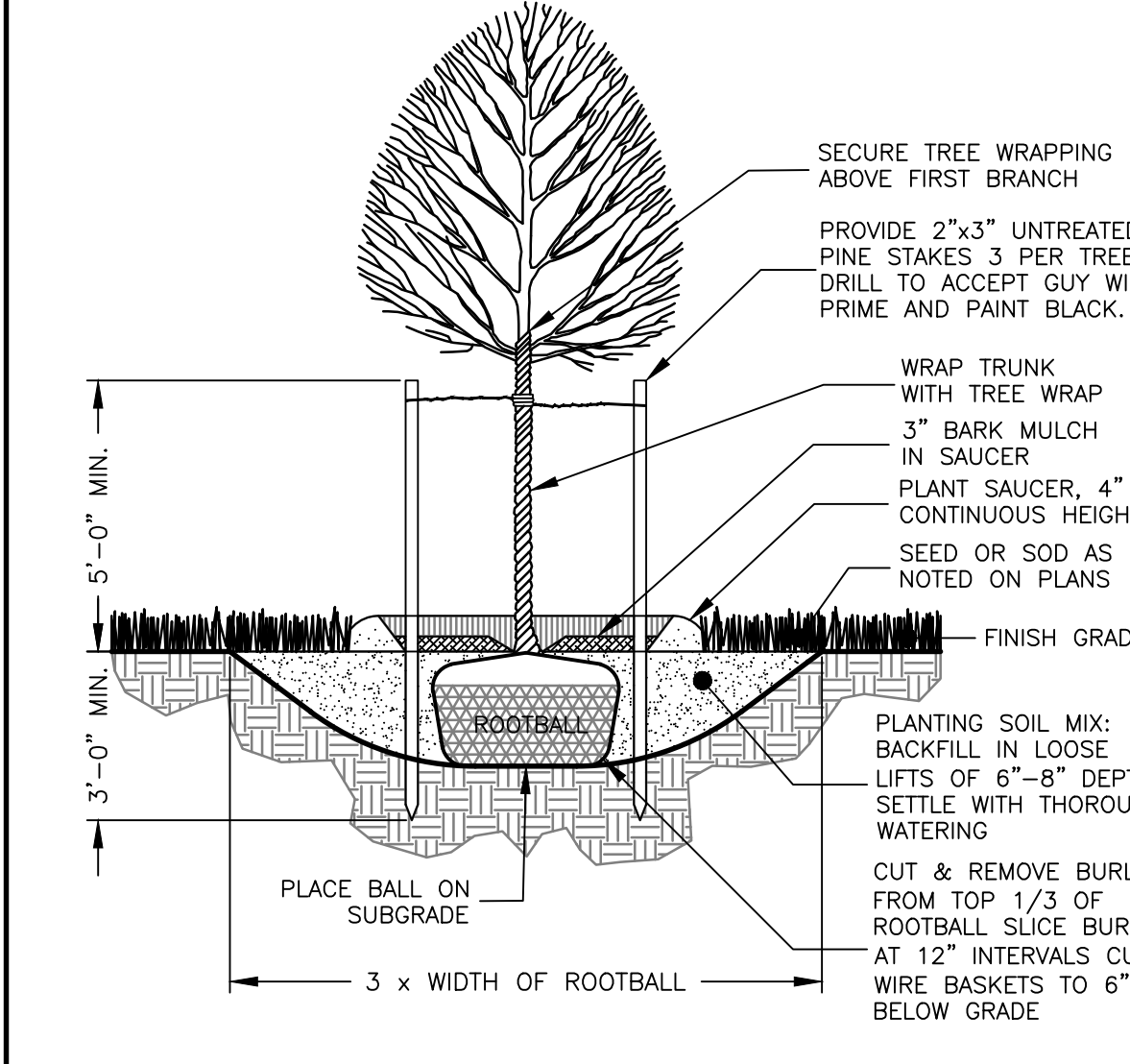
PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREE OPTIONS:			
	ACER RUBRUM	RED SUNSET MAPLE	2" CALIPER
	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2" CALIPER
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CALIPER
	CARAYA OVATA	SHAGBARK HICKORY	2" CALIPER
	Ostrya virginiana	HOPHORNBEAM	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'
	THUJUS 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 CANADENSIS	EASTERN REDBUD	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

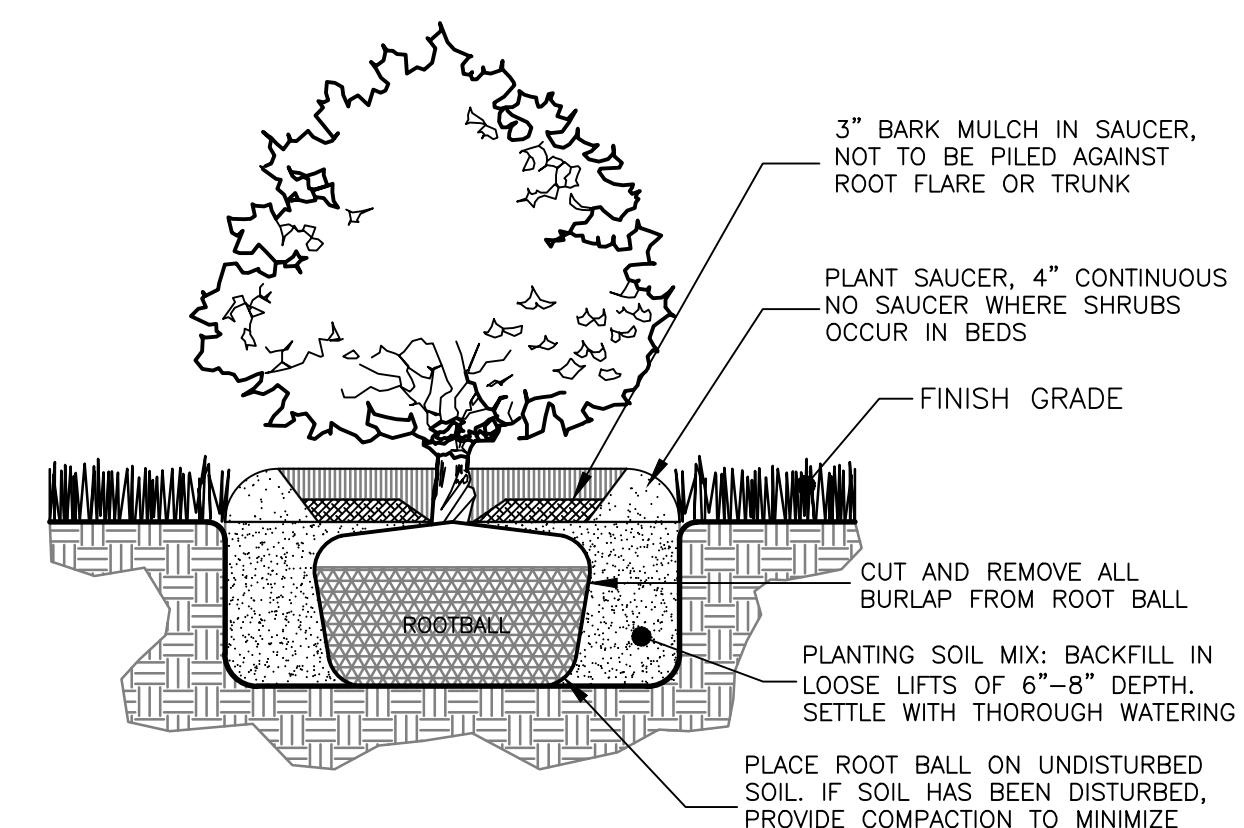
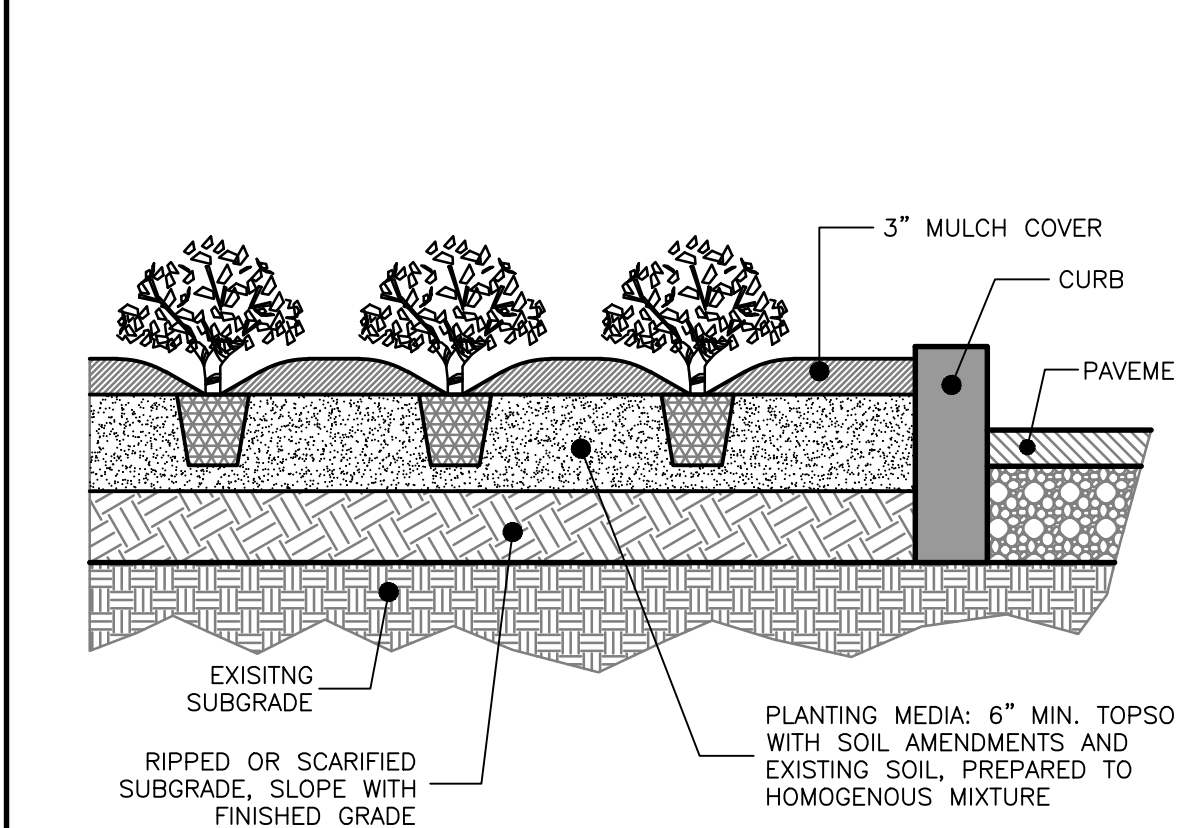


**DECIDUOUS TREE PLANTING**  
 NOT TO SCALE

**EVERGREEN TREE PLANTING**  
 NOT TO SCALE

NOTE: TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.

NOTE: TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.

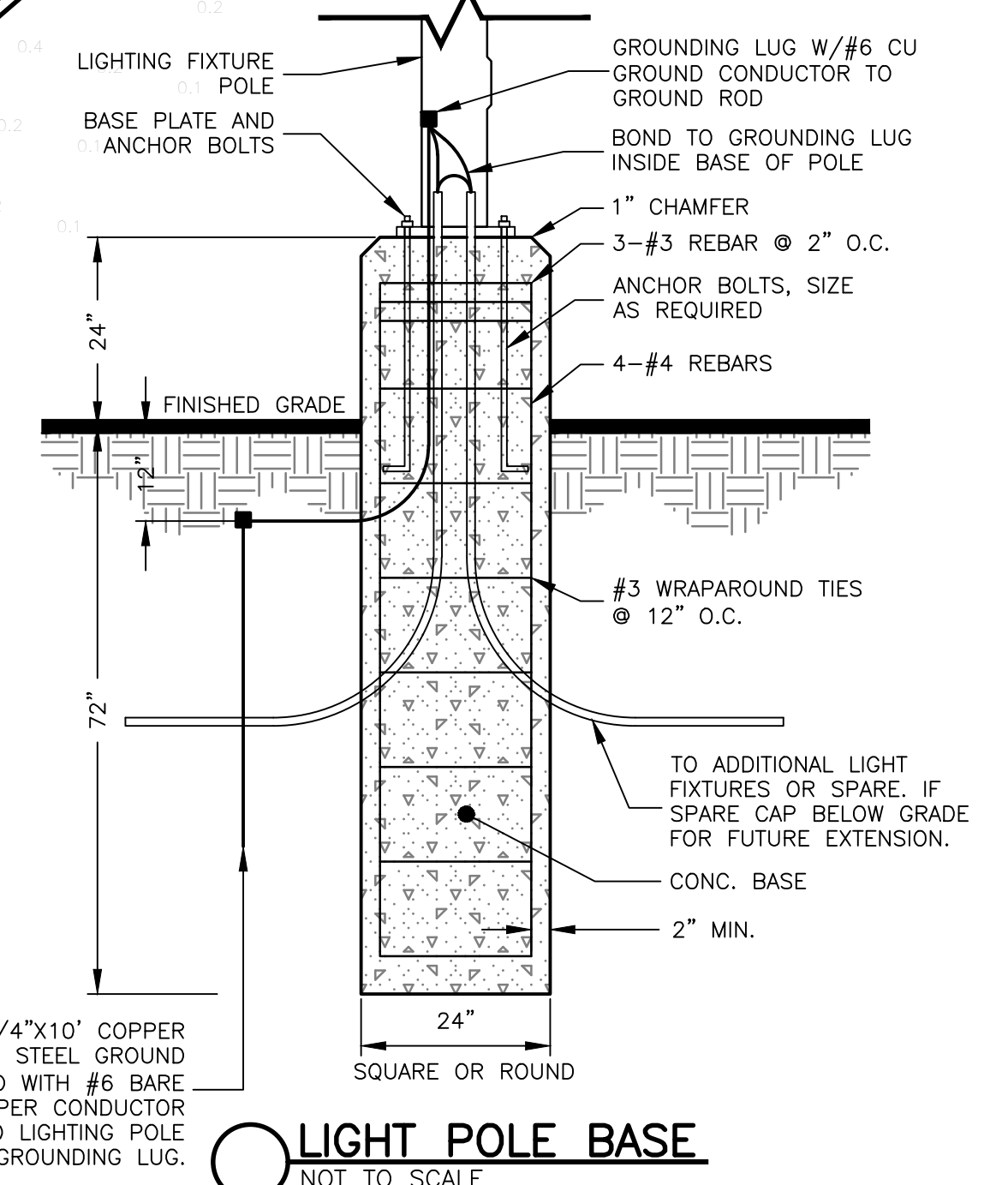
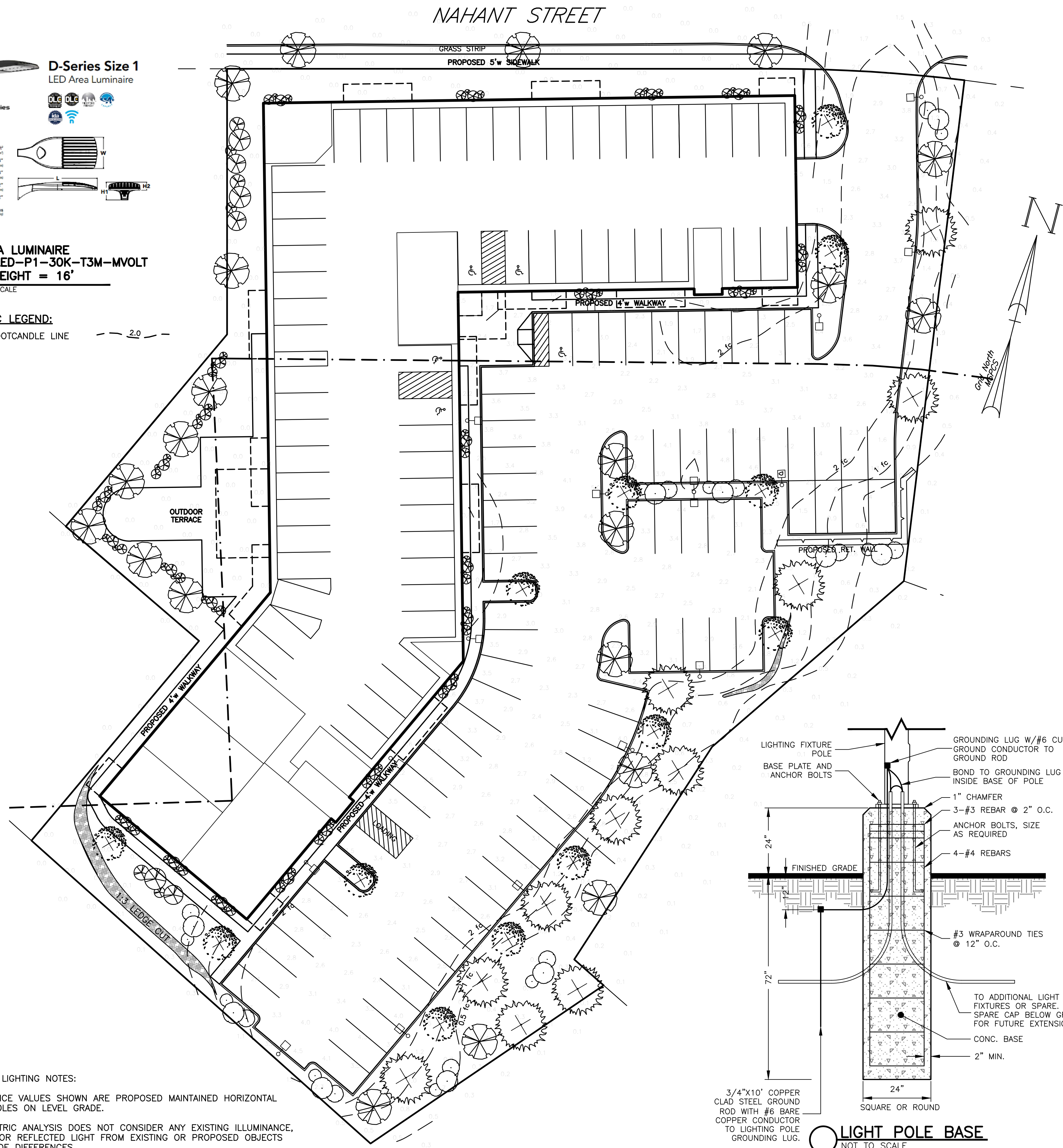


