

PRELIMINARY SITE DEVELOPMENT PLAN

for

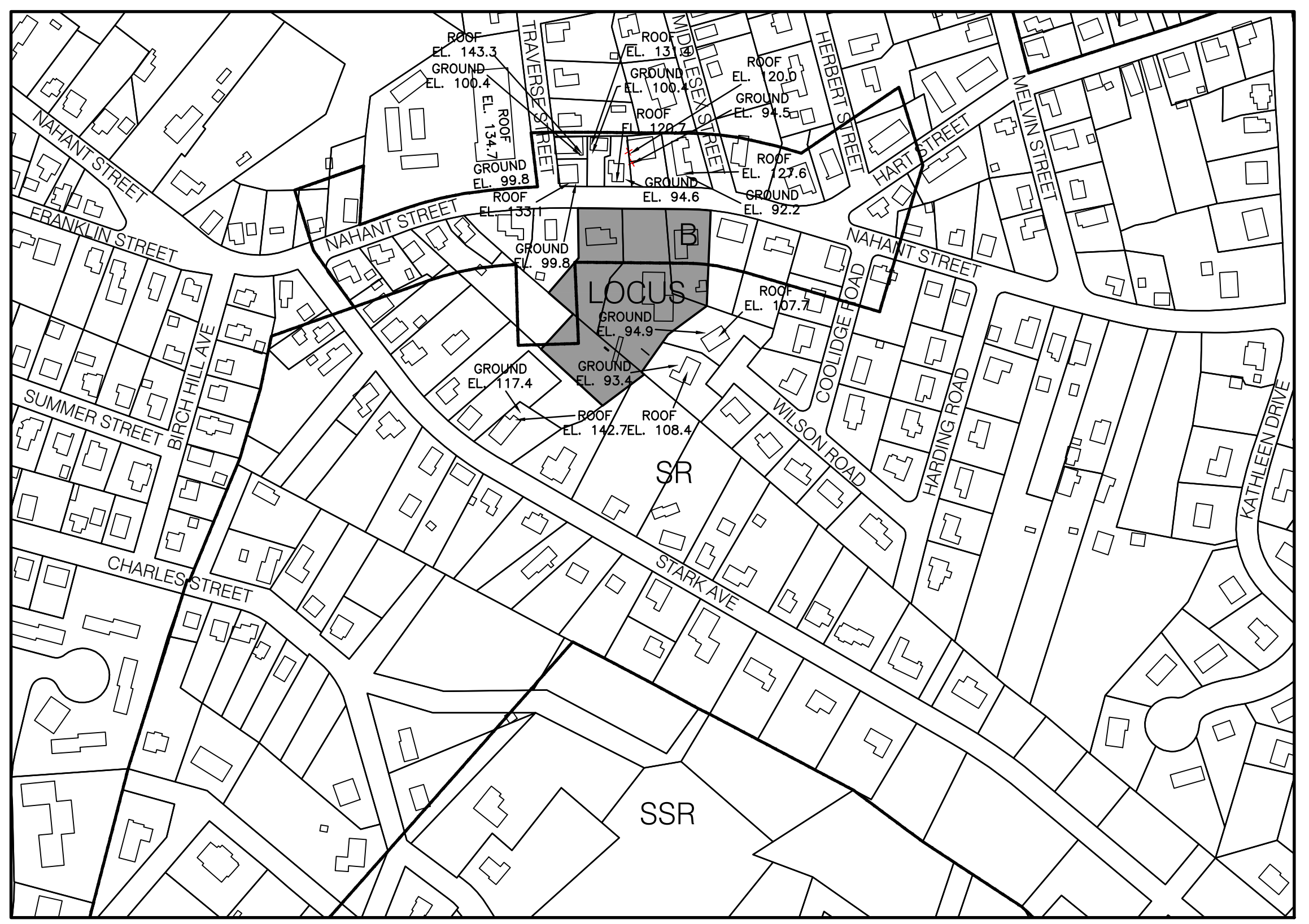
PROPOSED MULTIFAMILY HOUSING DEVELOPMENT

THE RESIDENCES AT NAHANT STREET

127-135 NAHANT STREET

WAKEFIELD, MASSACHUSETTS

EXISTING		PROPOSED
BM No. 1	BENCH MARK	P-BM No. 1
BITUMINOUS BERM	BITUMINOUS BERM	BITUMINOUS CAPE COD BERM
BITUMINOUS CAPE COD BERM	BITUMINOUS CAPE COD BERM	BITUMINOUS CAPE COD BERM
BUILDING	BUILDING	UNDERGROUND CABLE
UNDERGROUND CABLE	UNDERGROUND CABLE	CONTOUR (1')
CONTOUR (1')	CONTOUR (1')	CONTOUR (5')
CONTOUR (5')	CONTOUR (5')	N/A
ZONE A (100-YEAR FLOOD ZONE)	ZONE A (100-YEAR FLOOD ZONE)	N/A
CEMENT CONCRETE	CEMENT CONCRETE	SLOPED GRANITE CURB
SLOPED GRANITE CURB	SLOPED GRANITE CURB	VERTICAL GRANITE CURB
VERTICAL GRANITE CURB	VERTICAL GRANITE CURB	EDGE OF DISTURBANCE
EDGE OF DISTURBANCE	EDGE OF DISTURBANCE	UNDERGROUND DRAIN PIPE
UNDERGROUND DRAIN PIPE	UNDERGROUND DRAIN PIPE	CATCH BASIN
CATCH BASIN	CATCH BASIN	DRAIN MANHOLE
DRAIN MANHOLE	DRAIN MANHOLE	ROUND CATCH BASIN
ROUND CATCH BASIN	ROUND CATCH BASIN	UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC	CHAIN LINK FENCE
CHAIN LINK FENCE	CHAIN LINK FENCE	POST & RAIL FENCE
POST & RAIL FENCE	POST & RAIL FENCE	STOCKADE FENCE
STOCKADE FENCE	STOCKADE FENCE	VINYL FENCE
VINYL FENCE	VINYL FENCE	FINISHED FLOOR ELEVATION
FINISHED FLOOR ELEVATION	FINISHED FLOOR ELEVATION	GARAGE FLOOR ELEVATION
GARAGE FLOOR ELEVATION	GARAGE FLOOR ELEVATION	FOUNDATION
FOUNDATION	FOUNDATION	UNDERGROUND GAS MAIN
UNDERGROUND GAS MAIN	UNDERGROUND GAS MAIN	UNDERGROUND GAS SERVICE
UNDERGROUND GAS SERVICE	UNDERGROUND GAS SERVICE	EDGE OF GRAVEL
EDGE OF GRAVEL	EDGE OF GRAVEL	SPOT GRADE
SPOT GRADE	SPOT GRADE	GUARD RAIL
GUARD RAIL	GUARD RAIL	HANDICAP PLACARD PARKING
HANDICAP PLACARD PARKING	HANDICAP PLACARD PARKING	WHEEL CHAIR RAMP
WHEEL CHAIR RAMP	WHEEL CHAIR RAMP	HEADWALL
HEADWALL	HEADWALL	LANDSCAPE AREA
LANDSCAPE AREA	LANDSCAPE AREA	LEDGE OUTCROP
LEDGE OUTCROP	LEDGE OUTCROP	BOLLARD
BOLLARD	BOLLARD	OVERHEAD WIRE
OVERHEAD WIRE	OVERHEAD WIRE	UTILITY POLE
UTILITY POLE	UTILITY POLE	PAINTED PARKING & SPACE COUNT
PAINTED PARKING & SPACE COUNT	PAINTED PARKING & SPACE COUNT	PATH
PATH	PATH	EDGE OF PAVEMENT
EDGE OF PAVEMENT	EDGE OF PAVEMENT	BOULDER RIP-RAP & SLOPE
BOULDER RIP-RAP & SLOPE	BOULDER RIP-RAP & SLOPE	UNDERGROUND SEWER
UNDERGROUND SEWER	UNDERGROUND SEWER	UNDERGROUND SEWER SERVICE
UNDERGROUND SEWER SERVICE	UNDERGROUND SEWER SERVICE	SEWER MANHOLE
SEWER MANHOLE	SEWER MANHOLE	SEWER CLEANOUT
SEWER CLEANOUT	SEWER CLEANOUT	BITUMINOUS CONCRETE SIDEWALK
BITUMINOUS CONCRETE SIDEWALK	BITUMINOUS CONCRETE SIDEWALK	SIGN
SIGN	SIGN	EROSION & SEDIMENTATION CONTROL
EROSION & SEDIMENTATION CONTROL	EROSION & SEDIMENTATION CONTROL	STEPS
STEPS	STEPS	BOULDER
BOULDER	BOULDER	STONEWALL
STONEWALL	STONEWALL	SWALE
SWALE	SWALE	CENTERLINE OF SWALE
CENTERLINE OF SWALE	CENTERLINE OF SWALE	UNDERGROUND TELEPHONE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE	TESTHOLE LOCATION
TESTHOLE LOCATION	TESTHOLE LOCATION	MONITORING WELL LOCATION
MONITORING WELL LOCATION	MONITORING WELL LOCATION	PERCOLATION TEST LOCATION
PERCOLATION TEST LOCATION	PERCOLATION TEST LOCATION	PAINTED TRAFFIC LINE & TYPE
PAINTED TRAFFIC LINE & TYPE	PAINTED TRAFFIC LINE & TYPE	DECIDUOUS TREE, SIZE & TYPE
DECIDUOUS TREE, SIZE & TYPE	DECIDUOUS TREE, SIZE & TYPE	CONIFEROUS TREE, SIZE & TYPE
CONIFEROUS TREE, SIZE & TYPE	CONIFEROUS TREE, SIZE & TYPE	HEDGE ROW AND TYPE
HEDGE ROW AND TYPE	HEDGE ROW AND TYPE	RETAINING WALL
RETAINING WALL	RETAINING WALL	UNDERGROUND WATER MAIN
UNDERGROUND WATER MAIN	UNDERGROUND WATER MAIN	UNDERGROUND WATER SERVICE
UNDERGROUND WATER SERVICE	UNDERGROUND WATER SERVICE	PAINTED UNDERGROUND WATER
PAINTED UNDERGROUND WATER	PAINTED UNDERGROUND WATER	WATER GATE VALVE BOX
WATER GATE VALVE BOX	WATER GATE VALVE BOX	WATER SERVICE CURB BOX
WATER SERVICE CURB 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%
TOTAL	4	25	25	25	21	100	100%