**GROUND COVER PLANTING**  
 NOT TO SCALE

**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  
 127-135 NAHANT STREET  
 WAKEFIELD, 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

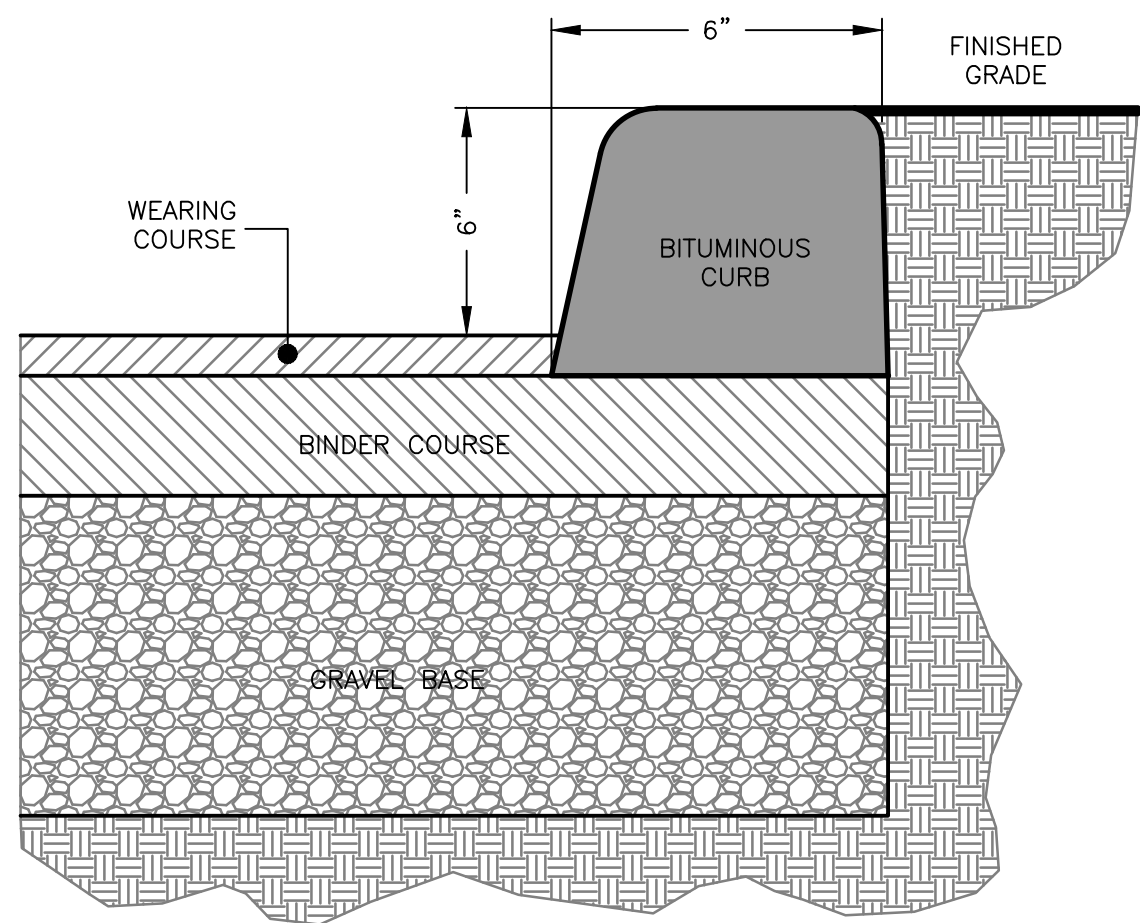
Design By: AMC  
 Drawn By: AMC  
 Checked By: AMC  
 Project File: WAK-0582A  
 Comp. No: WAK250-MSPCS  
 Issued For Permit  
 Issued For Review  
 Issued For Bid  
 Issued For Construction  
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Updated Layout	7/18/2023
2	Adjacent Structures and Roof Heights	6/8/2023
1		

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.**

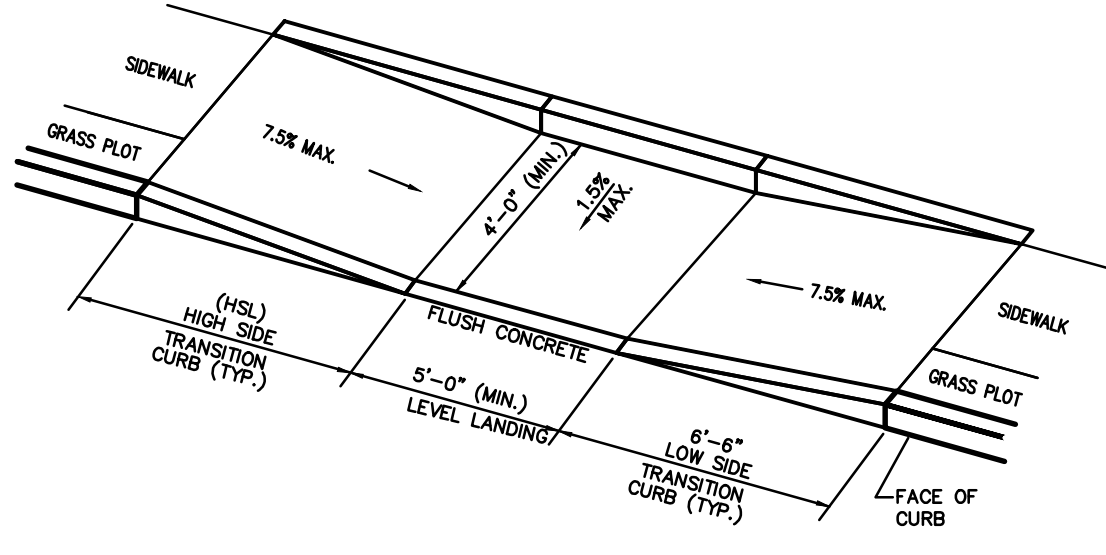
Seal:  
  
 Drawing No.:  
**C5**  
 SHEET 5 OF 6



**BITUMINOUS CURB**  
NOT TO SCALE

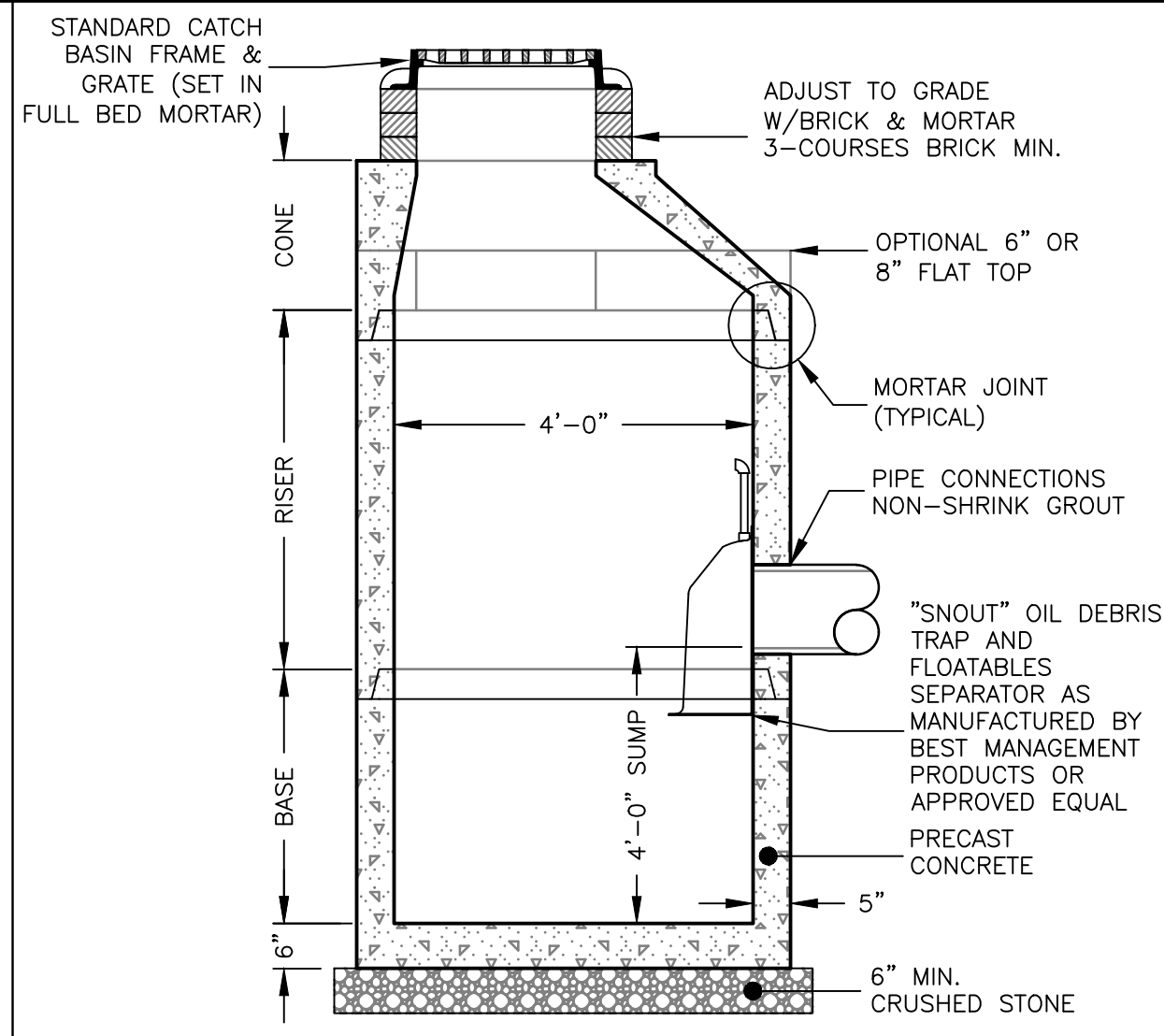
ROADWAY PROFILE GRADE %	(HSL)
0	6'-6"
> 0 TO 1	7'-8"
> 1 TO 2	9'-0"
> 2 TO 3	11'-0"
> 3 TO 4	14'-0"
> 4	15'-0" MAX

BASED ON CURB REVEAL OF 6"



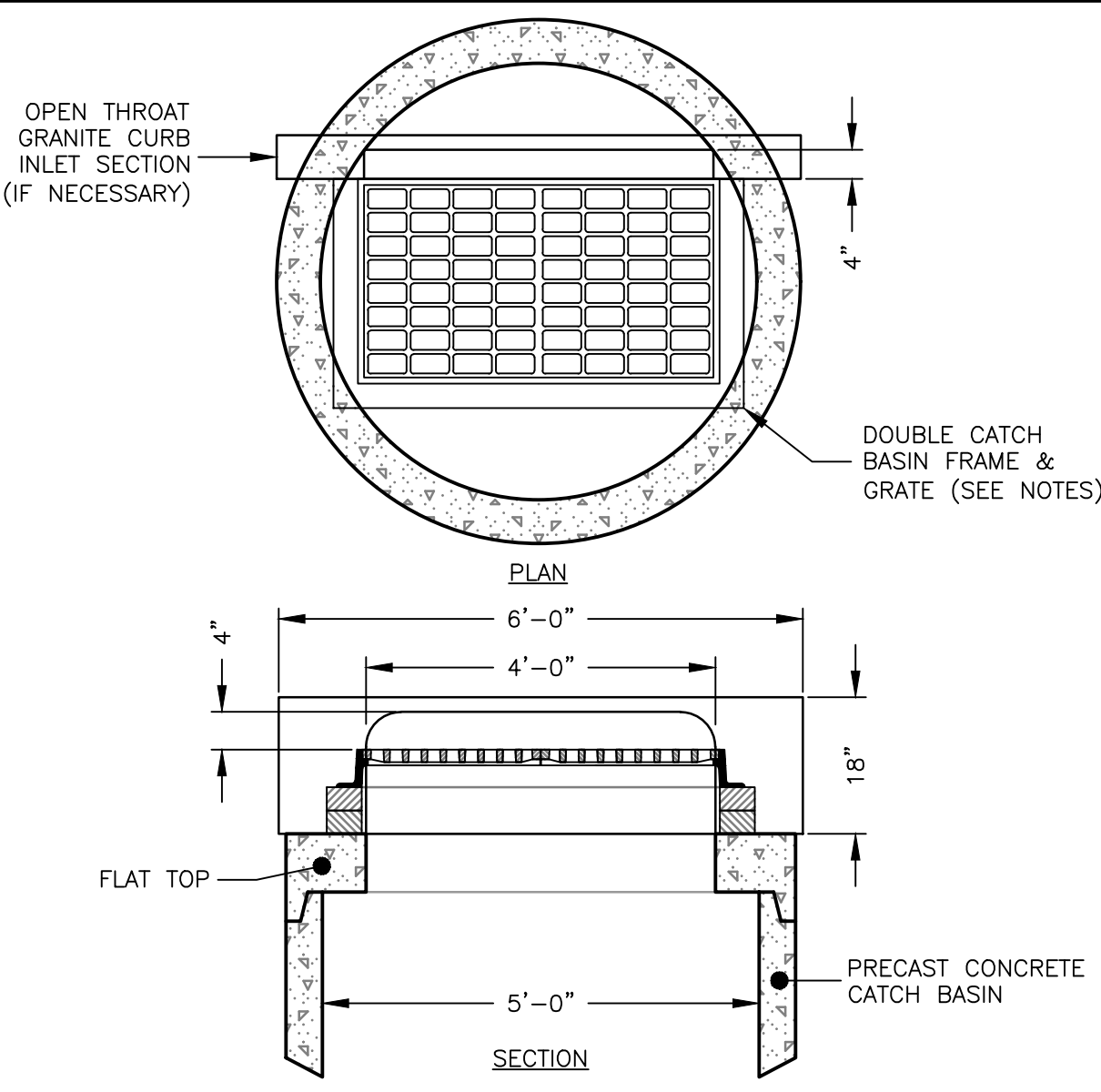
**WHEELCHAIR RAMP**  
NOT TO SCALE

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



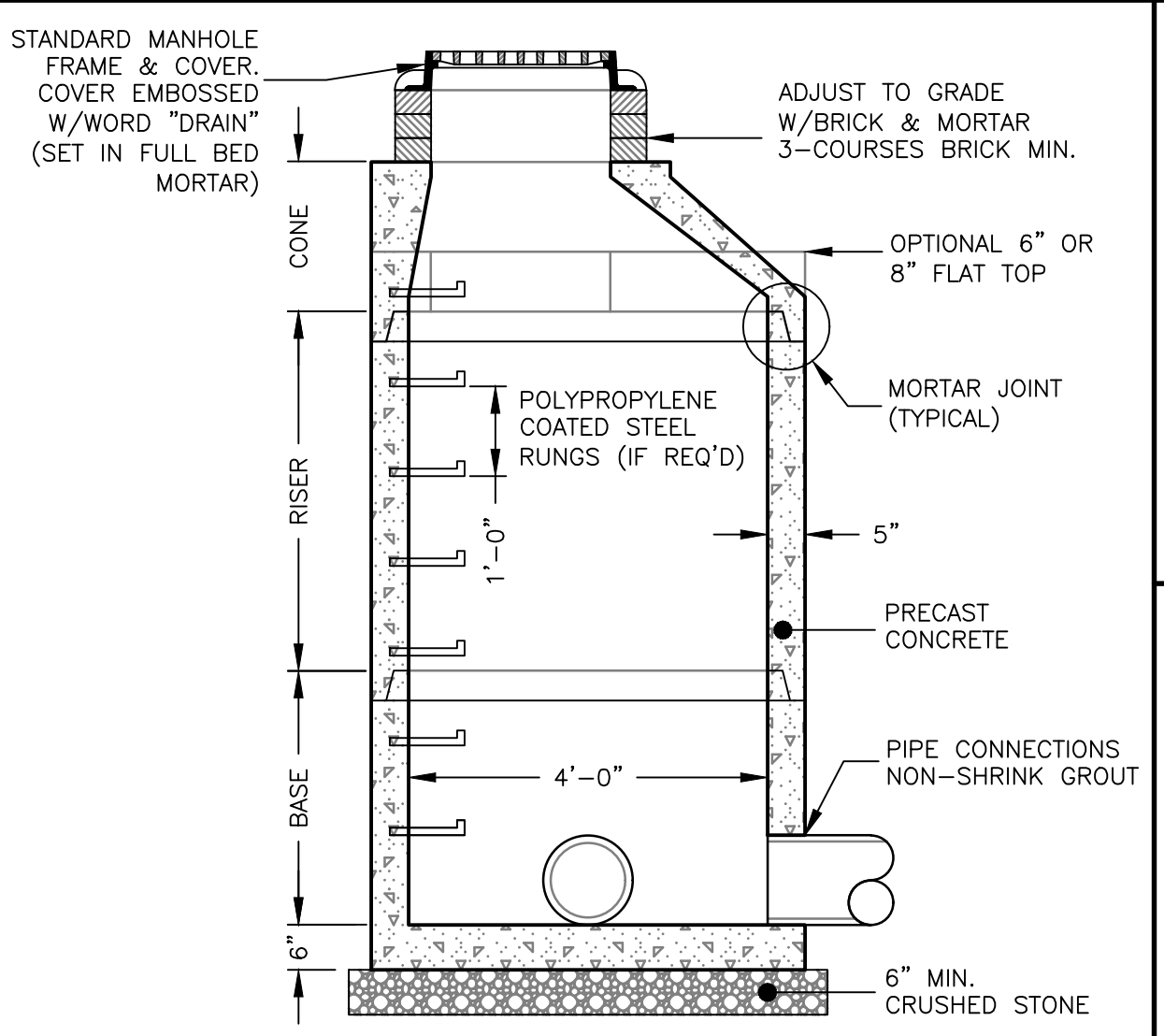
**PRE-CAST CATCH BASIN**  
NOT TO SCALE

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."



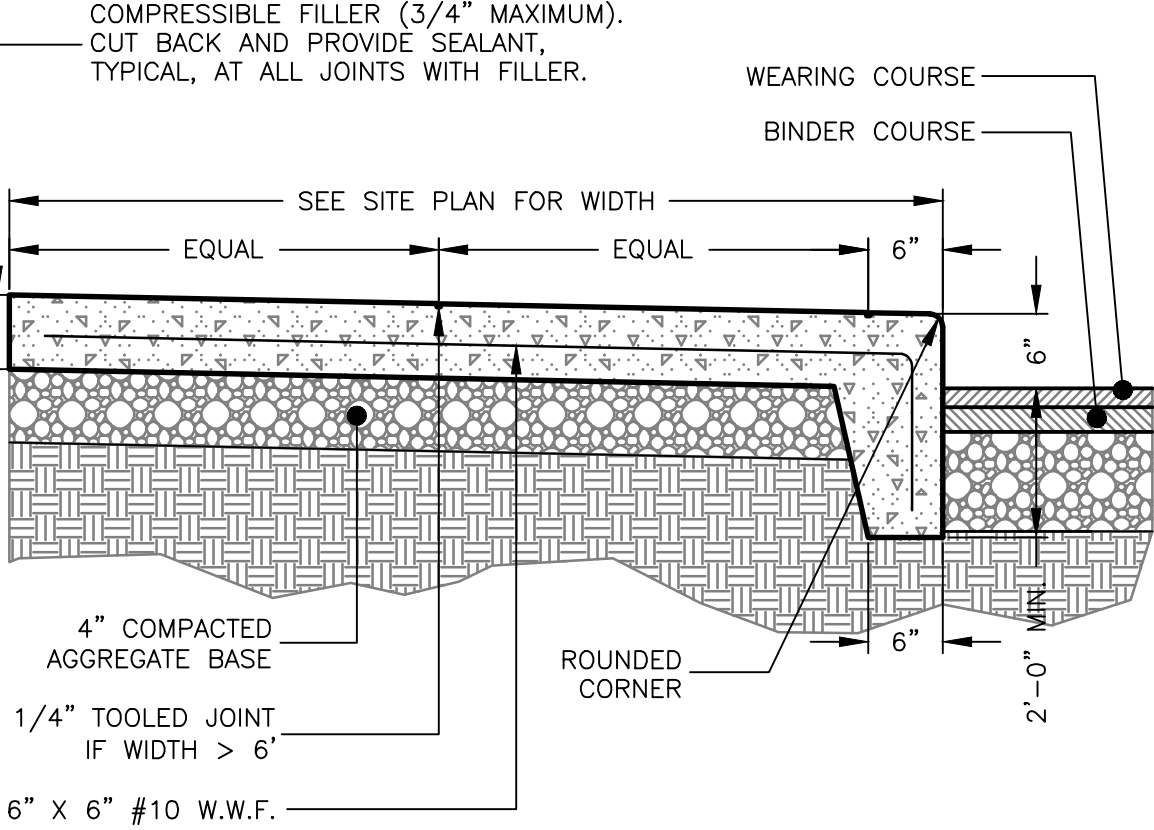
**DOUBLE FRAME & GRATE**  
NOT TO SCALE

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.

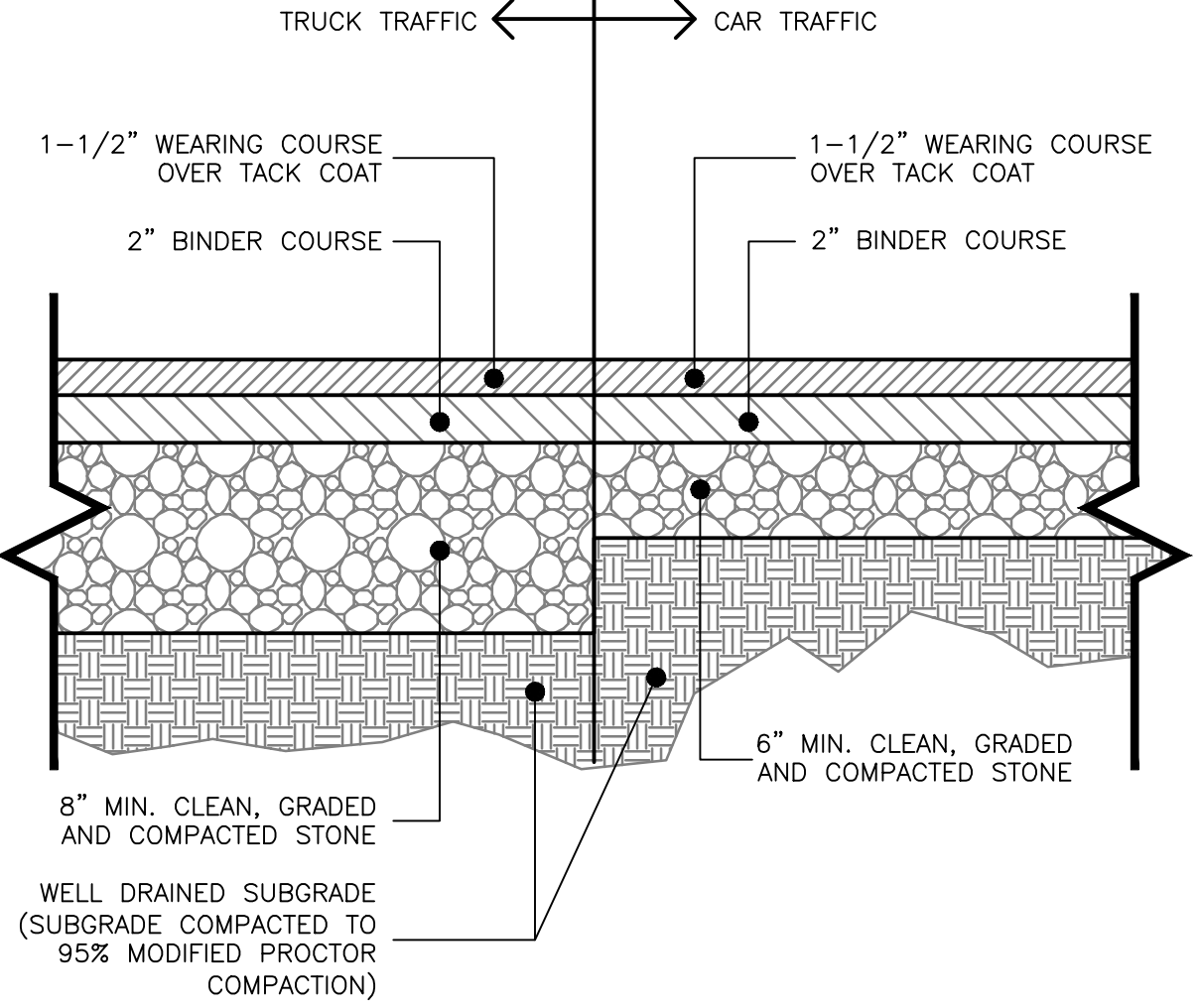


**PRE-CAST DRAIN MANHOLE**  
NOT TO SCALE

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."