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

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

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

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

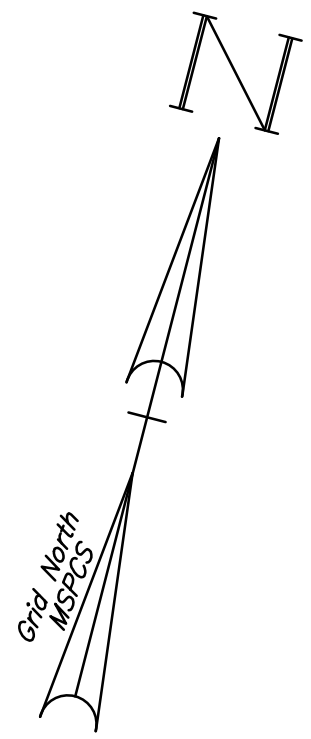
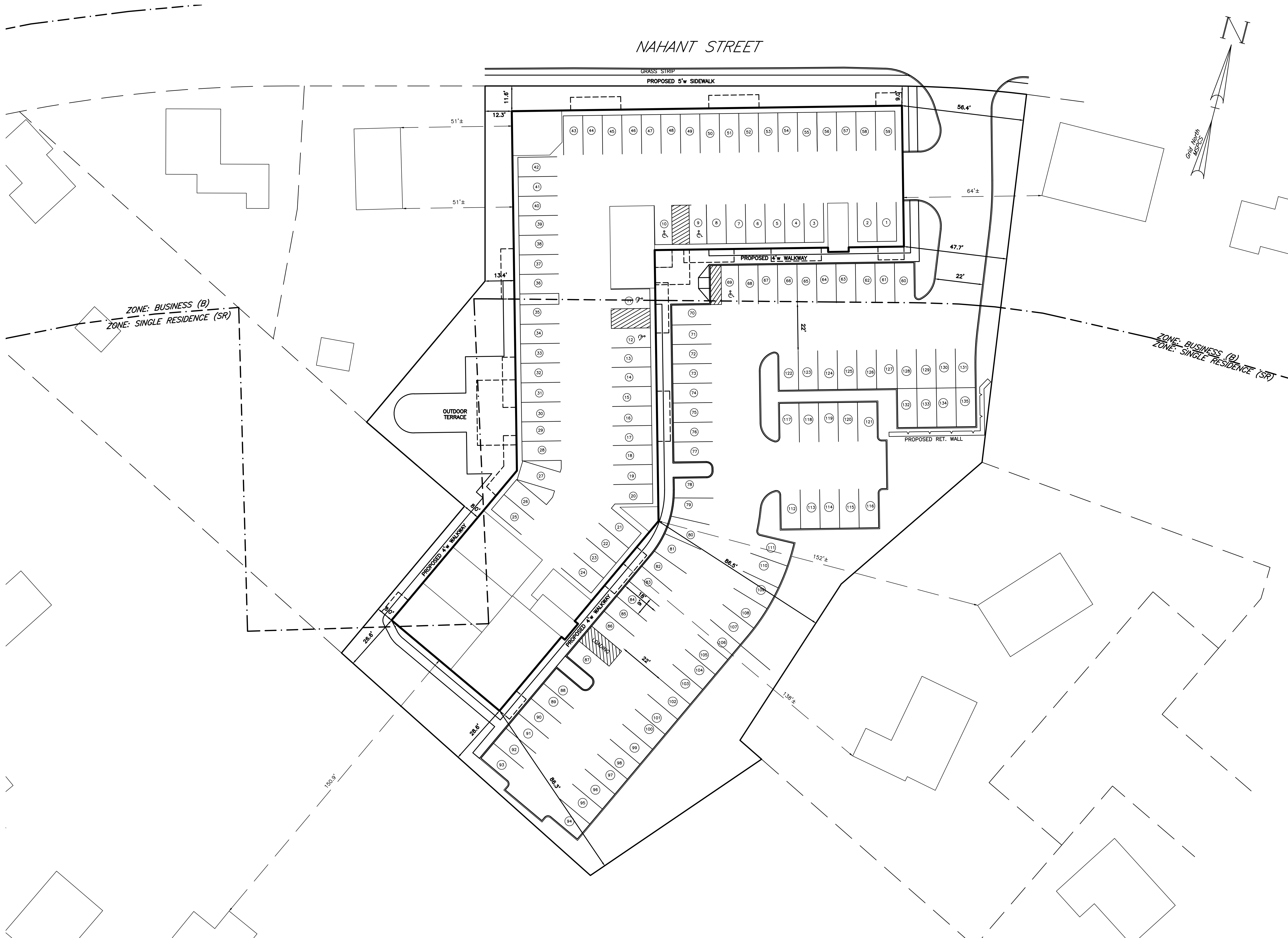
Date: March 21, 2023

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

Prepared By:

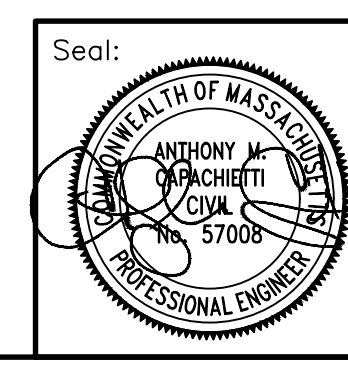
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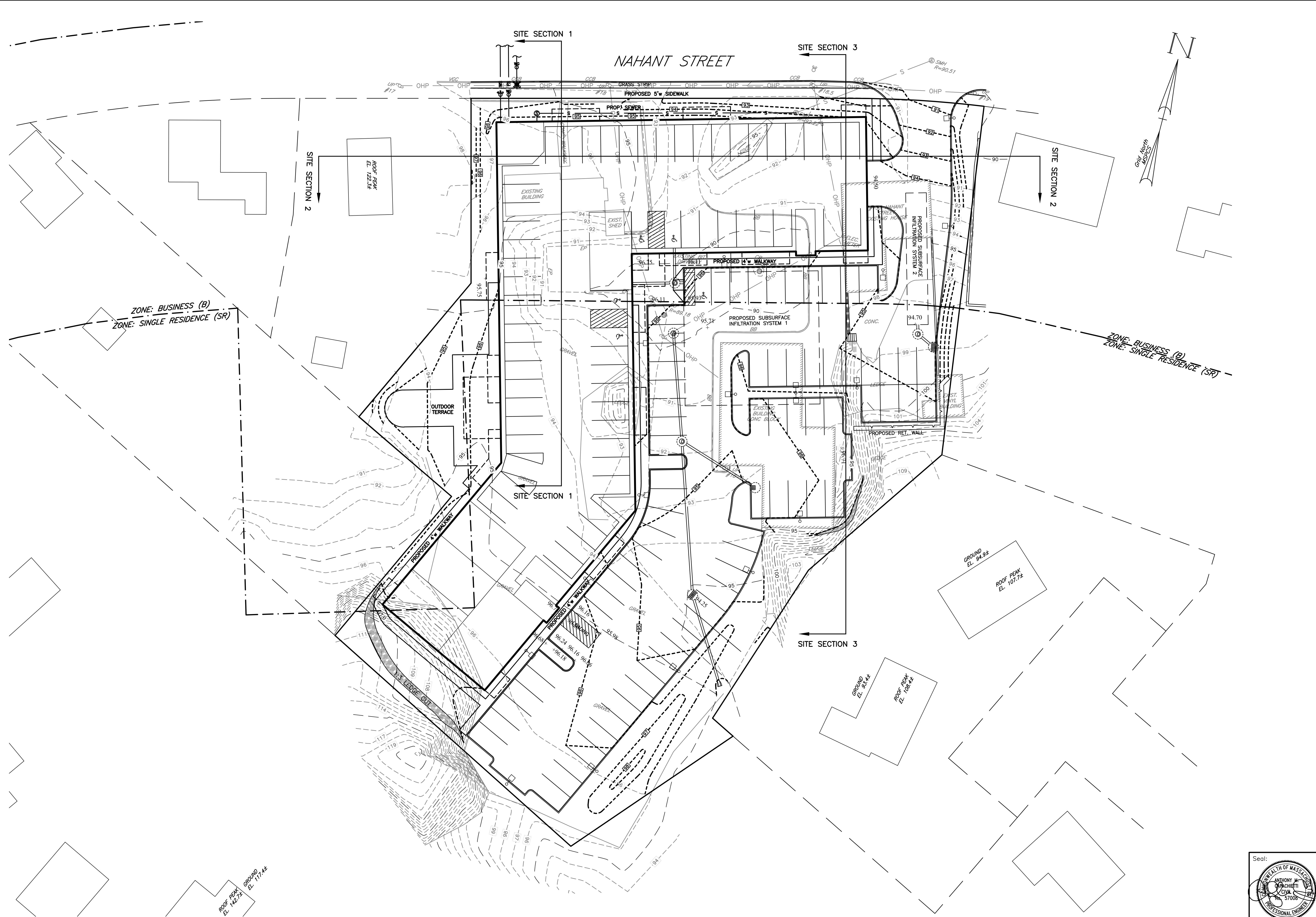
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Drawing No.:
C3
 SHEET 3 OF 6



Owner / Applicant
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 PEABODY, MASSACHUSETTS 01960
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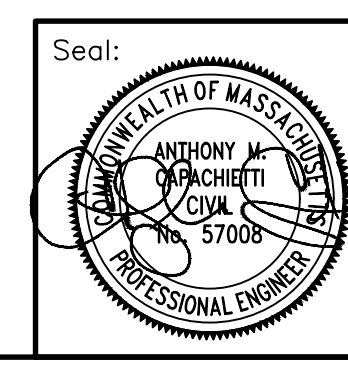
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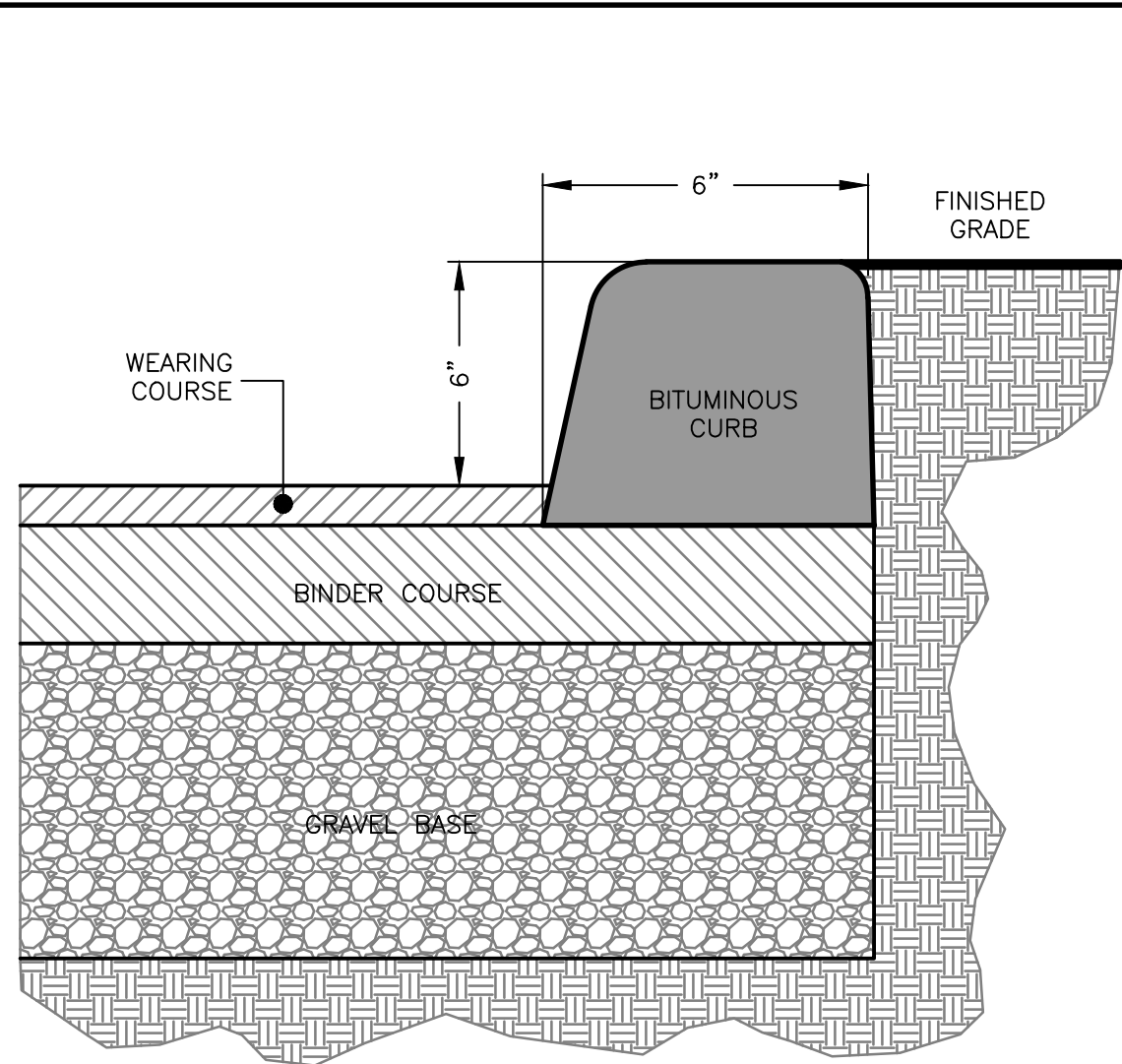
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 WAKEFIELD, MASS.