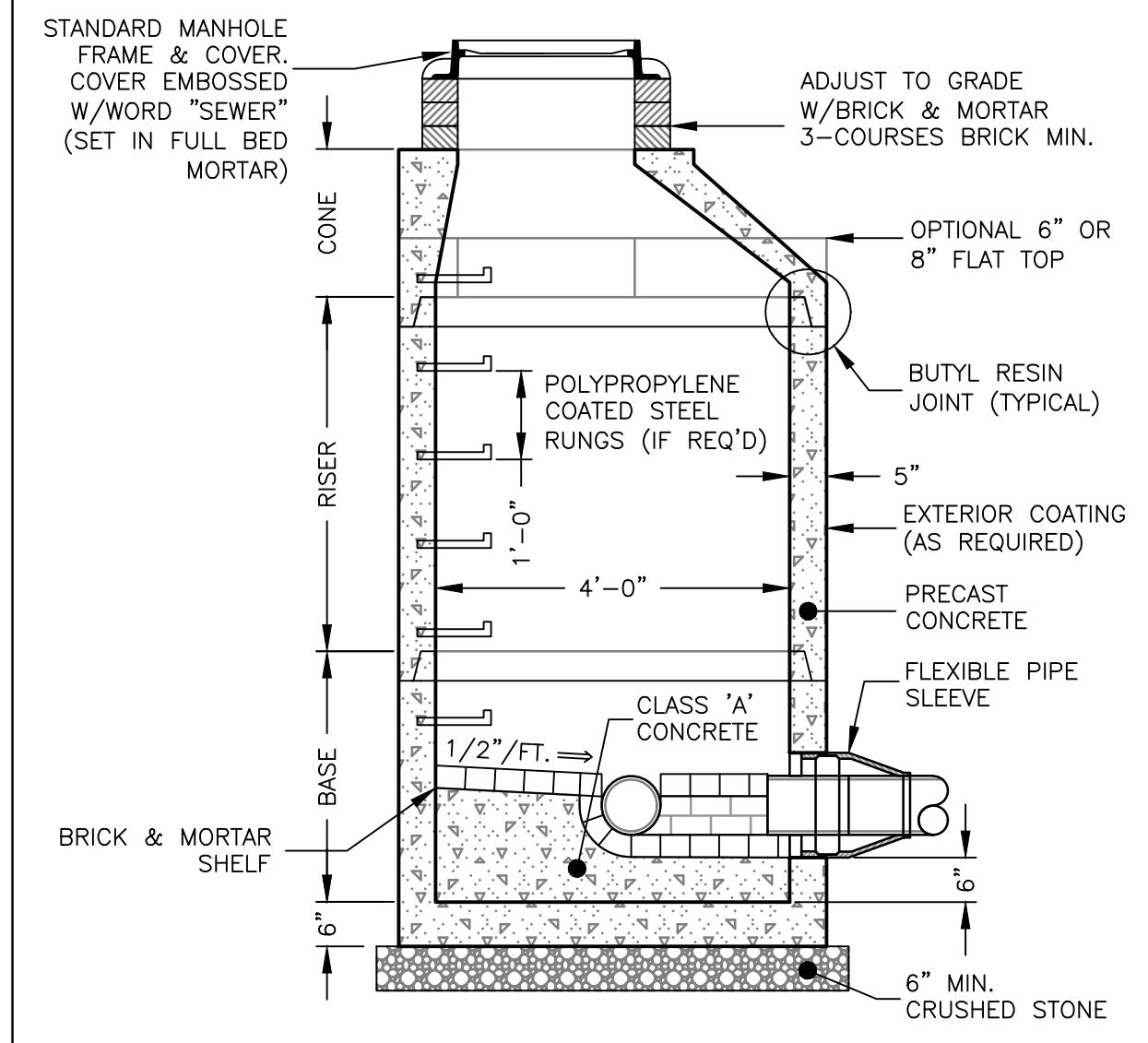


**CONCRETE SIDEWALK (BUILDING PERIMETER)**  
NOT TO SCALE



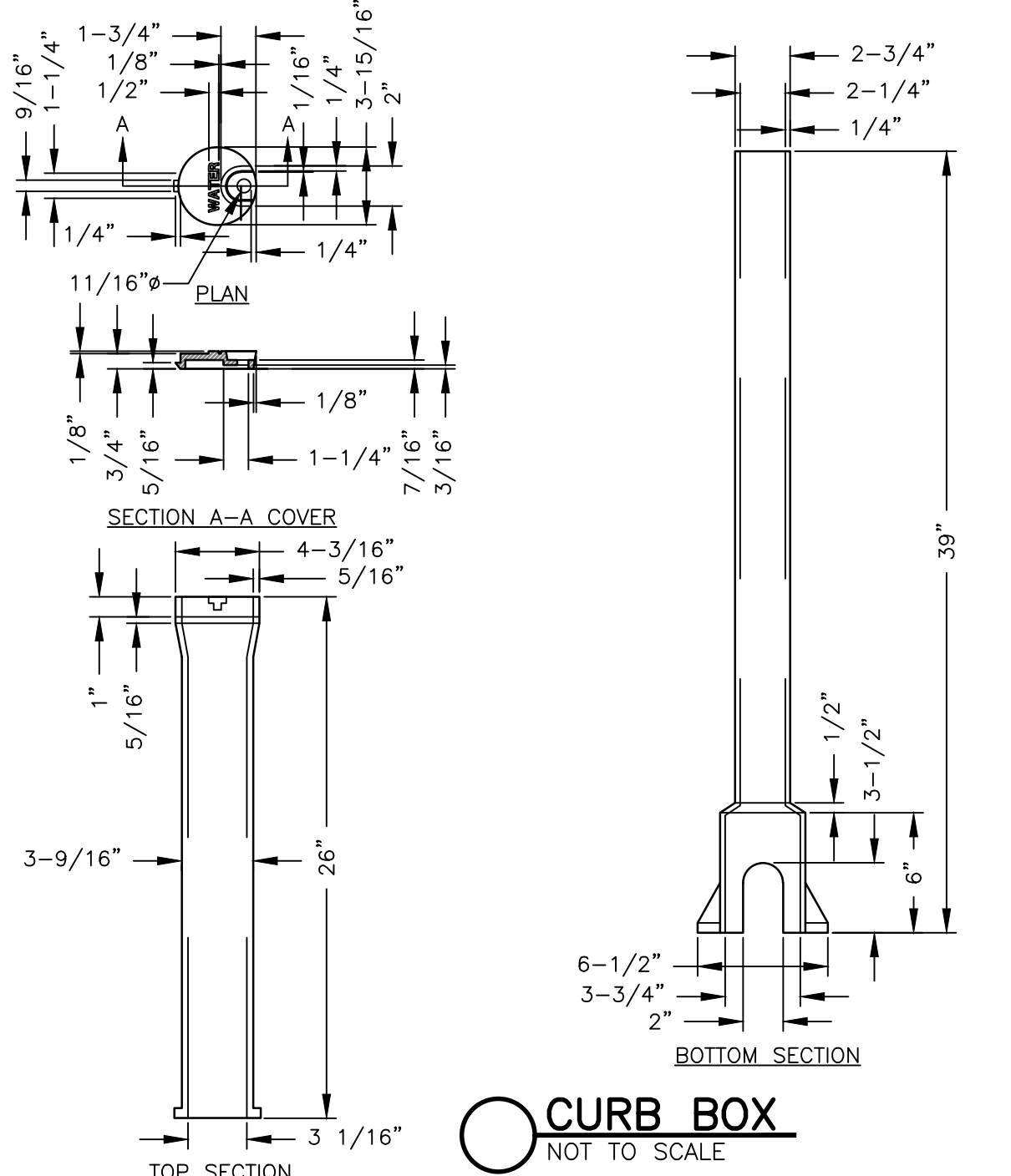
**PAVEMENT SECTION**  
NOT TO SCALE

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

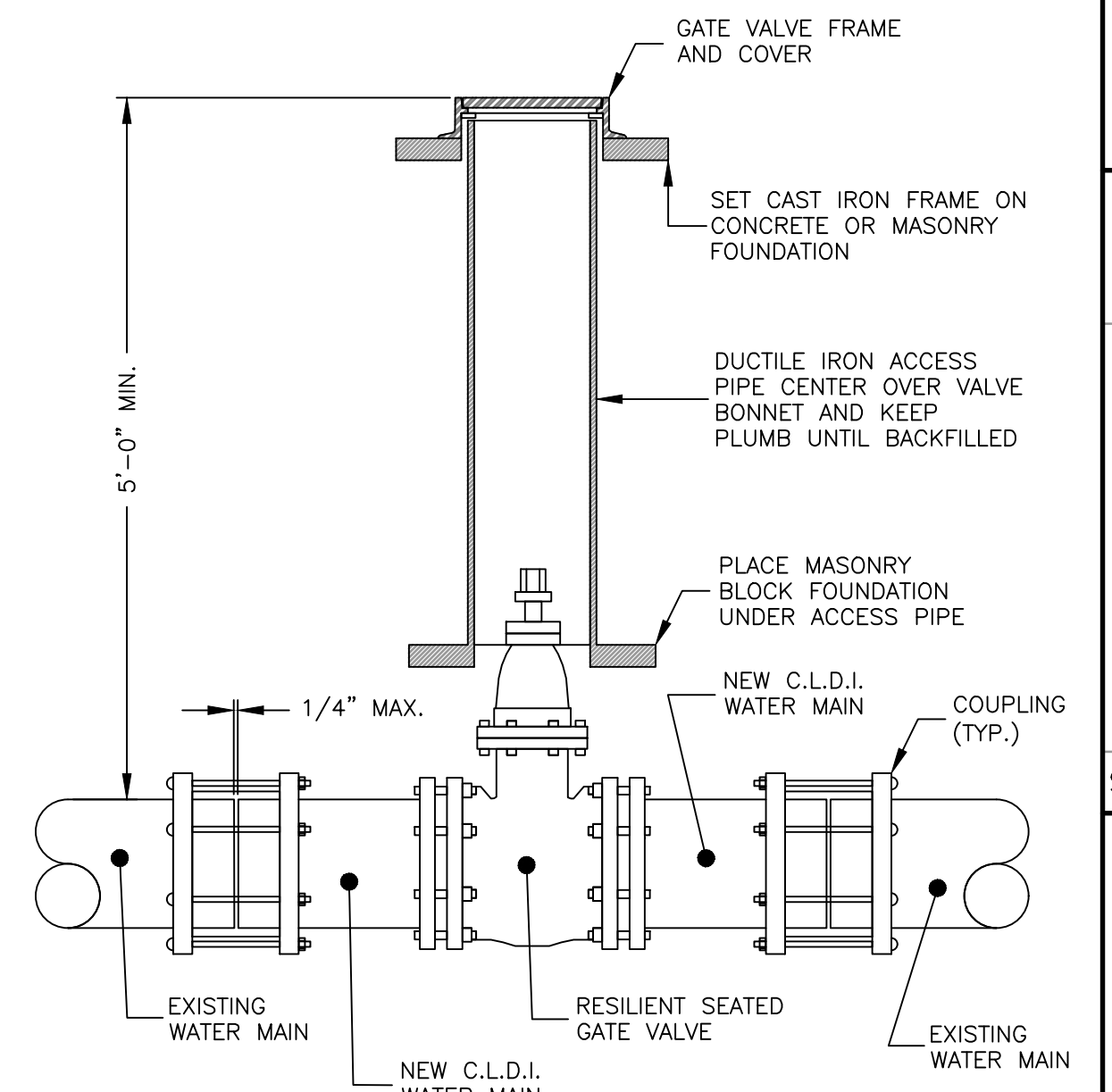


**PRE-CAST SEWER MANHOLE**  
NOT TO SCALE

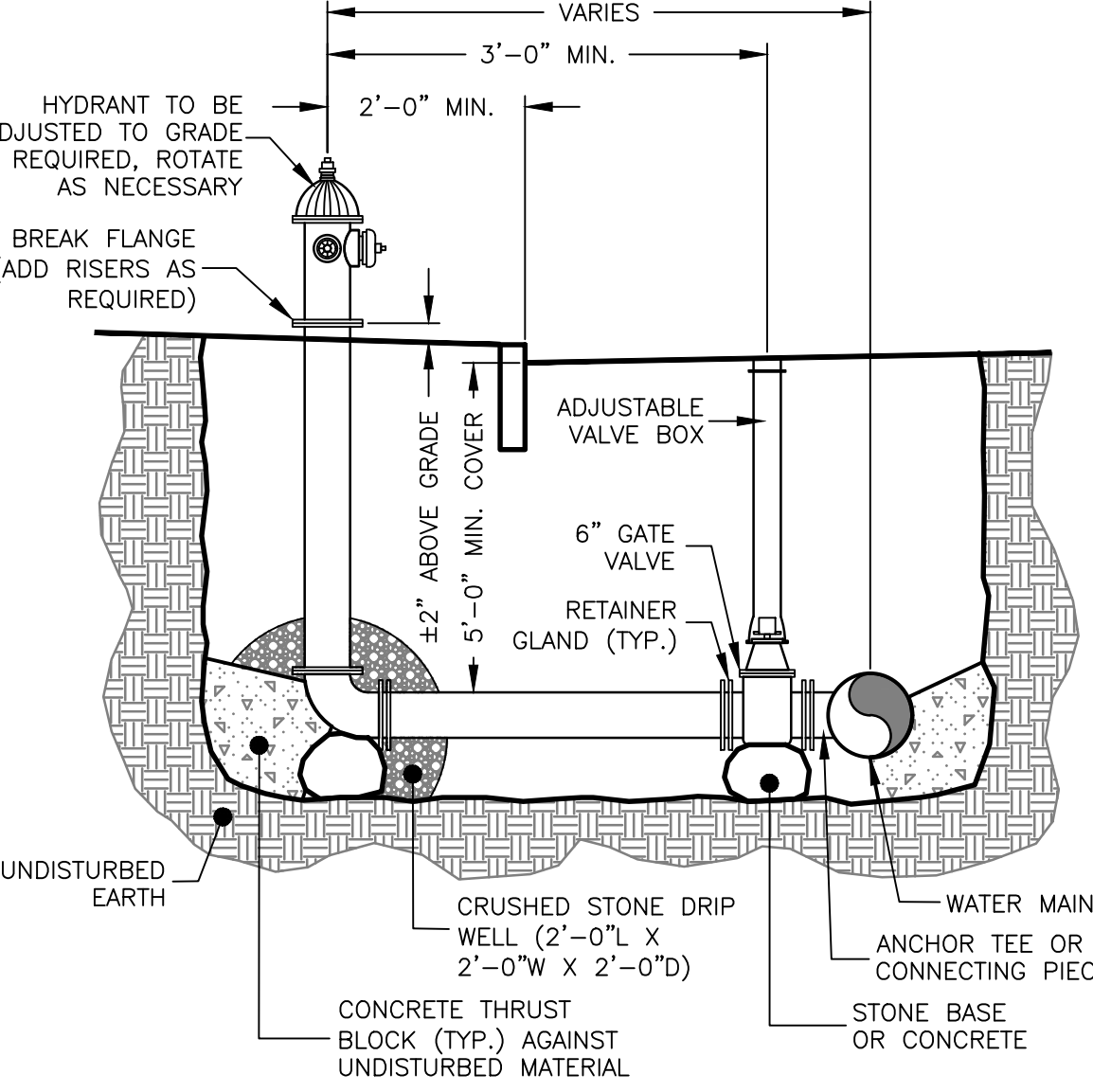
NOTES:  
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.  
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.  
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



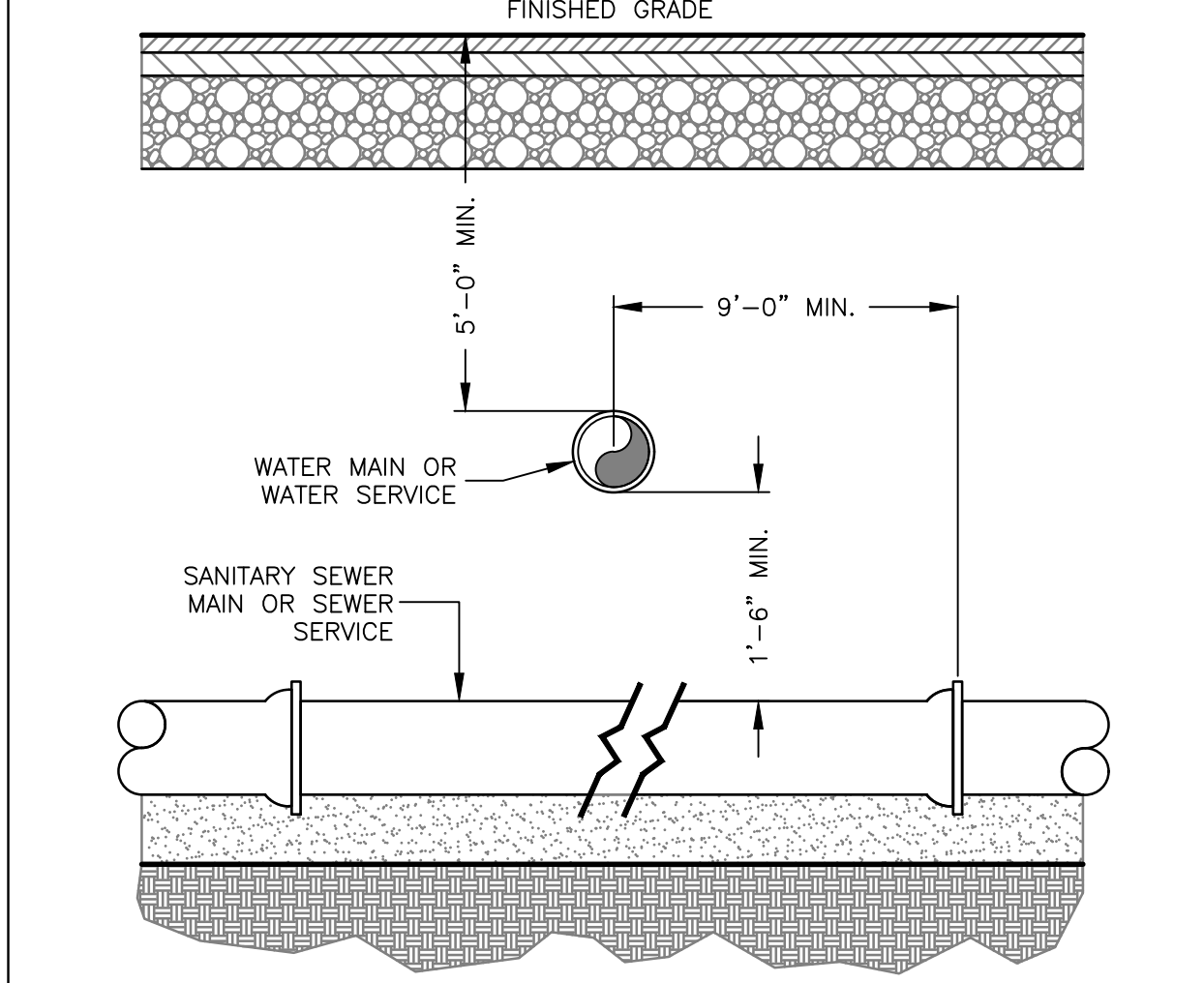
**CURB BOX**  
NOT TO SCALE



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

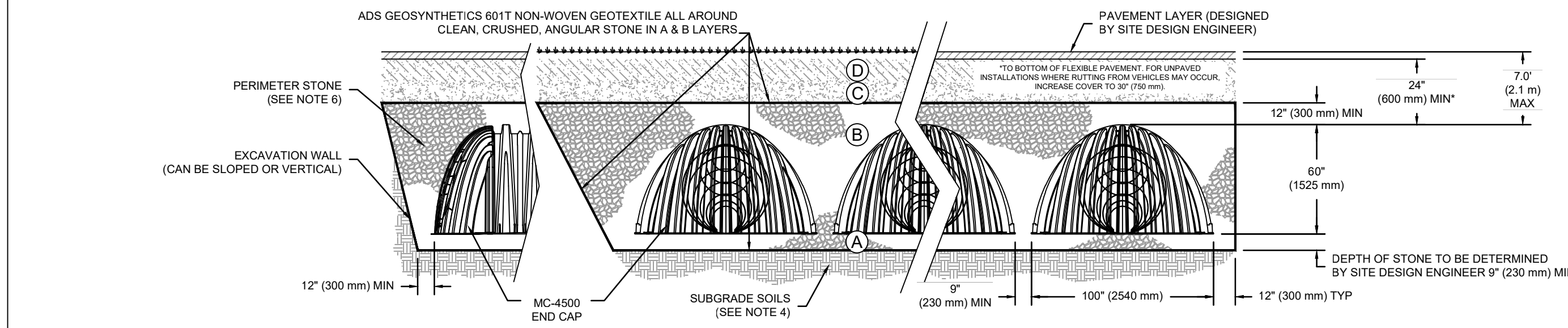


**HYDRANT & VALVE BOX**  
NOT TO SCALE



**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

Owner / Applicant  
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  
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

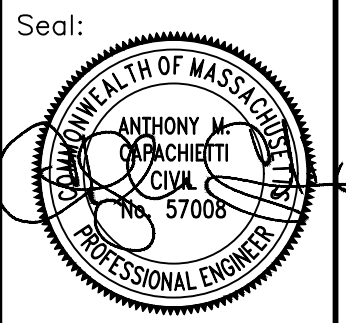
Issued For Permit  
 Issued For Review  
 Issued For Bid  
 Issued For Construction  
 Not For Construction

No.	Revision	Date
10		7/18/2023
9		6/8/2023
8		
7		
6		
5		
4		
3		
2		
1		

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.

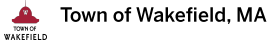
Drawing No.:  
06  
SHEET 6 OF 6



Town of Wakefield				
		Warrant#	4-Jul-23	11-Jul-23
Dept #	Department		1	2
	Payroll W/H			
122	Town Council			58.43
131	Finance			
135	Accounting			23,885.40
141	Assessors			
145	Treasurer		1,209,400.00	1,068,520.10
146	Tax Collector			309.00
151	Legal			
155	Data Processing			
161	Town Clerk			252.00
164	Election/Registrar			5,075.36
171	Conservation			
175	Planning Board			
176	Board of Appeals			
193	General Insurance			
198	Professional Med			
210	Police			44,815.24
220	Fire			15,945.82
293	Fire Alarm			
240	Building Insp			2,400.00
291	Emergency Mgmt		12,875.00	
292	Animal Inspector			
297	Parking Clerk			
300	School			94,700.34
422	Public Works		389,728.52	1,243,647.62
424	Street Lighting			
460	Light Dept		4,712,416.01	1,470,658.30
510	Board of Health			14,877.00
541	Council on Aging			
543	Veterans			
610	Library			500.00
630	Recreation			18,773.46
XXX	Misc Depts			
910/911	Retirement			
912	Workers Comp		145,963.00	
913	Unemployment			945.00
914	Group Insurance		48,389.16	1,466,957.75
	Adjustments			
	<b>Total</b>		<b>6,518,771.69</b>	<b>5,472,320.82</b>
1			511,488.87	2,737,433.40
12				
13				
20				18,924.76
21				3,193.46
30				
35			1,209,400.00	
60			42,000.00	720,697.02
61			43,466.81	493,051.96
62			4,712,416.01	1,470,658.30
63				
82				
84				
85				1,700.00
89				26,661.92
			<b>6,518,771.69</b>	<b>5,472,320.82</b>
			<b>0.00</b>	<b>0.00</b>

Town of Wakefield		Warrant#	27-Jun-23	28-Jun-23	29-Jun-23
Dept #	Department		52	53	54
	Payroll W/H		40,354.01	956,442.12	10,759.48
122	Town Council		1,525,103.88	722.29	1,663.94
131	Finance				
135	Accounting			23.04	
141	Assessors		494.90		846.53
145	Treasurer		1,663,274.38	500.00	183.16
146	Tax Collector		4,640.62		
151	Legal				
155	Data Processing		5,447.18		
161	Town Clerk		1,947.56		
164	Election/Registrar				
171	Conservation			1,286.52	
175	Planning Board				
176	Board of Appeals		790.00		
193	General Insurance				
198	Professional Med		585.00		365.00
210	Police		16,799.31	6,062.19	3,769.83
220	Fire		5,359.70	3,636.38	1,713.50
293	Fire Alarm				
240	Building Insp		568.42	135.00	623.80
291	Emergency Mgmt				
292	Animal Inspector				
297	Parking Clerk				
	School Petty Cash				
300	School		548,373.40	179,717.76	286,750.32
422	Public Works		170,841.06	1,003,126.02	219,819.28
424	Street Lighting				
460	Light Dept		192,887.49		
510	Board of Health		2,275.40		183.51
541	Council on Aging		475.64	2,581.87	608.05
543	Veterans		808.62		
610	Library		21,207.91		21,922.76
630	Recreation		4,501.07		9,305.88
XXX	Misc Depts		105.96	1,302.71	
910/911	Retirement				
912	Workers Comp				
913	Unemployment		184.00		945.00
914	Group Insurance		72,795.33		54,667.22
	Adjustments				
	<b>Total</b>		<b>4,279,820.84</b>	<b>2,155,535.90</b>	<b>614,127.26</b>
1			2,280,202.39	1,241,714.69	445,756.61
12			28,076.16	1,825.01	
13				67,535.21	
20			42,358.73	161,964.61	30,278.09
21			151,867.38	16,181.78	80,204.59
30			1,522,724.39	647,392.11	13,727.88
35					
60			22,417.79	4,408.54	13,306.95
61			37,893.24	12,357.87	30,853.14
62			192,929.85	853.64	
63			42.31	88.75	
82					
84			63.60		
85			1,245.00		
89				1,213.69	
			<b>4,279,820.84</b>	<b>2,155,535.90</b>	<b>614,127.26</b>
			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>





### VEAA-76

Common Victualler, Entertainment, Automatic Amusement

**Status:** Active

**Date Created:** Apr 21, 2023

#### Applicant

[Redacted]

#### Primary Location

8 ALBION ST  
Wakefield, MA 01880

#### Owner:

HUBBARD TR, ARTHUR J JR - BASC REALTY TRUST  
157 PROSPECT ST WAKEFIELD, MA 01880

#### Business Information

##### Business Name

Boba Tea & Snow Ice House

##### Business Street Address

8 Albion Street

##### Business City/Town

Wakefield

##### Business State

MA

##### Business Zip Code

01880

#### Owner Information

##### Owner Name

Viseth Chhum

##### Owner Street Address

[Redacted]

##### Owner City

[Redacted]

##### Owner State

[Redacted]

##### Owner Zip

[Redacted]

##### Email Address

[Redacted]

##### Phone Number

[Redacted]

#### License Info

##### Common Victualler

##### Number of Seats

12

##### Entertainment (Televisions, Radios, Streaming Devices)

##### Automatic Amusement

##### Are Applying for a License for This Year or Next Year?

This Year

#### Applicant e-Signature

#### Signature

Application is made to the town of Wakefield Licensing Authority in accordance with their Rules and Regulations made under authority of applicable statutes.

viseth Chhum  
04/21/2023

**e-Signature**

I the undersigned certify under the penalties of perjury that I, to my best knowledge and belief, have filed all State tax returns and paid all State taxes required by law.

**Social Security # or Federal Identification Number (whichever is applicable)**

██████████

**Signature of individual or Corporate Officer**

Viseth Chhum  
04/21/2023

This license will not be issued unless this certification clause is signed by the applicant. Your social security number or FID number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G.L. c. 62C, s. 49

**Historical Permit Data**

<b>Name</b>	<b>Permit Type</b>
--	--
<b># of Seats</b>	<b>Current</b>
--	--
<b>Fee Due</b>	<b>Physical Address</b>
--	--
<b>City</b>	<b>State</b>
--	--
<b>Zip Code</b>	<b>Business Phone</b>
--	--
<b>Business Fax</b>	<b>Applicant Last</b>
--	--
<b>Applicant First</b>	<b>Email</b>
--	--
<b>Permit No</b>	<b>Mailing Address</b>
--	--
<b>Mailing City</b>	<b>Mailing State</b>
--	--
<b>Mailing Zip</b>	
--	

**Attachments**

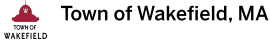
No attachments

**History**

Date	Activity
Apr 21, 2023 at 10:00 am	Viseth Chhum started a draft of Record VEAA-76
Apr 21, 2023 at 10:07 am	Viseth Chhum submitted Record VEAA-76
Apr 21, 2023 at 10:07 am	approval step Town Administrative Review was assigned to Sherri Dalton on Record VEAA-76
Apr 21, 2023 at 10:24 am	Sherri Dalton approved approval step Town Administrative Review on Record VEAA-76
Apr 21, 2023 at 10:42 am	completed payment step License Fee on Record VEAA-76
Apr 21, 2023 at 10:42 am	approval step Health and Human Services was assigned to Cindy Luongo on Record VEAA-76
Apr 21, 2023 at 10:42 am	approval step Inspectional Services was assigned to Gail Conroy on Record VEAA-76
Apr 21, 2023 at 10:42 am	approval step Fire Administration was assigned to Chief Michael Sullivan on Record VEAA-76
Apr 21, 2023 at 10:42 am	approval step Fire Prevention was assigned to David Shinney on Record VEAA-76
Apr 21, 2023 at 10:42 am	approval step Tax Department was assigned to Debra Ruehrwein on Record VEAA-76
Apr 21, 2023 at 10:45 am	Cindy Luongo approved approval step Health and Human Services on Record VEAA-76
Apr 24, 2023 at 9:12 am	Debra Ruehrwein approved approval step Tax Department on Record VEAA-76
Apr 24, 2023 at 2:11 pm	Gail Conroy altered approval step Inspectional Services, changed status from Active to Rejected on Record VEAA-76
Apr 24, 2023 at 2:11 pm	Gail Conroy altered Record VEAA-76, changed status from Active to Stopped
May 24, 2023 at 6:54 am	David Shinney altered approval step Fire Prevention, changed status from Active to On Hold on Record VEAA-76
Jul 20, 2023 at 2:55 pm	David Shinney altered approval step Fire Prevention, changed status from On Hold to Complete on Record VEAA-76
Jul 25, 2023 at 10:26 am	Chief Michael Sullivan approved approval step Fire Administration on Record VEAA-76
Jul 31, 2023 at 2:24 pm	Cindy Luongo altered approval step Inspectional Services, changed status from Rejected to Complete on Record VEAA-76
Jul 31, 2023 at 2:24 pm	Cindy Luongo altered Record VEAA-76, changed status from Stopped to Active
Jul 31, 2023 at 2:24 pm	approval step Town Administrative Approval was assigned to Sherri Dalton on Record VEAA-76
Jul 31, 2023 at 2:37 pm	Sherri Dalton added the location 8 ALBION ST, , Wakefield MA 01880 to Record VEAA-76

## Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Town Administrative Review	Complete	Apr 21, 2023 at 10:07 am	Apr 21, 2023 at 10:24 am	Sherri Dalton	-
 License Fee	Paid	Apr 21, 2023 at 10:24 am	Apr 21, 2023 at 10:42 am	-	-
 Health and Human Services	Complete	Apr 21, 2023 at 10:42 am	Apr 21, 2023 at 10:45 am	Cindy Luongo	-
 Tax Department	Complete	Apr 21, 2023 at 10:42 am	Apr 24, 2023 at 9:12 am	Debra Ruehrwein	-
 Fire Prevention	Complete	Apr 21, 2023 at 10:42 am	Jul 20, 2023 at 2:55 pm	David Shinney	-
 Fire Administration	Complete	Apr 21, 2023 at 10:42 am	Jul 25, 2023 at 10:26 am	Chief Michael Sullivan	-
 Inspectional Services	Complete	Apr 21, 2023 at 10:42 am	Jul 31, 2023 at 2:24 pm	Gail Conroy	-
 Town Administrative Approval	Active	Jul 31, 2023 at 2:24 pm	-	Sherri Dalton	-
 Common Victualer License Issuance This Year	Inactive	-	-	-	-



08/02/2023

### VEAA-79

Common Victualler, Entertainment, Automatic Amusement

**Status:** Active

**Date Created:** Jul 30, 2023

#### Applicant

[Redacted]

#### Primary Location

404 Main  
wakefield, ma 01880

#### Business Information

**Business Name**

pk brothers inc

**Business Street Address**

404 Main Street

**Business City/Town**

Wakefield

**Business State**

Ma

**Business Zip Code**

01880

#### Owner Information

**Owner Name**

Parag Patel

**Owner Street Address**

[Redacted]

**Owner** [Redacted]

**Owner State**

[Redacted]

**Owner Zip Code**

[Redacted]

**Email Address**

[Redacted]

**Phone Number**

[Redacted]

#### License Info

**Common Victualler**

**Number of Seats**

200

**Entertainment (Televisions, Radios, Streaming Devices)**

**Automatic Amusement**

**Are Applying for a License for This Year or Next Year?**

This Year

#### Applicant e-Signature

#### Signature

Application is made to the town of Wakefield Licensing Authority in accordance with their Rules and Regulations made under authority of applicable statutes.