Drawing No.:
C4
 SHEET 4 OF 6

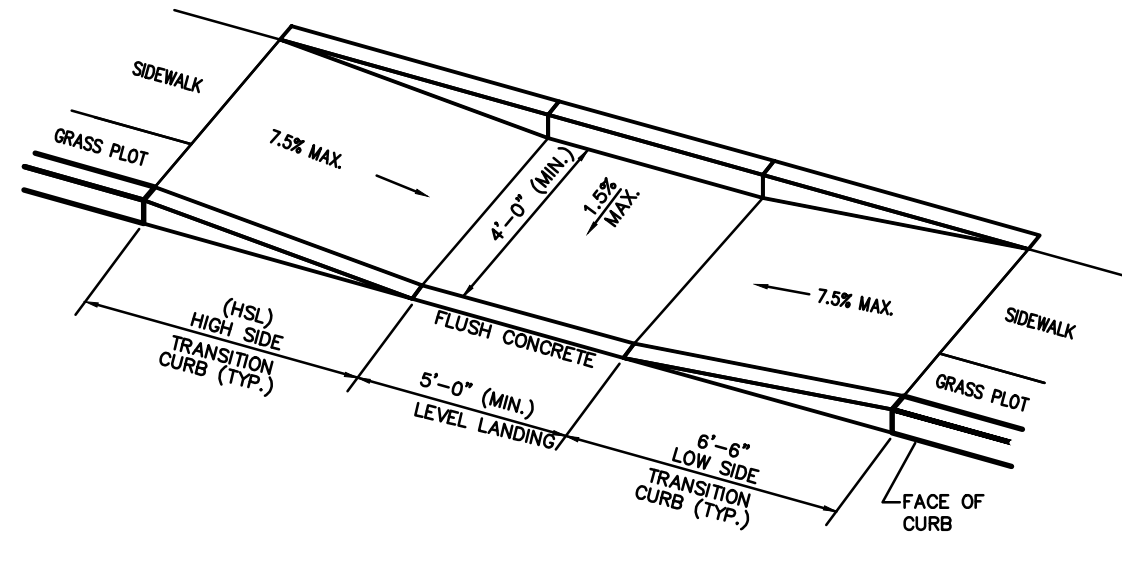




BITUMINOUS CURB
NOT TO SCALE

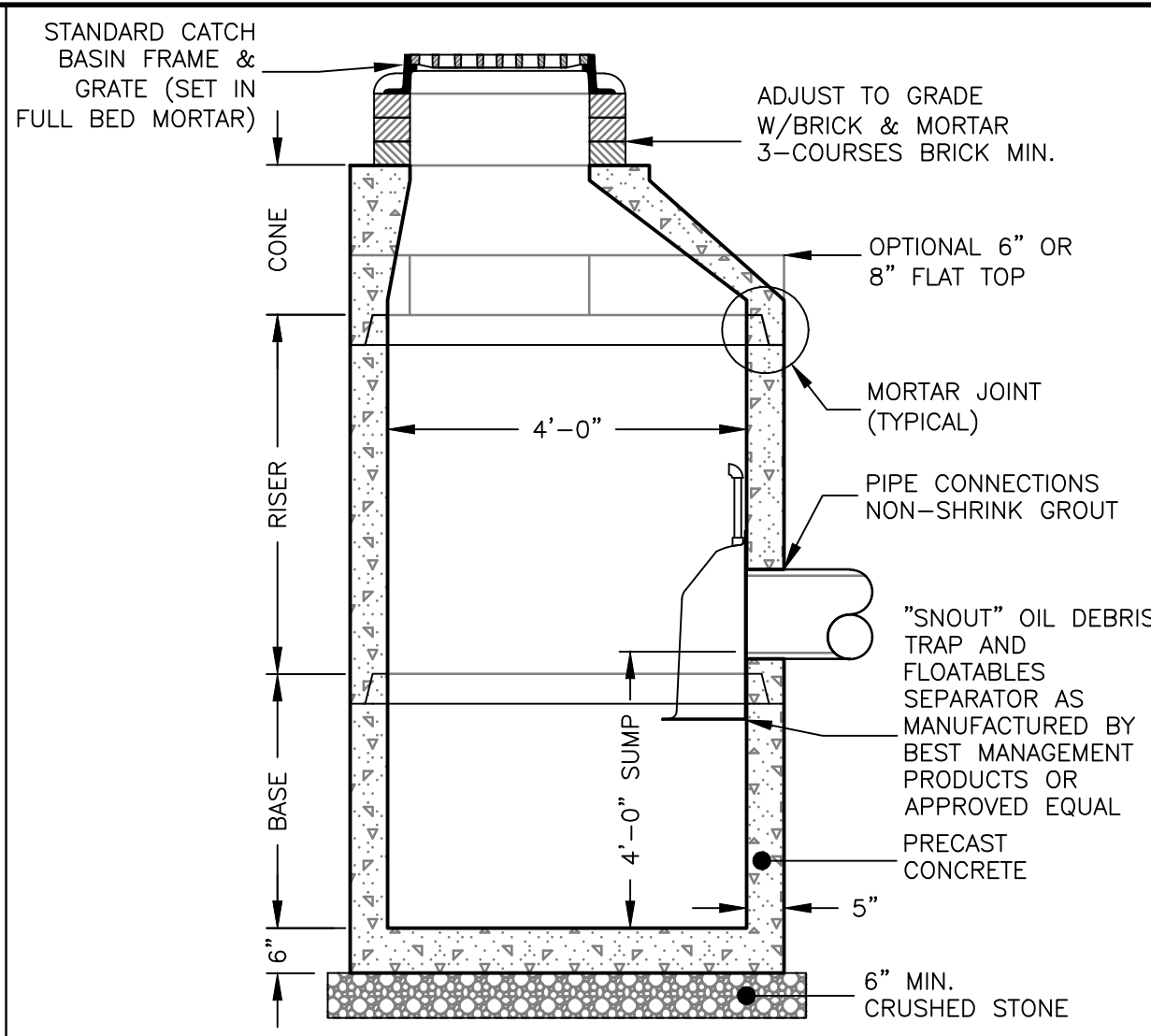
ROADWAY PROFILE GRADE %	(HSL)
0	6'-6"
> 0 TO 1	7'-8"
> 1 TO 2	9'-0"
> 2 TO 3	11'-0"
> 3 TO 4	14'-0"
> 4	15'-0" MAX

BASED ON CURB REVEAL OF 6"