Parag Patel  
07/30/2023

**e-Signature**

I the undersigned certify under the penalties of perjury that I, to my best knowledge and belief, have filed all State tax returns and paid all State taxes required by law.

**Social Security # or Federal Identification Number (whichever is applicable)**

██████████

**Signature of individual or Corporate Officer**


Parag patel  
07/30/2023

This license will not be issued unless this certification clause is signed by the applicant. Your social security number or FID number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G.L. c. 62C, s. 49

**Historical Permit Data**

<b>Name</b>	<b>Permit Type</b>
--	--
<b># of Seats</b>	<b>Current</b>
--	--
<b>Fee Due</b>	<b>Physical Address</b>
--	--
<b>City</b>	<b>State</b>
--	--
<b>Zip Code</b>	<b>Business Phone</b>
--	--
<b>Business Fax</b>	<b>Applicant Last</b>
--	--
<b>Applicant First</b>	<b>Email</b>
--	--
<b>Permit No</b>	<b>Mailing Address</b>
--	--
<b>Mailing City</b>	<b>Mailing State</b>
--	--
<b>Mailing Zip</b>	
--	


**Attachments**

 scan\_sdaltan\_2023-08-02-07-31-34.pdf  
Uploaded by Sherri Dalton on Aug 2, 2023 at 7:32 am

## History

Date	Activity
Jul 30, 2023 at 10:19 am	PARAG PATEL started a draft of Record VEAA-79
Jul 30, 2023 at 10:22 am	PARAG PATEL submitted Record VEAA-79
Jul 30, 2023 at 10:22 am	approval step Town Administrative Review was assigned to Sherri Dalton on Record VEAA-79
Jul 31, 2023 at 10:08 am	Sherri Dalton approved approval step Town Administrative Review on Record VEAA-79
Aug 2, 2023 at 7:30 am	Sherri Dalton added the location 404 Main, , wakefield ma 01880 to Record VEAA-79
Aug 2, 2023 at 7:30 am	Sherri Dalton altered Record VEAA-79, changed expirationDate from "" to Dec 31, 2023
Aug 2, 2023 at 7:31 am	Sherri Dalton changed Business Street Address from "404 main st" to "404 Main Street" on Record VEAA-79
Aug 2, 2023 at 7:32 am	Sherri Dalton added attachment Copy of check to Record VEAA-79
Aug 2, 2023 at 7:33 am	completed payment step License Fee on Record VEAA-79
Aug 2, 2023 at 7:33 am	approval step Health and Human Services was assigned to Cindy Luongo on Record VEAA-79
Aug 2, 2023 at 7:33 am	approval step Inspectional Services was assigned to Gail Conroy on Record VEAA-79
Aug 2, 2023 at 7:33 am	approval step Fire Administration was assigned to Chief Michael Sullivan on Record VEAA-79
Aug 2, 2023 at 7:33 am	approval step Fire Prevention was assigned to David Shinney on Record VEAA-79
Aug 2, 2023 at 7:33 am	approval step Tax Department was assigned to Debra Ruehrwein on Record VEAA-79
Aug 2, 2023 at 7:33 am	Sherri Dalton assigned approval step Tax Department to Kathy Kelly on Record VEAA-79
Aug 2, 2023 at 7:35 am	David Shinney approved approval step Fire Prevention on Record VEAA-79
Aug 2, 2023 at 9:17 am	Cindy Luongo approved approval step Health and Human Services on Record VEAA-79
Aug 2, 2023 at 1:33 pm	Gail Conroy approved approval step Inspectional Services on Record VEAA-79

## Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Town Administrative Review	Complete	Jul 30, 2023 at 10:22 am	Jul 31, 2023 at 10:08 am	Sherri Dalton	-
 License Fee	Paid	Jul 31, 2023 at 10:08 am	Aug 2, 2023 at 7:33 am	-	-
 Fire Prevention	Complete	Aug 2, 2023 at 7:33 am	Aug 2, 2023 at 7:35 am	David Shinney	-
 Health and Human Services	Complete	Aug 2, 2023 at 7:33 am	Aug 2, 2023 at 9:17 am	Cindy Luongo	-
 Inspectional Services	Complete	Aug 2, 2023 at 7:33 am	Aug 2, 2023 at 1:33 pm	Gail Conroy	-
 Fire Administration	Active	Aug 2, 2023 at 7:33 am	-	Chief Michael Sullivan	-
 Tax Department	Active	Aug 2, 2023 at 7:33 am	-	Kathy Kelly	-
 Town Administrative Approval	Inactive	-	-	-	-
 Common Victualler License Issuance This Year	Inactive	-	-	-	-

**From:** [Karen L Burke](#)  
**To:** [Sherri Dalton](#)  
**Subject:** COA donations  
**Date:** Monday, July 24, 2023 3:26:02 PM

---

Hi Sherri,  
I have 4 donations for acceptance at Town Council.

[REDACTED] \$25

[REDACTED] \$75 [REDACTED]

[REDACTED] \$15

[REDACTED] \$100

Total dontions: \$215

Thank you,

Karen

**From:** [Jonathan Chines](#)  
**To:** [Glenn Mortimer](#)  
**Cc:** [Sherri Dalton](#); [Stephen Maio](#); [Mehreen Butt](#)  
**Subject:** Re: Human Rights Commission  
**Date:** Friday, July 21, 2023 10:09:35 AM

---

Hi Glenn,

Thanks so much for letting us know. I've copied Sherri Dalton so that we can update the town's website and let the HRC membership know.

All the best!  
Jonathan

---

Jonathan P. Chines (he/him/his)  
Chair, Wakefield Town Council  
(617) 501-6033 (mobile)  
[councilor.chines@wakefield.ma.us](mailto:councilor.chines@wakefield.ma.us)

On Jul 21, 2023, at 8:18 AM, Glenn Mortimer <[oboevioliinduet@verizon.net](mailto:oboevioliinduet@verizon.net)> wrote:

Good Morning Jonathan,

As you are aware the pastor of the Unitarian Universalists church here in Wakefield has left to take another pastoral post.

Rabbi Greg Hersh of Temple Emmanuel has agreed to replace Elizabeth Acenza for one year. After Rabbi Hersh, Rev. Bret Johnson of Emmanuel Episcopal Church will take the clergy seat on the Commission.

I wanted this email to serve as the Wakefield Clergy Council's recommendation that Rabbi Greg Hersh represent the Clergy on the 2023-2024 Wakefield Human Rights Commission.

Let me know if you need something more formal.

Hope you and the family are well.

Blessings,  
Rev. Glenn

Rev. Glenn M. Mortimer, Pastor, MDiv.  
Wakefield/Lynnfield Methodist Church



Chair, Wakefield Clergy Council  
Chaplain, Wakefield Fire Department



# TOWN OF WAKEFIELD

INSPECTIONAL SERVICES AND ZONING

---

To: Stephen P. Maio, Town Administrator  
From: Benjamin P. DeChristoforo, Building Inspector  
Date: July 19, 2023  
Re: Appointment of Vacation Replacement Inspector

---

I would like to recommend that Paul Mochi be appointed by the Town Council as the vacation replacement Inspector of Buildings when I am not available.

Thank you for your consideration in this matter.

Cc: Sherri Dalton

Attachment: Resume

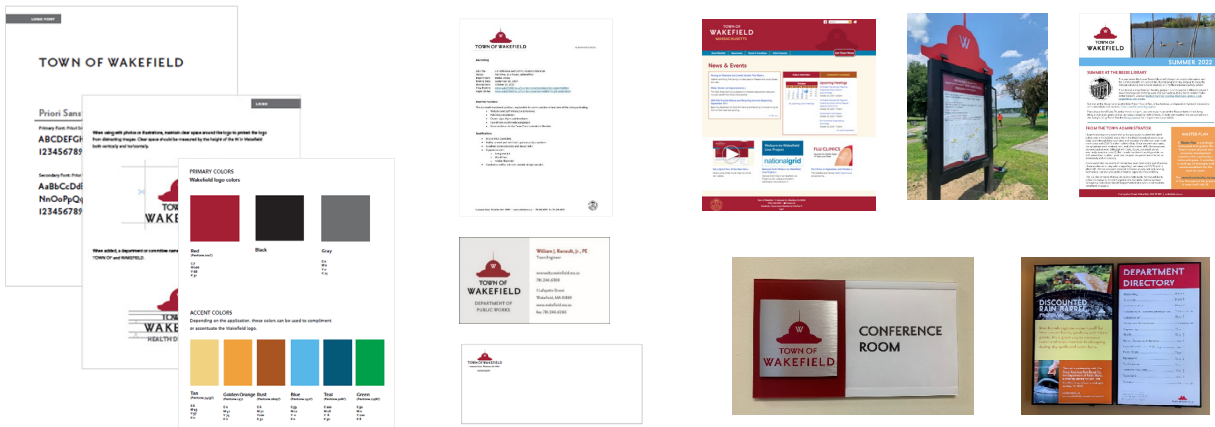


# Communications Update



Jennifer McDonald  
August 14, 2023

## Goal 1: Common Voice, Common Identity



## Web

[www.wakefield.ma.us](http://www.wakefield.ma.us)




TOWN OF WAKEFIELD

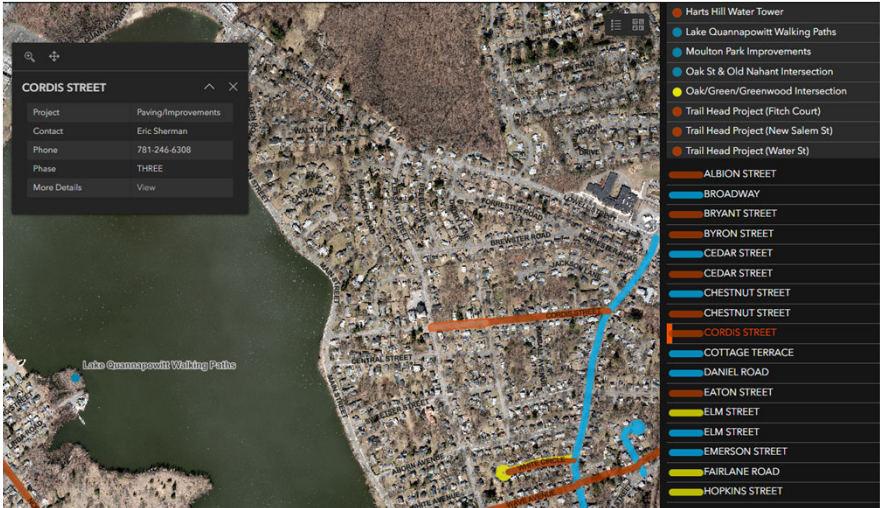
## Website

- News and Announcements
- Enhanced Board and Committee pages
  - Environmental sustainability resources, Conservation projects, etc
- Created subsite for Fire Department
  - [www.wakefield.ma.us/fire](http://www.wakefield.ma.us/fire)
- Created Public Works Construction Project Portal
  - [www.wakefield.ma.us/dpw-projects](http://www.wakefield.ma.us/dpw-projects)




TOWN OF WAKEFIELD





[www.wakefield.ma.us/dpw-projects](http://www.wakefield.ma.us/dpw-projects)



TOWN OF WAKEFIELD

- Phase One Planning Projects
- Phase Two Design Projects
- Phase Three Construction Projects
- Non-DPW Construction
- Interactive Project Map
- Vernon St: Roadway Improvement Plan

Home » Departments » Public Works » Public Works Construction Projects

## Phase Three Construction Projects

**Phase Three: Construction**  
In the construction phase, plans are reviewed, bids are advertised, contracts awarded, and are performed.

**Project list**

- Albion Street: Paving/Improvements
- Bay State Road / Vernon: Lynnfield Water Interconnect Project
- Broadway: Paving/Improvements
- Bryant Street: Paving/Improvements
- Byron Street: Paving/Improvements
- Cedar Street: Water Main Improvements
- Chestnut Street: Water Main Improvements
- **Cordis Street: Paving/Improvements**
- Cottage Terrace: Paving/Improvements
- Daniel Road: Paving/Improvements
- Daniel Road / Vernon Street: Drainage Improvements
- Eaton Street: Water Main Improvements
- Harts Hill Water Tower Replacement
- Houston Street: Water Main Improvements
- Lakeshore Drive: Paving/Improvements
- Lowell and Main Streets: Water Main Improvements
- Lowell Street: Paving/Improvements
- Main Street: Water Main Improvements
- Montrose Ave: Paving/Improvements

- Phase One Planning Projects
- Phase Two Design Projects
- Phase Three Construction Projects
- Non-DPW Construction
- Interactive Project Map

Home » DPW Projects

## Cordis Street: Paving/Improvements

**Project Overview**  
(Pleasant Street to Vernon Street)  
The project involves mechanical removal (milling) of 1.5" of existing asphalt pavement the width of Cordis Street and replacement with new asphalt pavement. New curbing will be installed where missing between Pleasant Street and Court Street. The extension of curbing and the sidewalk will be installed between Kimball Ave. and Vernon Street. New ADA-compliant curb ramps will be installed at both the intersections of Court Street and Kimball Ave. A new MBTA bus stop will be constructed. The project involves the mechanical removal (milling) of the existing top 1.5" of pavement and re-pavement in-kind. Iron utility castings will be adjusted and granite curbing removed and reset (as needed).

**Project Plan**  
View the preliminary plan for this project.


**Schedule**  
View the construction schedule. Dates are subject to change with little notice due to inclement weather, sub-contractor availability, and on-going supply chain issues (granite curbing).

**Contractor**  
Aggregate Industries

**Program Background**  
The goal of the Town's annual roads program is to systematically improve the Town's 88-mile roadway network to the industry acceptable standard. Roadway projects are prioritized for construction by the DPW's roads management software. The software ranks roadway project based on a Town-wide condition assessment and the road's average daily traffic.

All roadway rehabilitation projects are coordinated with planned utility work by the Gas and Light Department, DPW Water and Sewer Division, National Grid/Eversource, and others. When appropriate, the DPW will implement improvements to roadway safety, ADA accessibility, sidewalks, and roadway drainage.

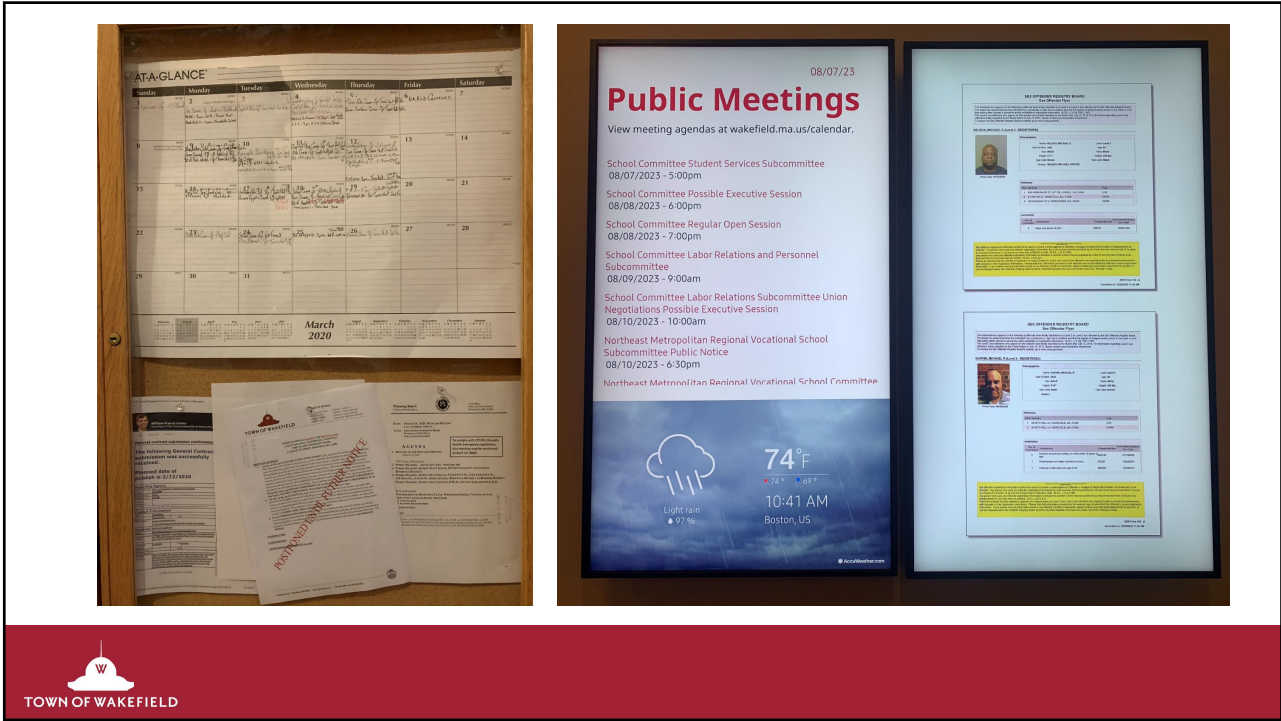
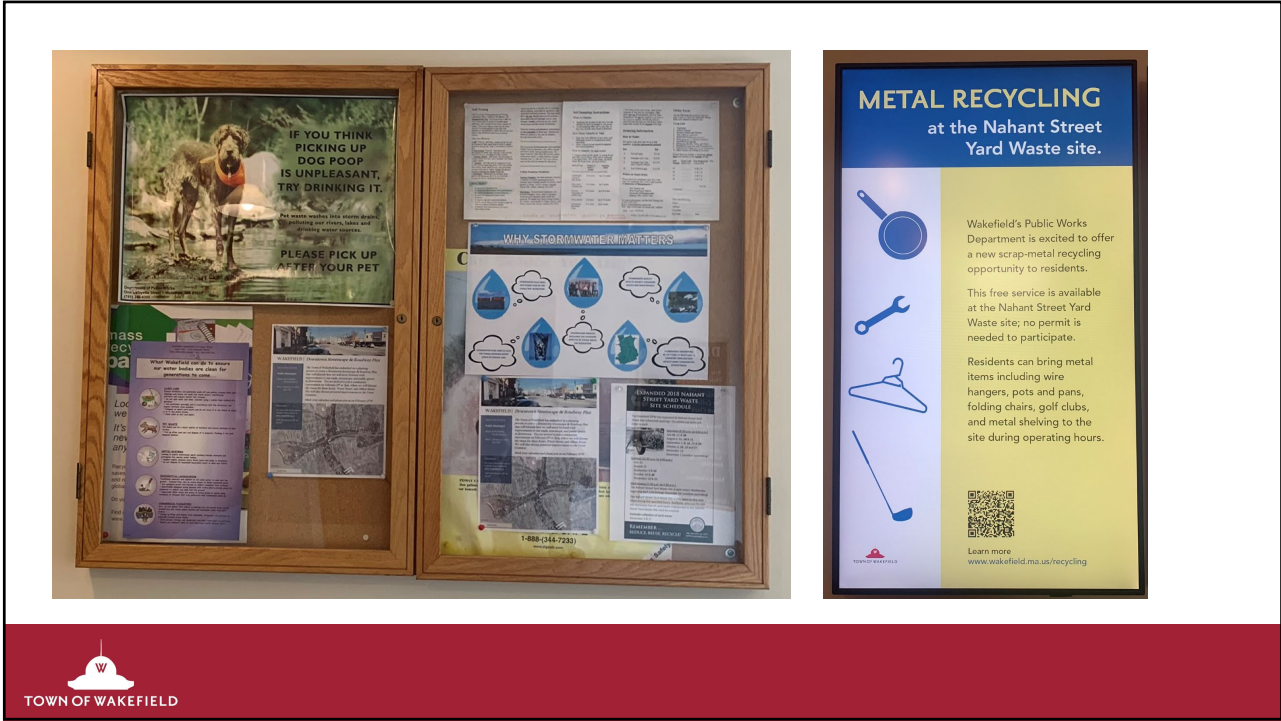
**Town Contact**  
Eric Sherman, PE., Sr. Civil Engineer, Engineering Division, 781-246-6308 / esherman@wakefield.ma.us

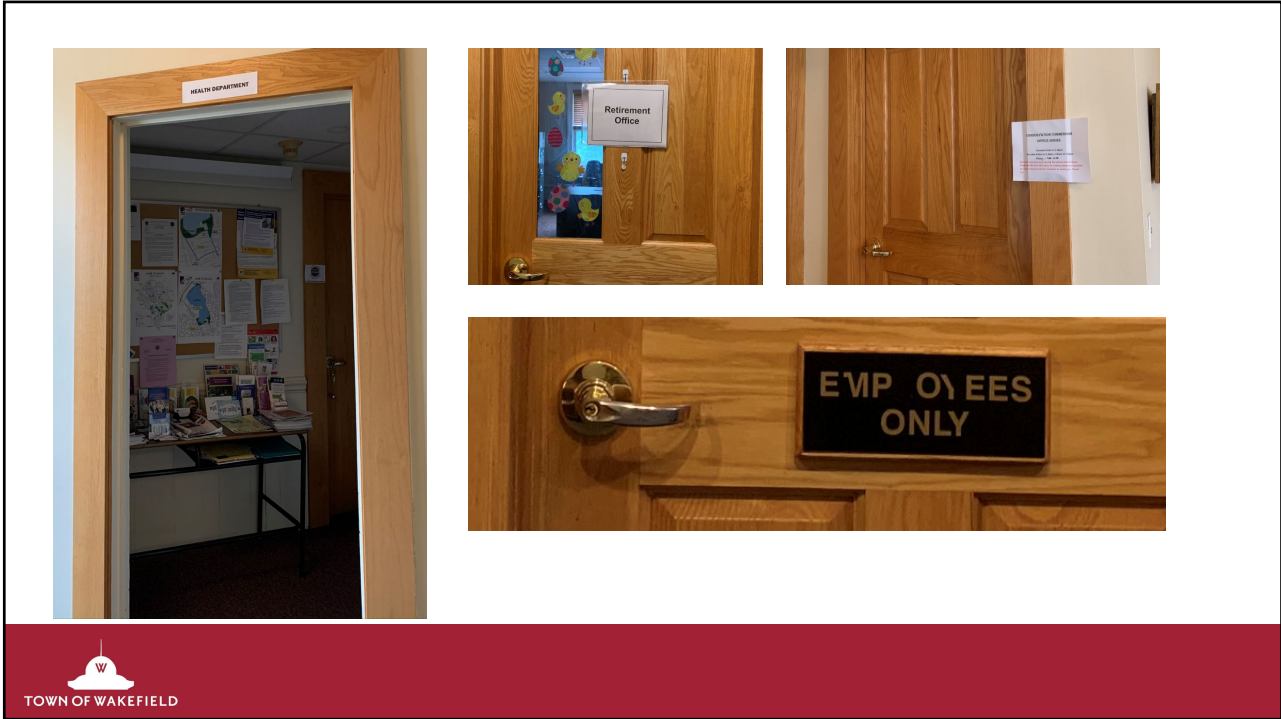


TOWN OF WAKEFIELD

# Town Hall Enhancements









# Design



Print



Posters



Environmental



Vehicle wrap



Social



Outreach materials



Mailers



Event assets



# Social

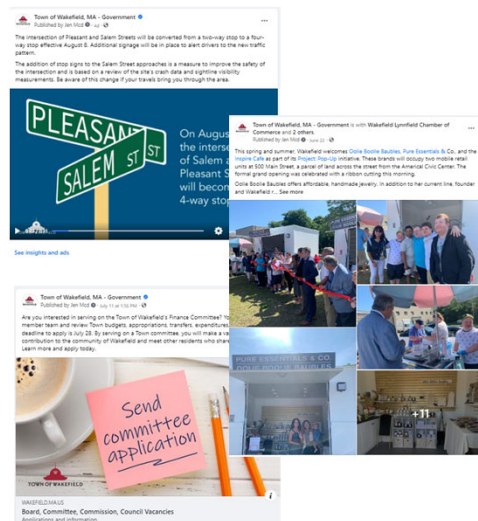
@TownofWakefieldMA



TOWN OF WAKEFIELD

## Facebook

- Followers: 8,365
  - In 2023: +226, -40
- Three separate posts about Project PopUp / Inspire Café had
  - The highest reach
  - The most reactions
  - The second-most comments... in all of 2023.



TOWN OF WAKEFIELD

# Initiatives and Events



## Initiatives and Events

- Town Day: October 7, 2023
- Wakefield 101: November 2, 2023
- Wakefield Public Schools' Parent University
- Master Plan



# Connect with Us!



TOWN OF WAKEFIELD



All news that is posted to our website can be sent right to your inbox.

You can also opt to receive agendas for committee meetings that interest you.



[www.wakefield.ma.us/subscribe](http://www.wakefield.ma.us/subscribe)



TOWN OF WAKEFIELD

OnSolve's CodeRED platform is used to deliver timely information via phone, email, or text.

This system is used for emergencies like boil-water notices, evacuation announcements, and parking bans.



[www.wakefield.ma.us/codered](http://www.wakefield.ma.us/codered)



Visit us on the web at [www.wakefield.ma.us](http://www.wakefield.ma.us)



Follow us on Facebook at [@townofwakefieldma](https://www.facebook.com/townofwakefieldma)

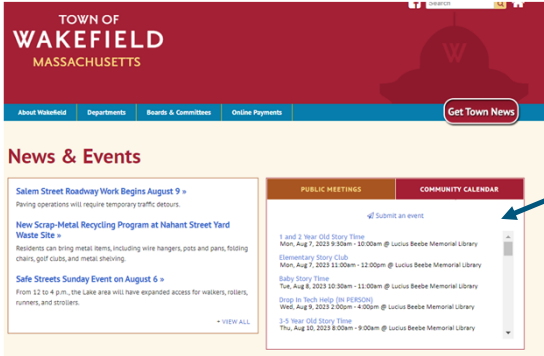


- Town Common
- Veterans Field
- Main and Albion
- Main and Water



- Main and Lowell
- Veterans Field
- Spaulding Playground





wakefield.ma.us  
wakefieldlibrary.org

www.wakefield.ma.us/summer-news

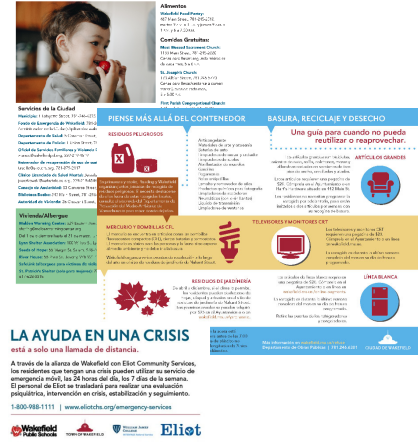


# Goals and Initiatives



# Goals and Initiatives

- Continue to expand access via translated materials and services
- Further educate myself and my colleagues about accessibility best practices
- Explore new avenues of communication
- Encourage the community to share information...and share how to get it



TOWN OF WAKEFIELD

# Thanks!



TOWN OF WAKEFIELD

DECLARATION OF TRUST  
TOWN OF WAKEFIELD

AFFORDABLE HOUSING TRUST

Pursuant to the vote under Article 14 of the 2023 Annual Town Meeting of the Town of Wakefield (the “Town”), the Town hereby establishes the Town of Wakefield Affordable Housing Trust for the benefit of all the inhabitants of the Town in the manner and under the terms and conditions set forth herein.

**ARTICLE FIRST: Name of the Trust**

The trust shall be called the “Town of Wakefield Affordable Housing Trust Fund”, hereinafter referred to as “the Trust”.