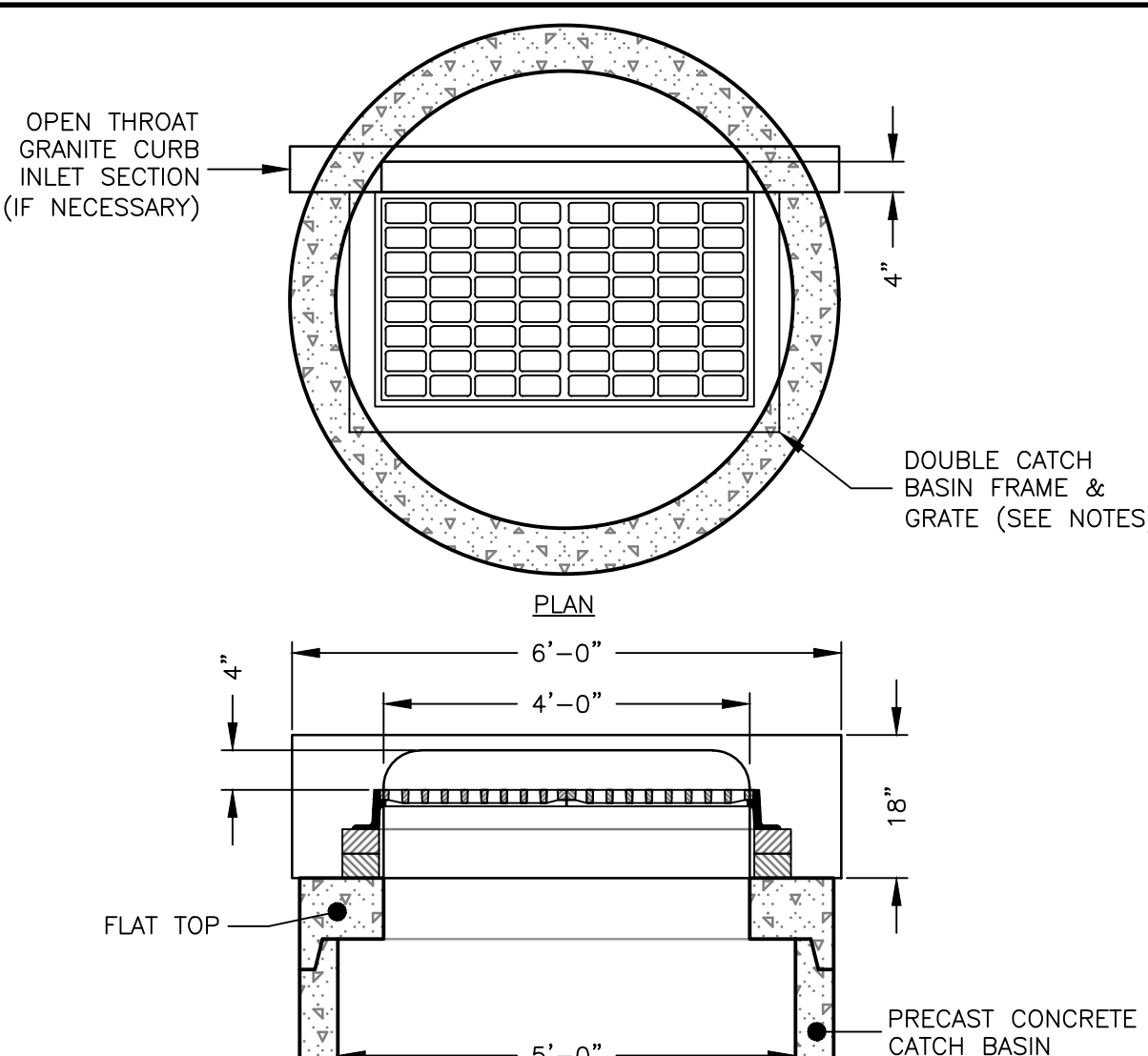
WHEELCHAIR RAMP
NOT TO SCALE

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



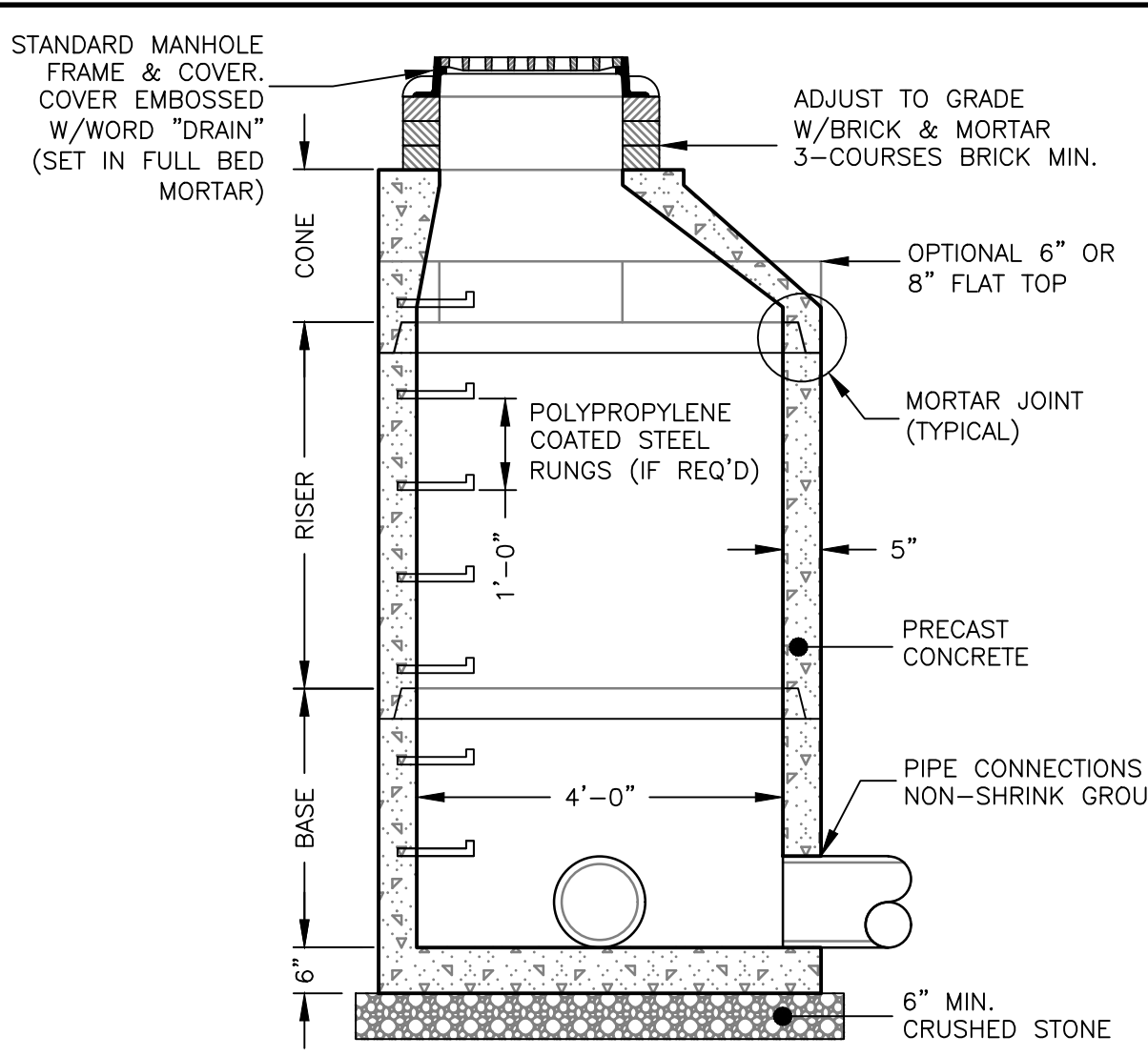
PRE-CAST CATCH BASIN
NOT TO SCALE

- 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."



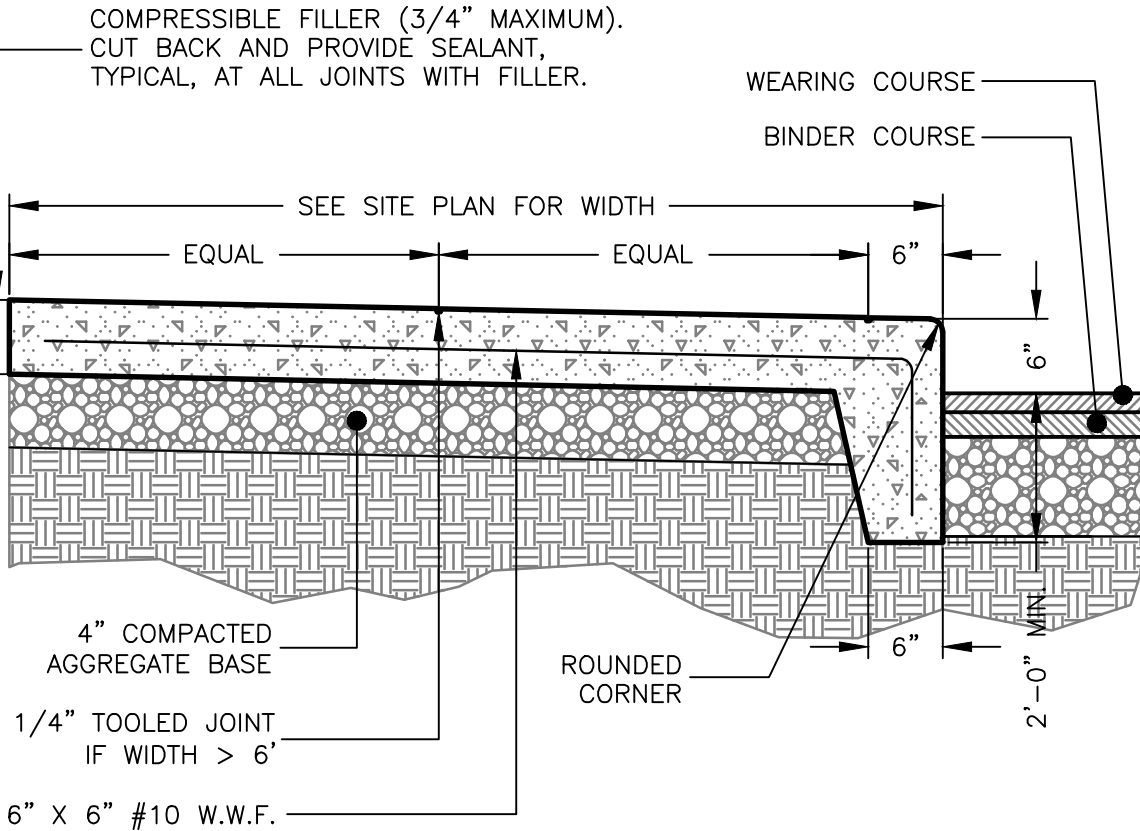
DOUBLE FRAME & GRATE
NOT TO SCALE

- 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.

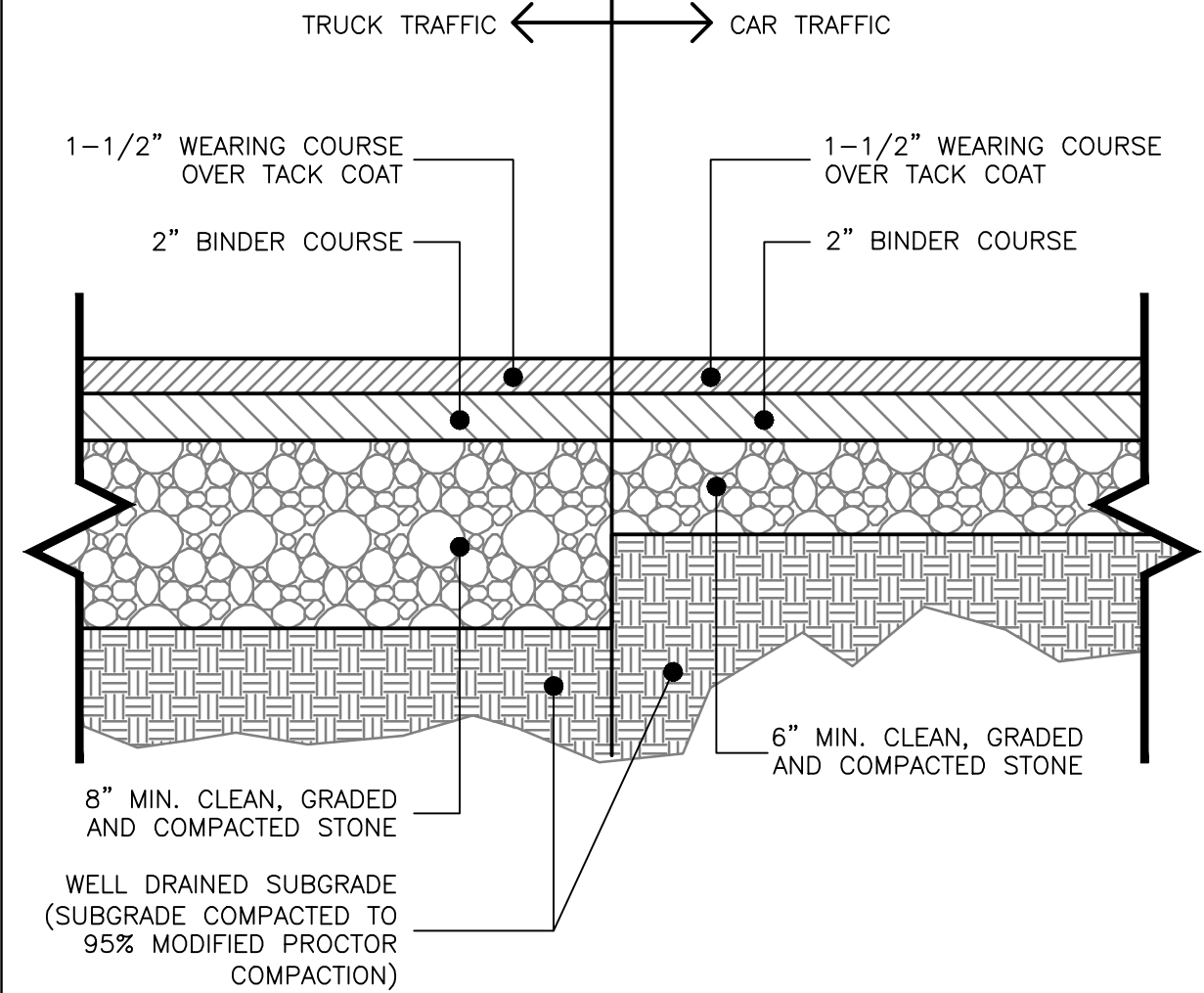


PRE-CAST DRAIN MANHOLE
NOT TO SCALE

- 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."

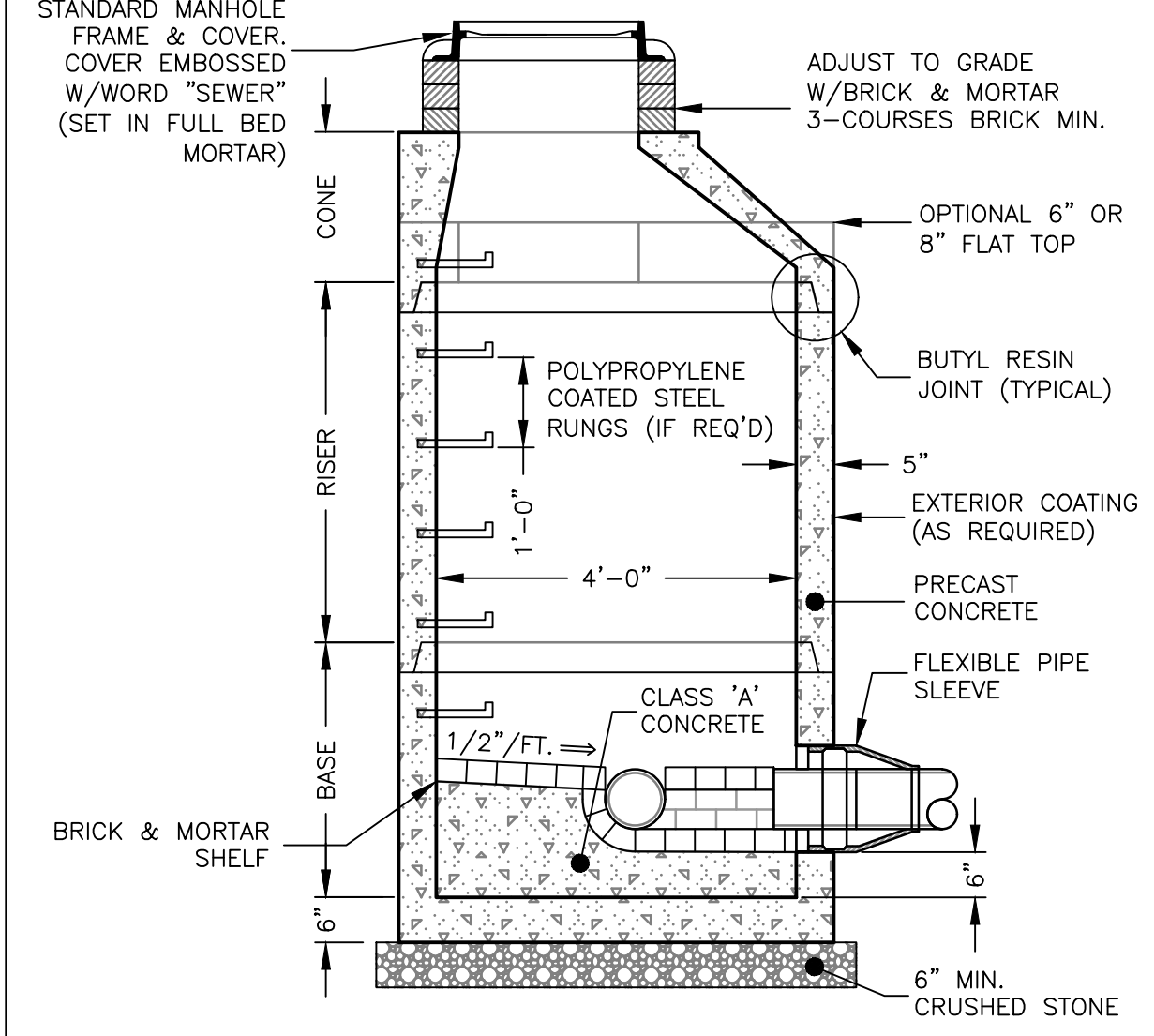


CONCRETE SIDEWALK (BUILDING PERIMETER)
NOT TO SCALE



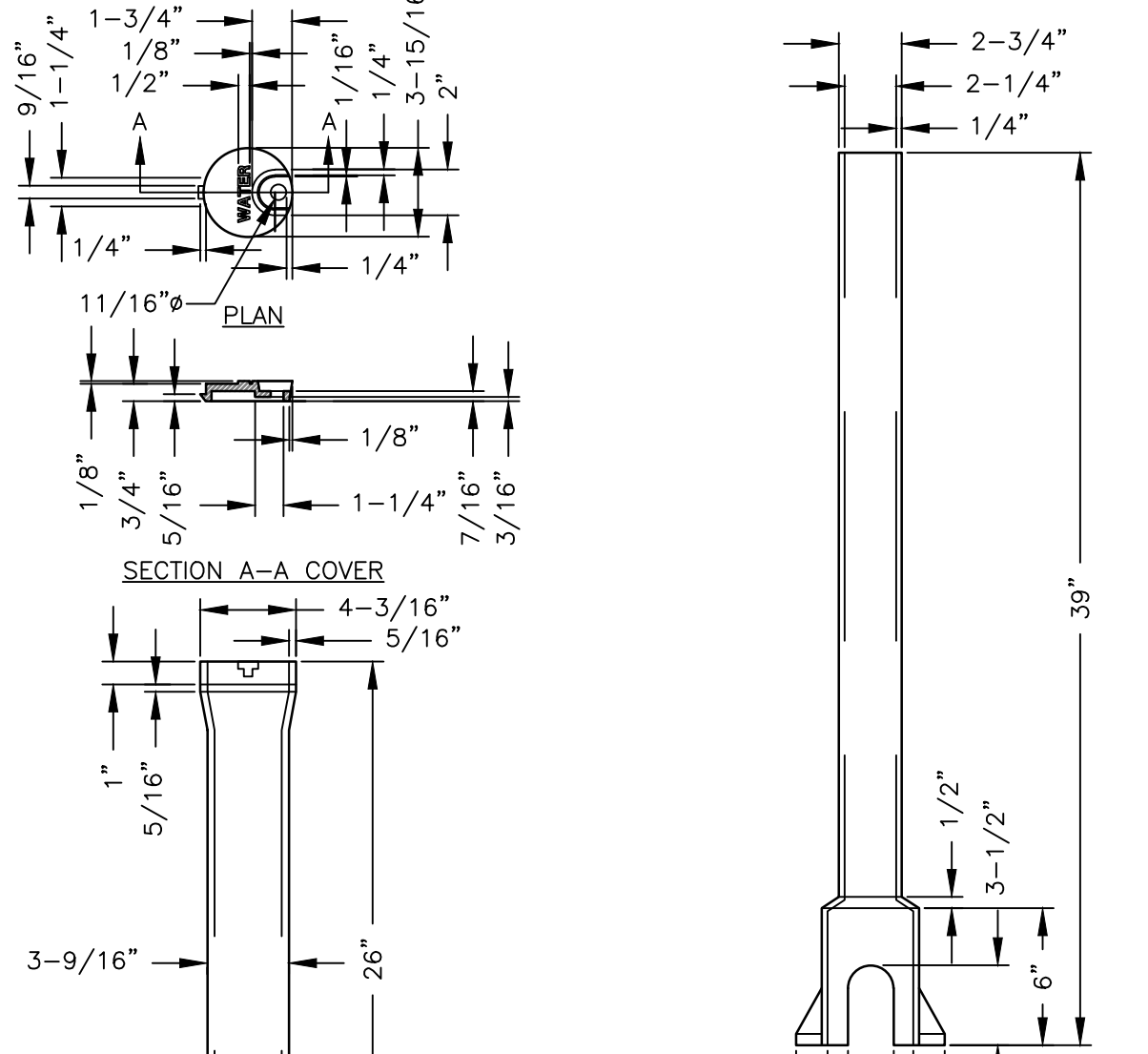
PAVEMENT SECTION
NOT TO SCALE

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

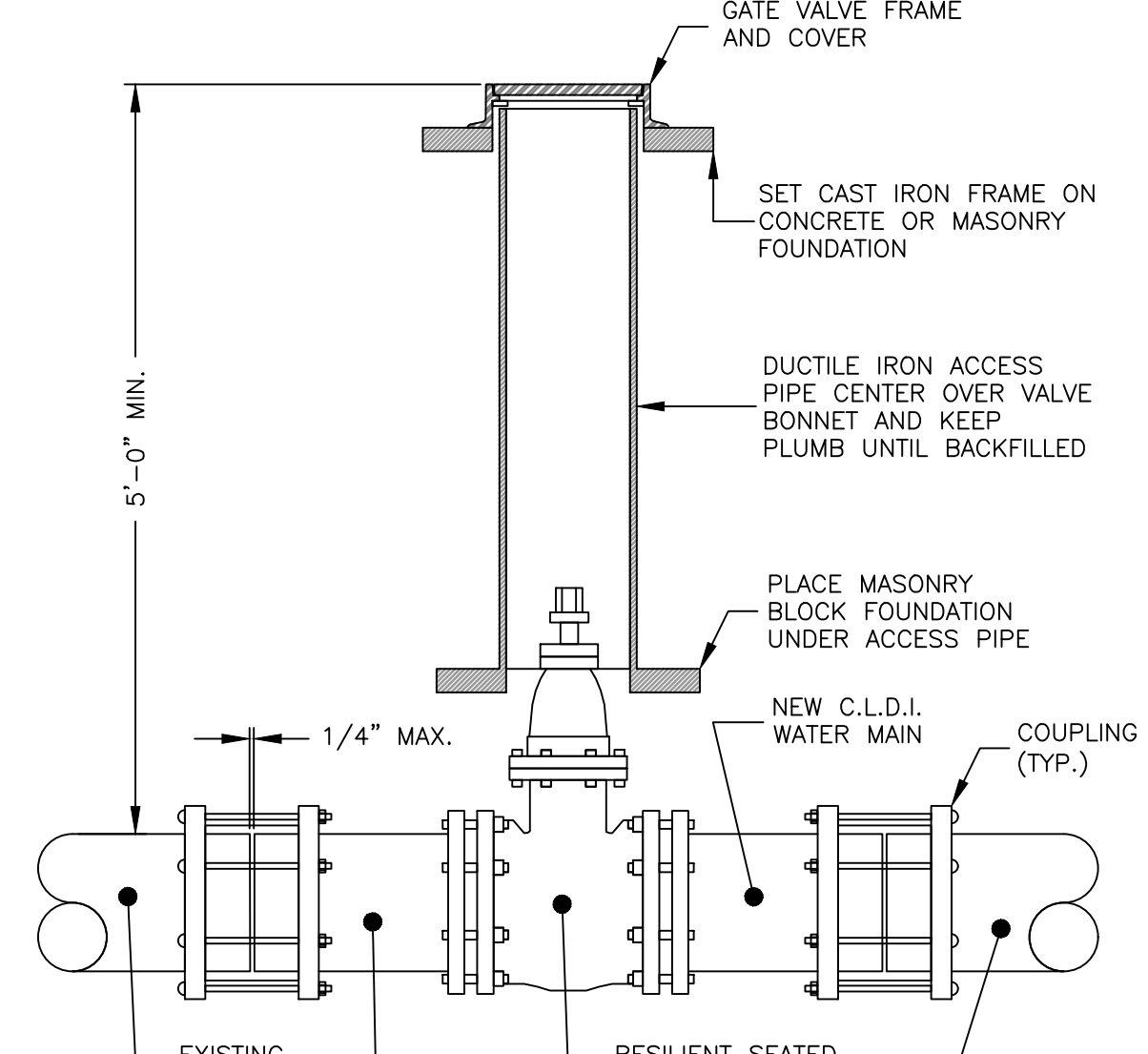


PRE-CAST SEWER MANHOLE
NOT TO SCALE

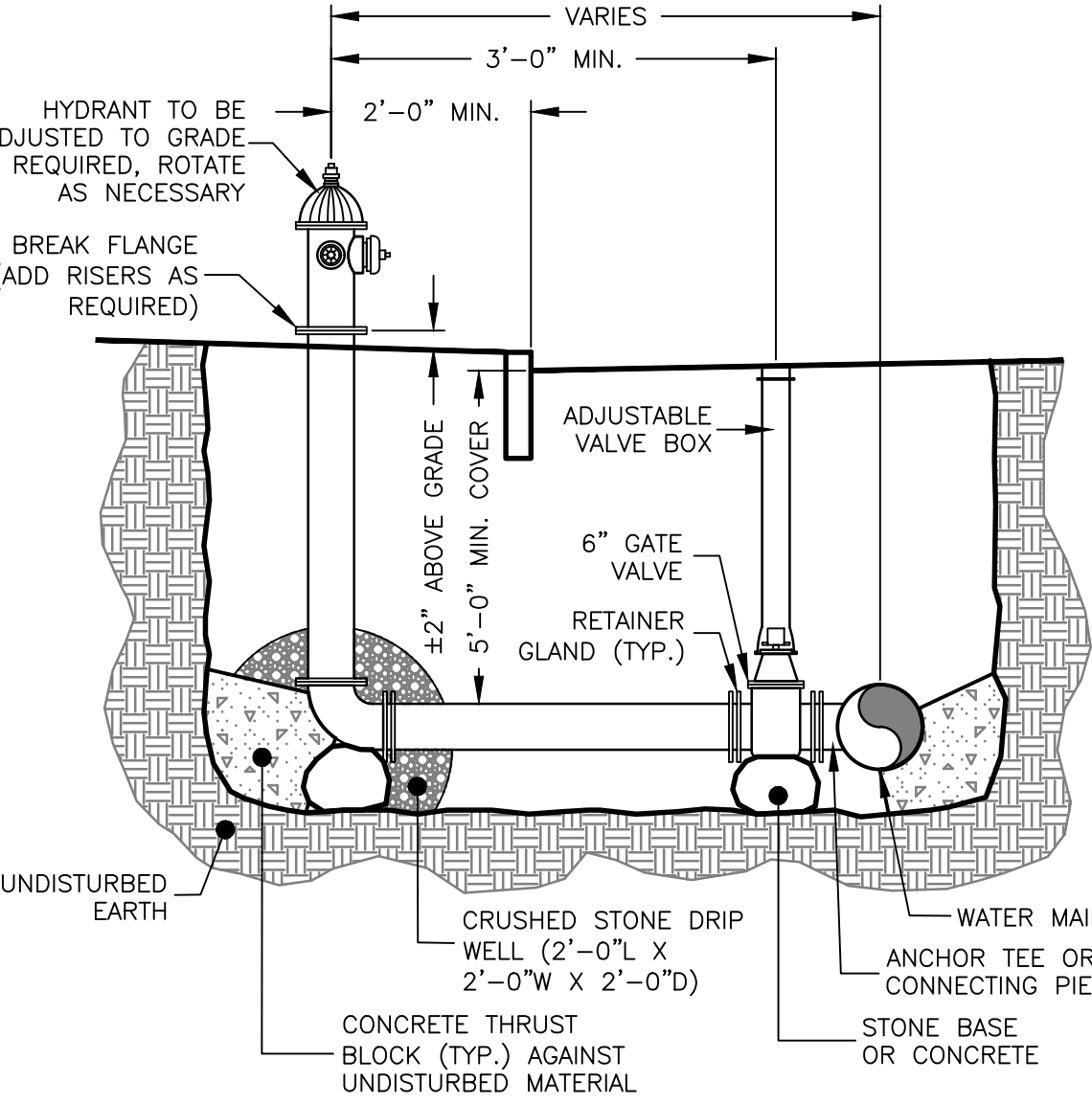
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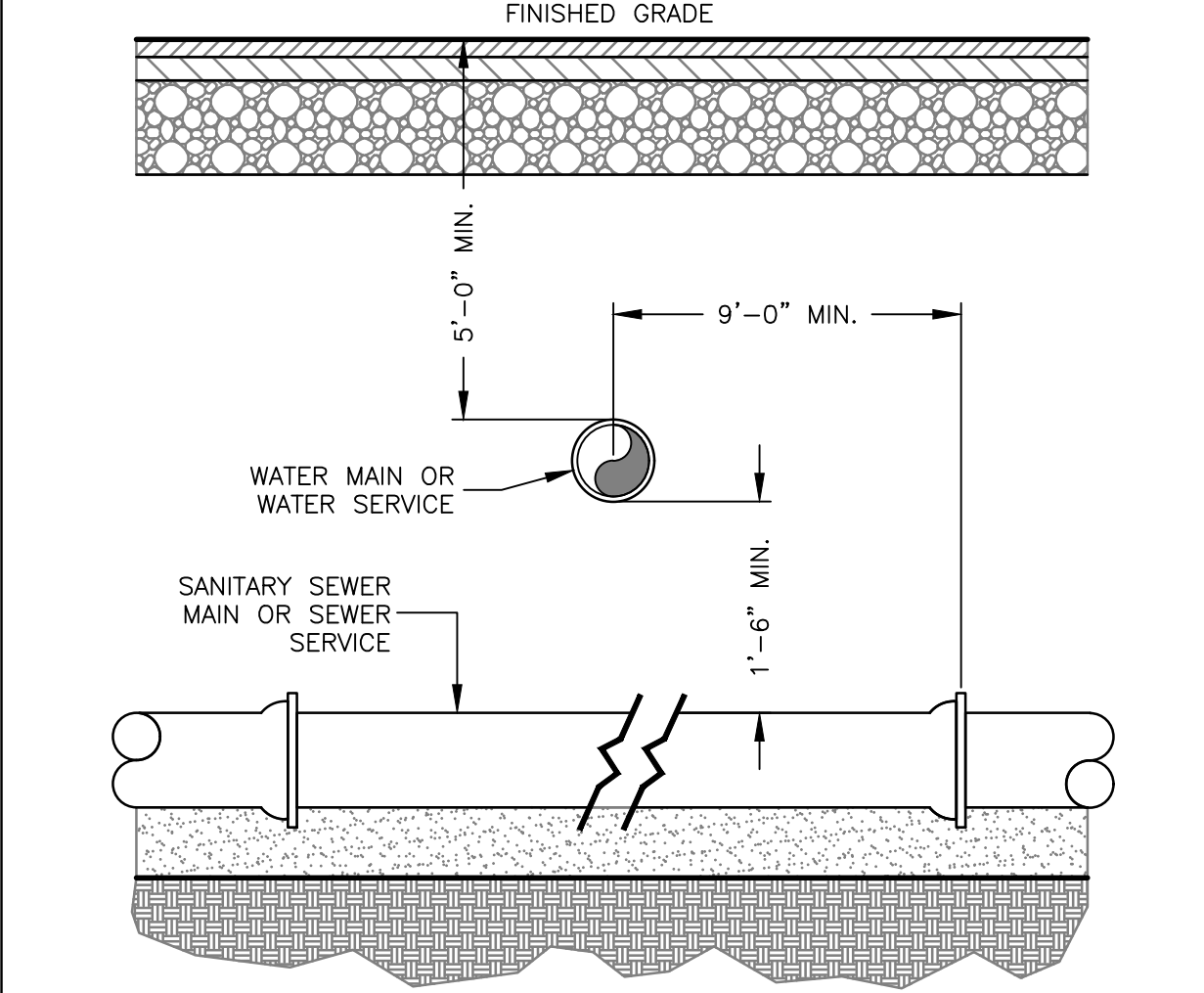
CURB BOX
NOT TO SCALE



GATE VALVE @ EXISTING WATER MAIN
NOT TO SCALE

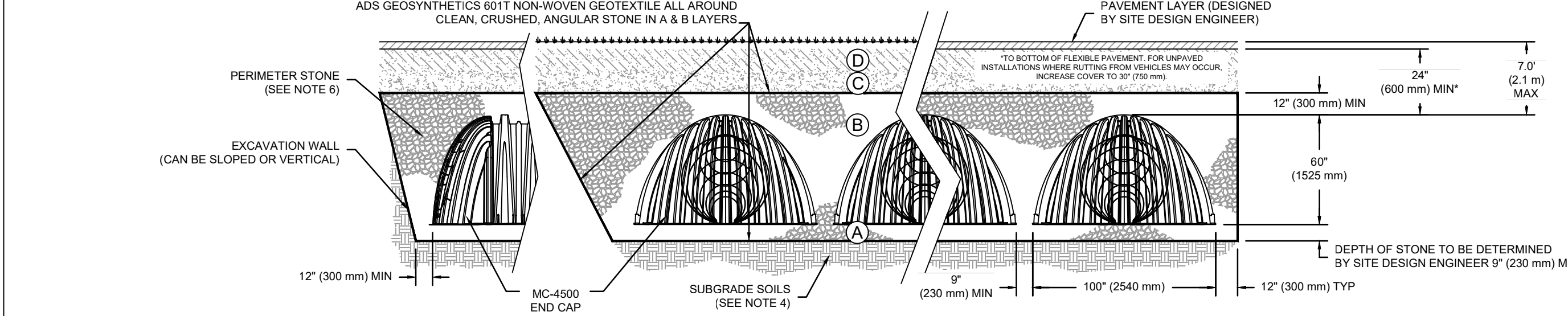


HYDRANT & VALVE BOX
NOT TO SCALE



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 OR INVERTS AND BOTTOM OF CHAMBERS.

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

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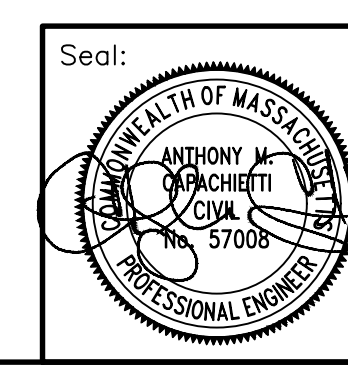
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THE RESIDENCES AT NAHANT STREET
127-135 NAHANT STREET
WAKEFIELD, MASS.

Drawing No.:
06

SHEET 6 OF 6



May 12, 2023

Wakefield Planning Board
Conservation Department
Traffic Advisory Committee

40B Nahant Street Projects

Good day,

On Advisement from Anne Danehy and Julie Smith-Galvin I am writing to you regarding the proposed projects on 32 Nahant St, 197 Nahant St, and 119-135 Nahant St.

Yesterday, I spoke with a few neighbors from both ends of Nahant Street regarding the current proposed projects at Nahant St locations.

We are all very concerned about Wakefield's being over developed and losing its once town appearance. We look like a CITY. Now developers want to add more large buildings in a residential neighborhood using 40B as leverage to get what they want.

This street has an abundance of traffic from MONDAY-SUNDAY early AM until well after 6:00PM.

We all have time stamped pictures.

I live at 25 Nahant St and we can not get out of our driveway. As we pull out drivers have raced around us with no care. School buses stop on street they are pass with flashing lights. The fire hydrant has been hit at least 5 times in 10 years taking out my trash barrels and fence. The street is so thickly settled now we can't imagine adding to its congestion.

How 24-30 apartments at 32 Nahant Street would exit and enter is huge concern and safety issue.

We have a large student pedestrian population which I have personally witness students almost getting hit due to visibility exiting driveways, being in traffic and drivers not paying attention, etc.

Then the land behind 32 Nahant Street has a large wetland population and wildlife etc. You can't tell me this development would not change the eco system, in the large area behind 32 Nahant St.

The street has a NO HEAVY trucking sign and from time-to-time TRUCKS sneak down.

If all this development goes through and supply trucks, builders, and equipment all begin to come down Nahant Street our historical houses and homes build in the 1800 and infrastructure cannot withstand the vibration and impact these large vehicles impose.

Years prior our foundation partially collapsed almost killing my 2-year-old brother.

It was determined that the "heavy trucking" was too much for the residential neighborhood.

My father fought tooth and nail to change and have NO HEAVY TRUCKING.

I have read through all the rules and guidelines but nothing is truly specific to Wakefield. I would have to hire an attorney just to understand everything.

But as tax payers we have TOWN COMMITTEES and BOARDS to express our concerns and hope to be heard. If Wakefield Committee have to meet with the STATE OF MASS, they should advocate strongly to shut down these projects or minimize number of units. On the corner of Nahant, they put in nice town houses, we have no problem that structure.

We all know how the political game works; you can get things done if it fits your agenda.

I also feel strongly it is time to get back to meeting in person and not just ZOOM, so many people are not able to participate in these meetings, and you cannot be sufficiently heard in ZOOM.

My parents purchased this home in 1972. We are 2nd & 3rd generation in this home with my mom still living here and hoping to stay through end of life, we all and work so hard to stay in this home.

I hope greed doesn't win over our community.

Thanks for your time,

Karen Grasso McMaster

25 Nahant Street



The Residences at Nahant

A Proposed Chapter 40B Multi-family Housing Development
119-135 Nahant Street
Wakefield, Massachusetts

Development Team



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



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



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

Chapter 40B Purpose

- M.G.L. Chapter 40B §§20-23 authorizes the issuance of a single, or comprehensive, local permit issued by the Zoning Board of Appeals, with exemptions from generally applicable local bylaws and regulations.
- The statute was enacted to:
 - Facilitate the construction of low- and moderate-income housing;
 - Avoid perceived long delays in developers' proposals to construct affordable housing;
 - Allow waiver of local by-laws that are not "consistent with local needs".
 - **Units produced are not subsidized housing** it is a mix of market rate and affordable housing designed to assist Town residents earning at or below 80% of the area median income...**that income bracket includes, starting teachers, fire prevention, police officers, nurses and other critical front-line workers.**

Chapter 40B General Standards

- Consistency with Local Needs” is the central issue
- Means either:
 - (a) one or more of the grounds set forth in 760 CMR 56.03(1) have been met, or
 - (b) Local Requirements are reasonable in view of the regional need for Low and Moderate Income Housing, considered with the number of Low Income Persons in the affected municipality and with Local Concerns, and if such Local Requirements and Regulations are applied as equally as possible to both subsidized and unsubsidized housing.
- The primary consideration before the ZBA under the Act is whether the need for affordable housing in the Town is consistent with local needs and, as it contemplates any conditions, whether those conditions make the operation or construction of the proposed housing “Uneconomic” and not “Consistent with Local Needs” as defined in 760 CMR 56.00.
- Presumption weighs in favor of a proposed affordable housing development over local needs considerations when the municipality is below 10% of its Subsidized Housing Inventory (“SHI”) as is the case in the Town of Wakefield.

Critical Timelines

- The Board must close its public hearing 180 days from the opening of tonight's public hearing. **THAT IS MONDAY, APRIL 15, 2024. (760 CMR 56.05(3))**
- The Board has 40 days from the close of its public hearing to render a decision based on a majority vote of the Board (3/5) and file its decision with the Town Clerk. (GL c. 40B s. 21; 760 CMR 56.05(8)(a)).

Development Overview

- The Town of Wakefield is currently about 132 units short of its mandated 10% Subsidized Housing Inventory
- A Project Eligibility Letter from Mass Housing was issued for the Development on September 13, 2023
- The Development will receive a minimum of 25% of its construction financing through the New England Fund Program
- 25% of the units will be subject to affordability use restrictions
- 100 units of rental housing are proposed with all units count toward the Town's subsidized housing inventory
- The Residences is **not** subsidized housing it is a mix of market rate and affordable housing designed to assist Town residents earning at or below 80% of the designated area median income

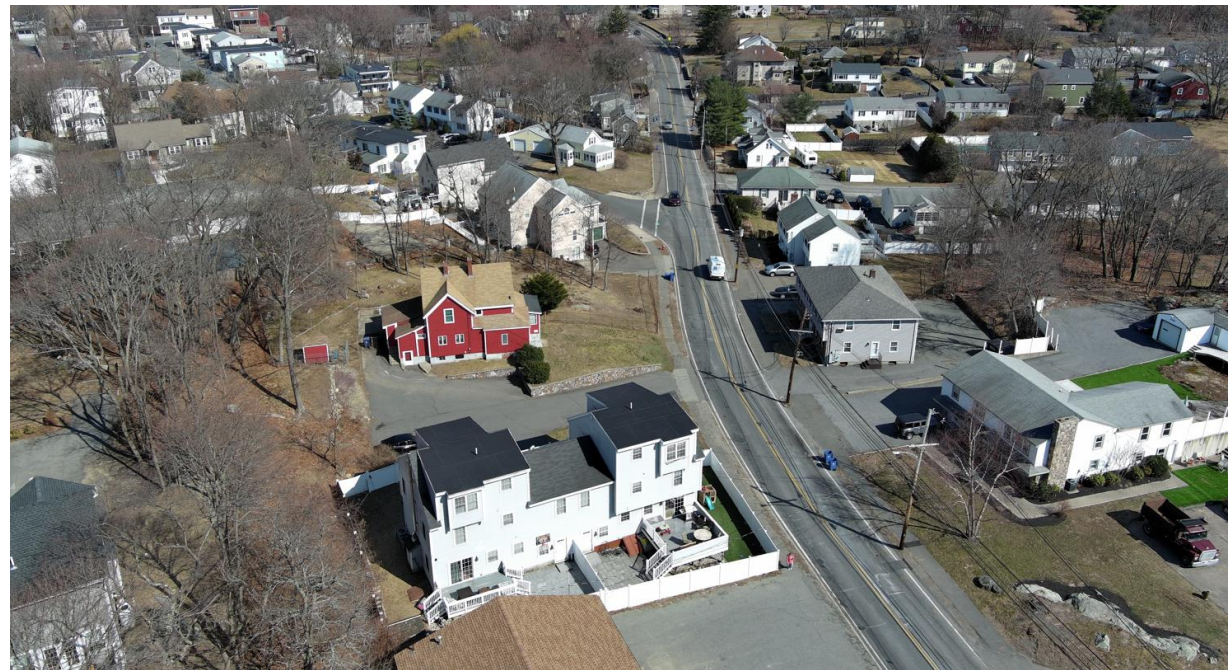
Development Summary

- Project location is 119-135 Nahant Street consisting of four (4) parcels with 1.72 acres in land area
- Parcel(s) are partially located in the Business (B) and Single Residence (SR) Zoning Districts
- Access to the site is from Nahant Street, a public way
- 100 units of rental housing
 - 63 Studio and One-Bedroom Units
 - 27 Two-Bedroom Units
 - 10 Three-Bedroom Units (the Minimum allowed under Chapter 40B)
- Proposed 5-story building (4-stories above parking deck)
- 135 parking spaces (1.35 spaces per unit / 0.92 space per bedroom)
- Served by municipal water and wastewater

The Development Site :

- Conveniently located to Public Transportation
 - Within ½ Mile of Route 137 Bus Route
 - Approximate ¾ Mile from Commuter Rail
- Within walking distance to:
 - Downtown shops and dining
 - Wakefield Dog Park
 - Woodville School
 - Wakefield High School
 - Beebe Library
 - North Avenue shops and dining







127-135 Nahant Street:
Proposed Project Site

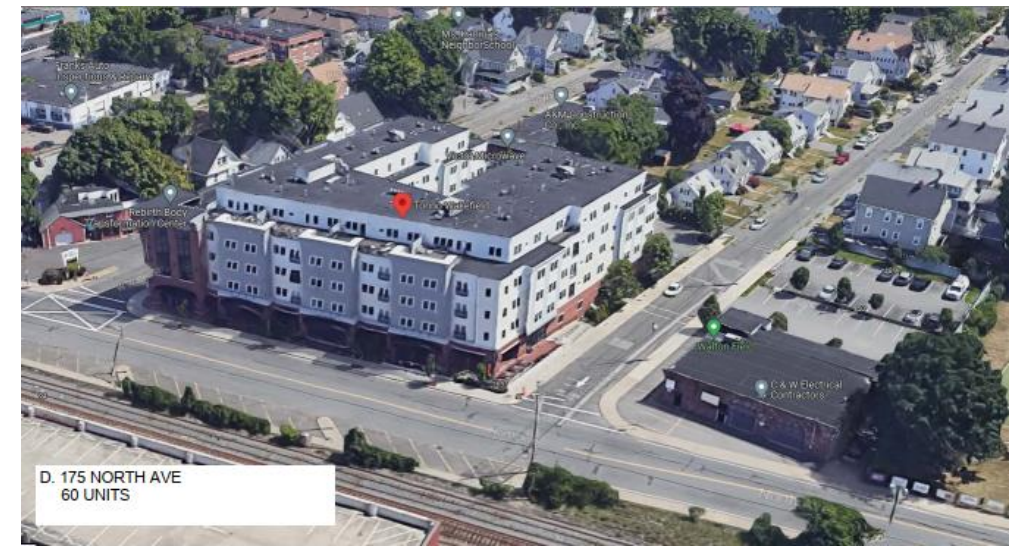
G. 100 NAHANT STREET
20 UNITS



E. MILLBROOK ESTATES
1 MILLBROOK LANE WAKEFIELD
40 UNITS



B. GRAYSON LOFTS
168 ALBION STREET WAKEFIELD
184 UNITS



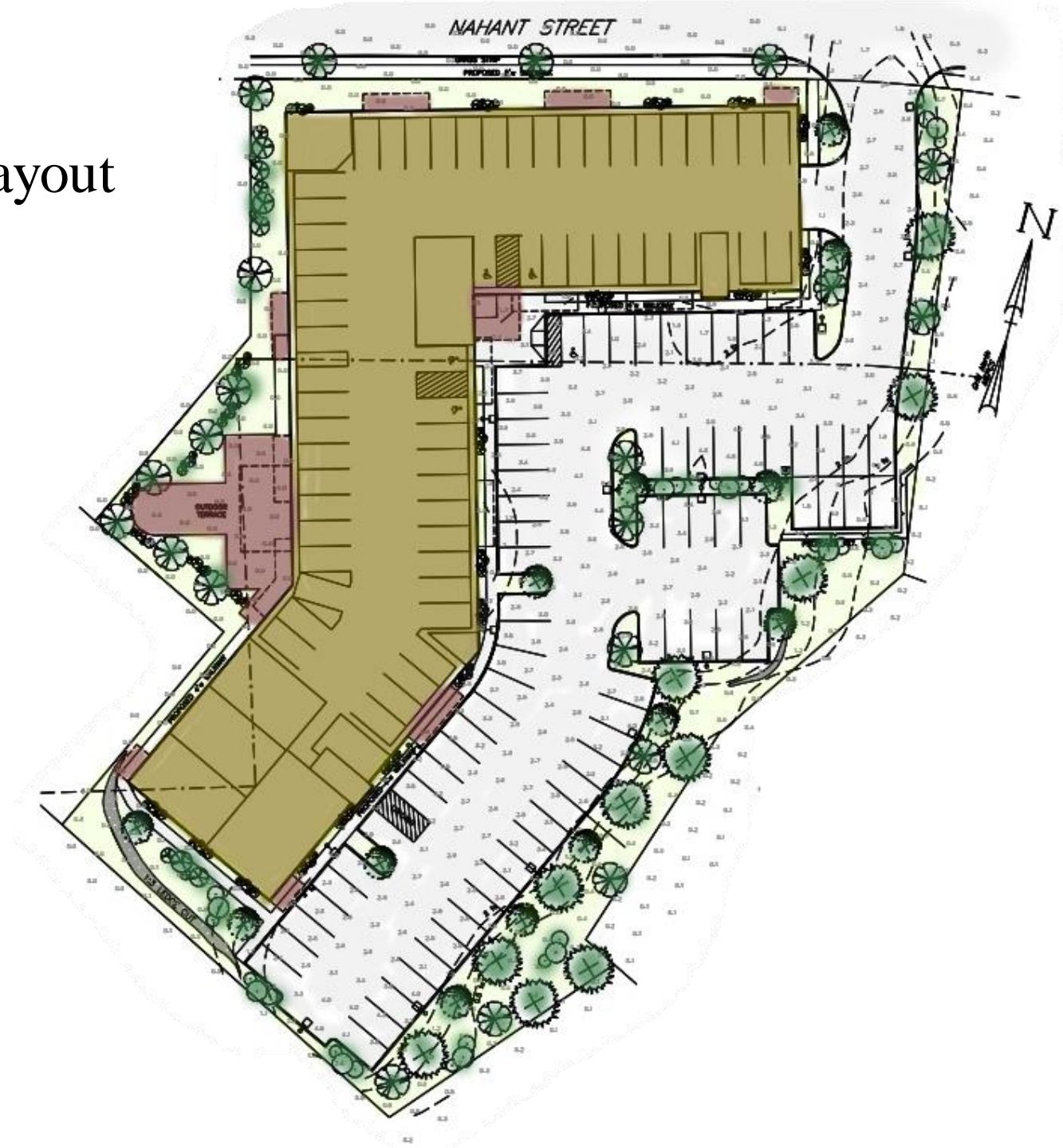
D. 175 NORTH AVE
60 UNITS

Nearby Multi-family Developments

Proposed Development Site



Proposed Site Layout



Development Summary

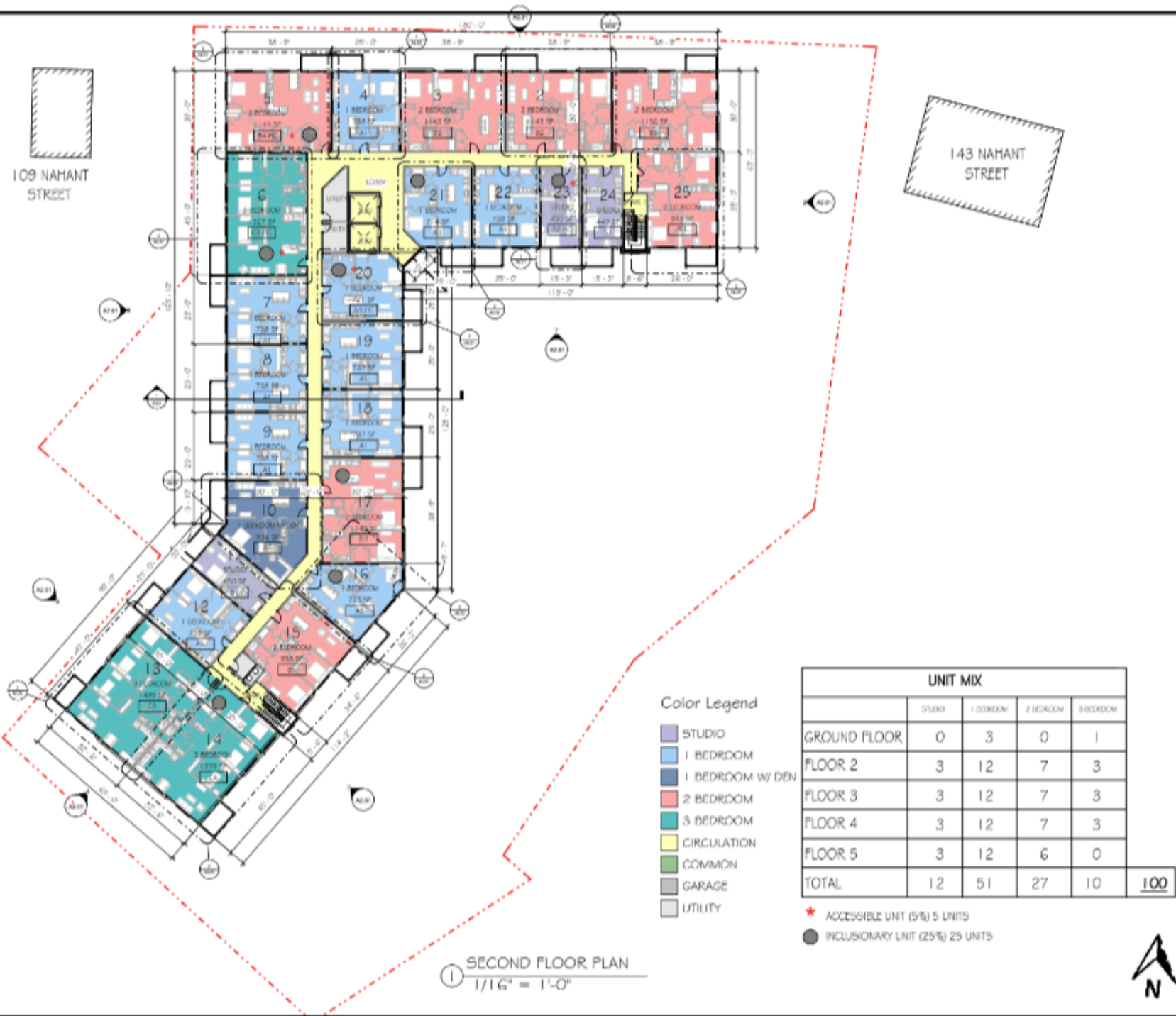
Proposed Multi-Family Apartment Complex
127-135 Nahant Street





Architecture

Arch Narrative



Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN | 200 Orange Street | Boston, Massachusetts 02111 | www.svdesign.com

DESIGNER

PROJECT DIGITALY FILED - July 2022

SEAL: ARCHITECT
DATE: JULY 14, 2022
PROJECT: 127-135 NAHANT

SECOND FLOOR PLAN

A1.02



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	100

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

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



Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

ARCHITECT: SV DESIGN
1000 STATE STREET, SUITE 200, WAKEFIELD, MA 01880
TEL: 978.242.1234
WWW.SVDESIGN.COM

DATE: 07/20/2023
DRAWN BY: J. CHEN
CHECKED BY: J. CHEN

THIRD FLOOR PLAN

PROJECT: Residences at Nahant LLC
DATE: 07/20/2023

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

PROJECT NO: 23-001
DRAWING NO: 3-01

SV DESIGN

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	
TOTAL	12	51	27	10	100

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

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



<p>Residences at Nahant LLC 127-135 Nahant Street Wakefield MA</p> <p>SV DESIGN 1000 Wakefield Ave. Wakefield, MA 01881</p>	<p>DESIGN</p>	<p>FOURTH FLOOR PLAN</p> <p>Project: Residences at Nahant LLC Date: 07/20/2022</p>
<p>FOURTH FLOOR PLAN</p>		
<p>127-135 Nahant Street Wakefield MA</p>		
<p>SV DESIGN 1000 Wakefield Ave. Wakefield, MA 01881</p>		
<p>FOURTH FLOOR PLAN</p>		
<p>A1.04</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	100

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

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



Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN ARCHITECTURE
1000 STATE STREET
WAKEFIELD, MASSACHUSETTS 01881
WWW.SVDESIGN.COM

REVISIONS PROJECT DIGITALITY FILED JULY 2022

DATE: 07/20/22
DRAWN BY: CH. ALLEN
CHECKED BY: J. ALLEN
PROJECT: 127-135 ST.

FIFTH FLOOR PLAN

DATE: 07/20/22
DRAWN BY: CH. ALLEN
CHECKED BY: J. ALLEN
PROJECT: 127-135 ST.

FIFTH FLOOR PLAN

DATE: 07/20/22
DRAWN BY: CH. ALLEN
CHECKED BY: J. ALLEN
PROJECT: 127-135 ST.

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DATE: 07/20/22
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FIFTH FLOOR PLAN

DATE: 07/20/22
DRAWN BY: CH. ALLEN
CHECKED BY: J. ALLEN
PROJECT: 127-135 ST.

FIFTH FLOOR PLAN

DATE: 07/20/22
DRAWN BY: CH. ALLEN
CHECKED BY: J. ALLEN
PROJECT: 127-135 ST.

FIFTH FLOOR PLAN

DATE: 07/20/22
DRAWN BY: CH. ALLEN
CHECKED BY: J. ALLEN
PROJECT: 127-135 ST.

Material Palette



BRICK



SMOOTH
CEMENTITIOUS PANEL
GUN METAL GRAY



HARDIE CLAPBOARD 5"
EXPOSURE SLATE GRAY



1x COMPOSITE TRIM
BOARD DARK GRAY



DOUBLE HUNG
WINDOW WITH BLACK
SASH



GLASS GUARDRAIL



BLACK METAL GRATE



VIEW FROM NAHANT STREET LOOKING SOUTHWEST



VIEW FROM FRONT OF PARKING LOT LOOKING NORTH



VIEW FROM REAR OF PARKING LOT LOOKING NORTHWEST



VIEW FROM OUTDOOR TERRACE LOOKING EAST

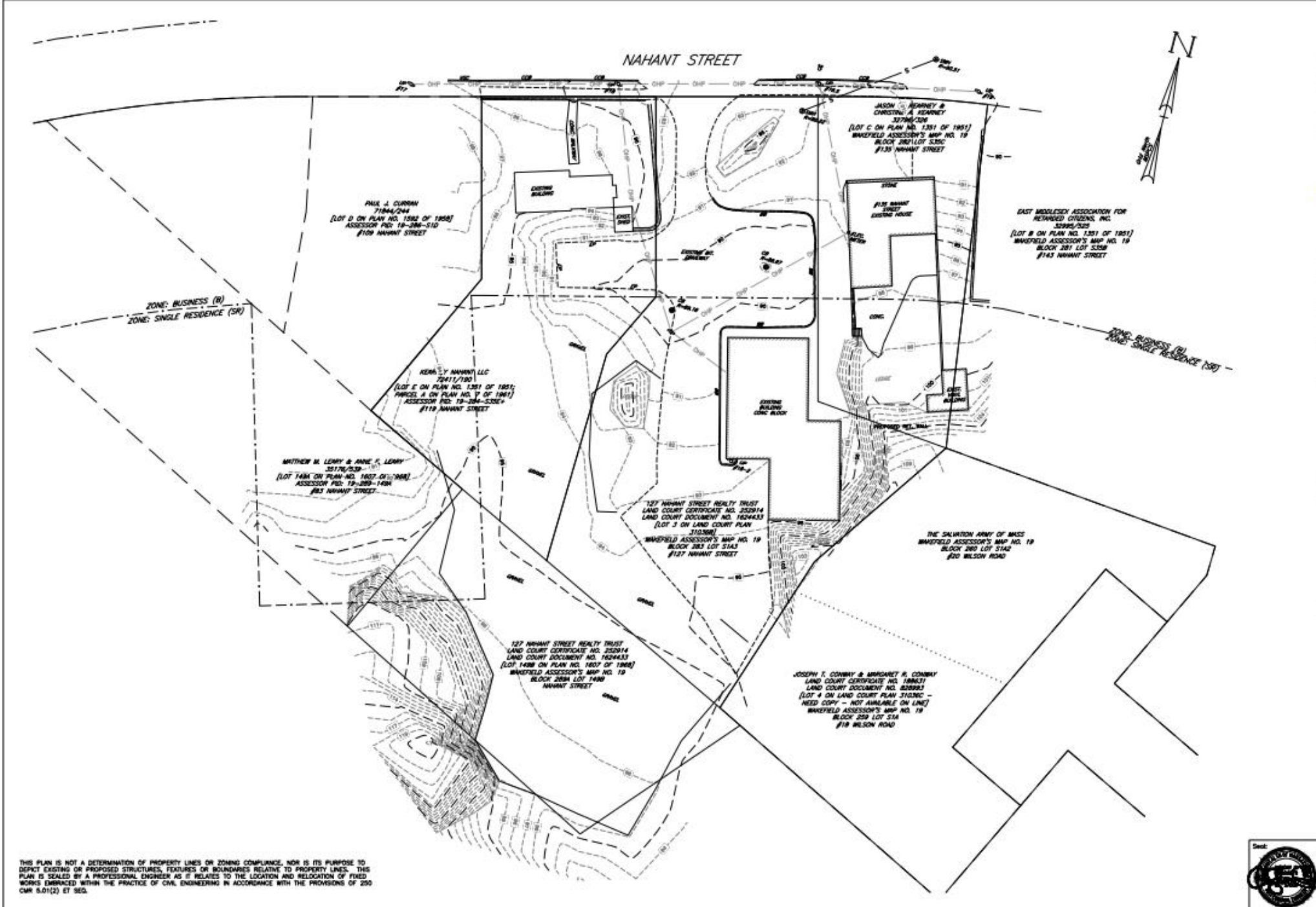


Site Amenities

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

Locus Parcels

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



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 290 CMR 8.01(2) ET SEQ.

Owner / Applicant:
THE RESIDENCES AT NAHANT STREET LLC
C/O THE WAKEFIELD GROUP
100 WAKEFIELD STREET, SUITE 201
WAKEFIELD, MASSACHUSETTS 01880
978.686.0079

Prepared By:
Hayes
HAYES ENGINEERING INC.
800 BARNSTABLE RD.
WAKEFIELD, MA 01880
Tel: 978.234.1880
Fax: 978.234.1880
www.hayes-engineering.com

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.:
C2

Sheet: SHEET 2 OF 6



Development Summary

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

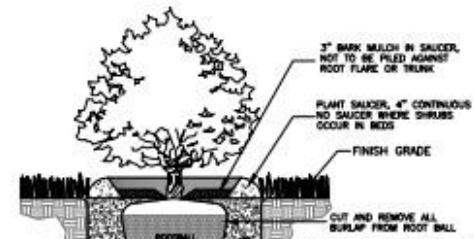
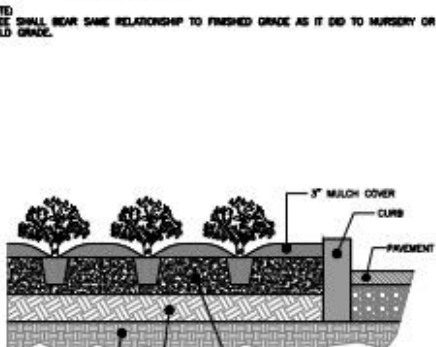