**ARTICLE SECOND: Purpose**

The purpose of the Trust shall be to provide for the creation and preservation of affordable housing in the Town for the benefit of low- and moderate-income households and for the funding of community housing.

**ARTICLE THIRD: Trustees and Tenure**

There shall be a Board of Trustees, hereinafter referred to as “the Board”, consisting of nine (9) Trustees who shall be appointed by the Town Council, consisting of the following: one (1) member of the Town Council; one (1) member of the Housing Authority; one (1) member of the Planning Board; one (1) member of the Finance Committee; 1 (one) member of the Council on Aging; one (1) member of the Commission on Disabilities; and three other members, each of whom, to the extent possible, shall have a background or interest in affordable housing, finance, law (including land use and zoning law), real estate, and/or real estate development. The Town Council shall appoint the Trustees for a term of two years, except that three of the initial trustee appointments shall be for a term of one year, provided that said Trustees may be re-appointed at the discretion of the Town Council. Any member of the Board of Trustees who at the time of his or her appointment as such was a member of another public body which is required to be represented on the Board of Trustees (i.e., the Town Council, Planning Board, Council on Aging, Housing Authority, Finance Committee or Commission on Disabilities) shall be deemed to have vacated his or her position on the Board of Trustees upon ceasing to serve as a member of such other public body. Vacancies shall be filled by the Town Council for the remainder of the unexpired term. The Trustees shall designate a chair, vice chair, treasurer, and clerk. Only persons who are residents of the Town shall be eligible to be a Trustee. Trustees shall serve for a term of two years, except that three of the initial trustee appointments shall be for a term of one year and may be reappointed at the discretion of the Town Council. Trustees may be re-appointed by the Town Council for succeeding terms, and there is no limit on the number of terms which a Trustee can serve. Any Trustee may resign by written instrument signed and acknowledged by such Trustee and duly filed with the Town Clerk. If a Trustee shall die, resign, or for any other reason cease to be a Trustee hereunder before his/her term of office expires, a successor shall be appointed by the Town Council to fill such vacancy provided that, in each case, the said appointment and acceptance shall be in writing and filed with the Town Clerk. Upon the appointment of any succeeding Trustee and the filing of such appointment the title to the Trust estate shall thereupon and without the necessity of any conveyance be vested in such succeeding Trustee jointly with the remaining Trustees. Reference to the Trustee shall mean the Trustee or Trustees for the time being hereunder. Trustees may be removed at any time for cause by a majority vote of the Town Council upon compliance with the applicable provisions of the Open Meeting Law. Cause shall include, but not be limited to, violation of any local, state or federal law; non-participation in business of the Trust; incapacity to perform the



duties of a Trustee; and acts of the Trustee that, in the opinion of the Town Council, are grossly negligent or detrimental to the Town or the Trust.

**ARTICLE FOURTH: Meetings of the Trust**

The Trust shall meet at least quarterly at such time and at such place within Wakefield as the Trustees shall determine. Notice of all meetings of the Trust shall be given in accordance with the provisions of the Open Meeting Law, G.L. c. 30A, §§ 18 through 25. A quorum at any meeting shall be a majority of the Trustees of a fully constituted Board of Trustees. Minutes of all meetings shall be recorded and filed with the Town Clerk in accordance with the provisions of the said G.L. c. 30A, §§ 18 through 25.

**ARTICLE FIFTH: Powers of Trustees**

The Powers of the Trustees, all of which shall be carried on in furtherance of the purposes set forth in Massachusetts G.L. c. 44, § 55C, shall be the following, except that any exercise of the powers described in subsections (1), (2), (3), (4), (11) and (14 – with respect only to abandonment of real property), below, shall require a two-third (2/3) vote of the Board of Trustees and prior approval of the Town Council:

- (1) to accept and receive property, whether real or personal, by gift, grant, devise, or transfer from any person, firm, corporation or other public or private entity, including without limitation grants of funds or other property tendered to the Trust in connection with the provisions of G.L. c. 44B (if adopted by the Town of Wakefield), any zoning ordinance or by-law or any other statute, by-law or regulation provided, however, that any such money received from the said c. 44B shall be used exclusively for community housing and shall remain subject to all the rules, regulations and limitations of that chapter when expended by the Trust, and such funds shall be accounted for separately by the Trust; and provided further, that at the end of each fiscal year, the Trust shall ensure that all expenditures of funds received from the said c. 44B are reported to the Wakefield Community Preservation Committee for inclusion in the community preservation initiatives report, form CP-3, to the department of revenue;
- (2) to purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;
- (3) to sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise and to make such contracts and enter into such undertakings relative to trust property as the Board deems advisable notwithstanding the length of any such lease or contract;
- (4) to execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases and other instruments sealed or unsealed, necessary, proper or incidental to any transaction in which the Board engages for the accomplishment of the purposes of the Trust;
- (5) To employ advisors and agents, such as accountants, appraisers and lawyers, as the Board deems necessary;
- (6) To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable;

(7) to apportion receipts and charges between income and principal as the Board deems advisable; to amortize premiums and establish sinking funds for such purpose and to create reserves for depreciation, depletion or otherwise;

(8) to participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest and to consent to any contract, lease, mortgage, purchase or sale or property, by or between any corporation and any other corporation or person;

(9) to deposit any security with any protective reorganization committee and to delegate to such committee such powers and authority with relation thereto as the board may deem proper and to pay out of Trust property, such portion of expenses and compensation of such committee as the Board may deem necessary and appropriate;

(10) to carry property for accounting purposes other than acquisition date values;

(11) to borrow money on such terms and conditions and from such sources as the Trustees deem advisable, to mortgage and pledge Trust assets as collateral, provided any debt issued by the Trust shall not be deemed to constitute a debt or liability of the Town or a pledge of the faith and credit of the Town, but shall be payable solely from the revenues, funds and/or assets of the Trust. Any debt instrument executed by the Trust shall contain on the face thereof a statement to the effect that the Town is not obligated to pay the same or the interest thereof, and that the Trust is obligated to repay such debt solely from revenues, funds and/or assets of the Trust, and that neither the faith and credit nor the taxing power of the Town is pledged to the payment of the principal of or the interest on such debt. The issuance of debt by the Trust shall not directly or indirectly or contingently obligate the Town to levy or to pledge any form of taxation whatever therefor or to make any appropriation for their payment;

(12) to make distributions or divisions of principal in kind;

(13) to comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor of or against the Trust, including claims for taxes and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation and subject to the provisions of G.L. c. 44, § 55C, to continue to hold the same for such period of time as the Board may deem appropriate;

(14) to manage or improve real property and to abandon any property which the Board determined not to be worth retaining;

(15) to hold all or part of the Trust property uninvested for such purposes and for such time as the Board may deem appropriate;

(16) to extend the time for payment of any obligation to the Trust;

(17) to implement or facilitate recommendations of various planning studies related to affordable housing, as may be applicable to the Town;

(18) to seek funding resources for affordable housing and promote public and private efforts to increase and improve the affordable housing stock in Wakefield;

(19) to provide grants or loans to assist low- or moderate-income homebuyers to purchase or homeowners to rehabilitate a dwelling unit in Wakefield;

(20) to make recommendations on proposals to Town Meeting, subject to approval by the Town Council, when such proposals create or support affordable housing for low- and moderate-income households; and

(21) notwithstanding any provision hereof to the contrary, the Chair of the Board of Trustees is hereby authorized to execute and deliver discharges and releases of mortgages held by the Trust without a specific authorizing vote of the Board provided that sufficient proof has been made to him or her that all underlying obligations have been paid in full without any amount remaining owed to the Trust, and any person may rely upon the Chair's notarized signature on such a discharge or release.

**ARTICLE SIXTH: Funds Paid to the Trust**

Notwithstanding any general or special law to the contrary, monies paid to the Trust in accordance with any Town zoning by-law, exaction fee, or private contribution need not be appropriated by Town Meeting in order to become Trust property. General revenues appropriated by the Town Meeting for payment into the Trust become Trust property and these funds need not be further appropriated to be expended. All monies remaining in the Trust at the end of any fiscal year, whether or not expended by the Board within one year of the date they were appropriated into the Trust, together with any interest thereon, shall remain Trust property.

**ARTICLE SEVENTH: Acts of Trustees**

A majority of a fully constituted Board of Trustees may exercise any or all of the powers of the Trustees hereunder, unless otherwise provided, and may execute on behalf of the Trustees any and all instruments with the same effect as though executed by all the Trustees. The Trustees may, by instrument executed by all the Trustees, delegate to any attorney, agent or employee such other powers and duties as they deem advisable, including power to execute, acknowledge or deliver instruments as fully as the Trustees might themselves and to sign and endorse checks for the account of the Trustees of the Trust. The Trustees shall not delegate the authority to amend or terminate the Trust and no such delegation shall be effective. No Trustee shall be required to give bond. No license of court shall be required to confirm the validity of any transaction entered into by the Trustees with respect to the Trust estate.

**ARTICLE EIGHTH: Liability**

Neither the Trustees nor any agent or officer of the Trust shall have the authority to bind the Town, except in the manner specifically authorized herein. The Trust is a public employer and the Trustees are public employees for the purposes of G.L. c. 258.

**ARTICLE NINTH: Taxes**

The Trust is exempt from G.L. c. 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the Commonwealth or any subdivision thereto.

**ARTICLE TENTH: Treasurer as Custodian**

The Town Treasurer shall be the custodian of the funds of the Trust and shall maintain separate accounts and records for said funds. The Treasurer shall invest the funds in the manner authorized by G.L. c. 44, § 55, § 55A, and § 55B. Any income or proceeds received from the investment funds shall be credited to and become part of the Trust fund.

Expenditures by the Board of Trustees shall be controlled by the provisions of G.L. c. 44, § 55C. The yearly approved budget, and any approved budget revisions will be recorded by the Treasurer. As custodian, the Treasurer shall issue checks as directed by the Board. In accordance with G.L. c. 44, § 55C, the books and records of the Trust fund shall be audited annually by an independent auditor in accordance with accepted accounting practices.

**ARTICLE ELEVENTH: Governmental Body**

The Trust is a governmental body for purposes of G.L. c. 30A, §§ 18 through 25.

**ARTICLE TWELFTH: Board of the Town**

The Trust is a Board of the Town for purposes of G.L. c. 30B and G.L. c. 40, § 15A ; but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments, and public instrumentalities of the Town shall be exempt from the said G.L. c. 30B.

**ARTICLE THIRTEENTH: Duration of the Trust**

The Trust shall be of indefinite duration until terminated by a vote of the Wakefield Town Meeting. Upon termination of the Trust, subject to the payment of or making provisions for the payment of all obligations and liabilities of the Trust and the Trustees, the net assets of the Trust shall be transferred to the Town and held by the Town Council for affordable housing purposes. In making any such distribution, the Trustees may, subject to the approval of the Town Council, sell all or any portion of the Trust property, subject to any restrictions thereto, and distribute the net proceeds thereof to the Town. The powers of the Trustees shall continue until the affairs of the Trust are concluded. Once the Town Meeting has voted to terminate the Trust, all financial transactions made on behalf of the Trust shall be approved by the Town Council.

**ARTICLE FOURTEENTH: Registry of Deeds**

The Town Council may authorize the Trustees to execute, deliver and record with the Registry of Deeds any documents required for any conveyance authorized hereunder.

**ARTICLE FIFTEENTH: Titles**

The titles to the various Articles herein are for convenience only and are not to be considered part of said Articles nor shall they affect the meaning or the language or any such Article.

**ARTICLE SIXTEENTH: Compensation of Trustees**

Trustees shall not receive a salary, stipend, bonus, or other means of compensation for their service as a Trustee. Trustees may be compensated for reasonable out-of-pocket expenses for travel and other Trust-related expenses. All such out-of-pocket expenses shall be fully documented with receipts for expenses prior to payment by the Trust.

**ARTICLE SEVENTEENTH: Amendments**

This Declaration of Trust may be amended from time to time except as to those provisions specifically required under G.L. c. 44, § 55C and the By-laws of the Town, by an instrument in writing signed by all of the Trustees and approved at a meeting called for that purpose, with the prior approval of the Town Council, provided that in each case, a certificate of amendment has been recorded with the Registry of Deeds and filed with the Land Registration Office.

**ARTICLE EIGHTEENTH: Conflicts of Interest**

The Trust shall be deemed a municipal agency and the Trustees special municipal employees for the purposes of G.L. c. 268A.

**ARTICLE NINETEENTH: Annual Report**

The Trustees shall prepare an annual report describing the activities of the Trust on a fiscal year basis beginning on July 1 and ending on June 30. The annual report shall be submitted to the Wakefield Town Council by August 1 of each year. The annual report shall list all financial transactions conducted by the Trust including all revenues and costs, provide a balance sheet of liabilities and assets to the Trust, list an inventory of all affordable housing units created, sold, and or managed by the Trust, and any other pertinent information related to the business of the Trust. An electronic copy of the annual report shall be submitted to the Town Council together with so many hard copies as the Town Council may request.

THE TOWN COUNCIL, for themselves and their successors, hereby acknowledge and agree to the terms of the Trust, and the Trustees named hereunder, hereby acknowledge and agree for themselves and their successors to hold the Trust property for the purposes hereof in Trust for the benefit of all of the inhabitants of the Town of Wakefield, Massachusetts, in the manner and under the terms and conditions set forth herein.

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COMMONWEALTH OF MASSACHUSETTS

County of Middlesex:

On this \_\_\_ day of \_\_\_, 2023, before me, the undersigned notary public, personally appeared the members of the Town of Wakefield Town Council and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily as members of the Town Council for the Town of Wakefield for its stated purpose.

\_\_\_\_\_  
(Official signature and seal of notary)  
Print Name:  
My Commission Expires:

The Town Council, pursuant to G.L. c. 44 §55C (b), do hereby certify that we have this day duly appointed the following individuals as Trustees of the Town of Wakefield Affordable Housing Trust, and do so with all the powers and subject to all the restrictions upon the Trustees, with all of the powers, rights and interests regarding the Trust property and subject to the restrictions and duties of a Trustee of the Trust, except as the same shall have been heretofore modified by amendment. We hereby appoint:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

as original Trustees of the Town of Wakefield Affordable Housing Trust.

Executed as a sealed instrument this \_\_\_\_ day of \_\_\_\_\_, 2023

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COMMONWEALTH OF MASSACHUSETTS

County of Middlesex:

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned notary public, personally appeared the members of the Town of Wakefield Town Council and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily as members of the Town Council of the Town of Wakefield for its stated purpose.

\_\_\_\_\_  
(Official signature and seal of notary)

Print Name:

My Commission Expires:

Acceptance of Appointment:

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COMMONWEALTH OF MASSACHUSETTS

County of Middlesex:

On this \_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned notary public, personally appeared \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily as the Board of Trustees of the Town of Wakefield Affordable Housing Trust for its stated purpose.

\_\_\_\_\_  
(Official signature and seal of notary)  
Print Name:  
My Commission Expires: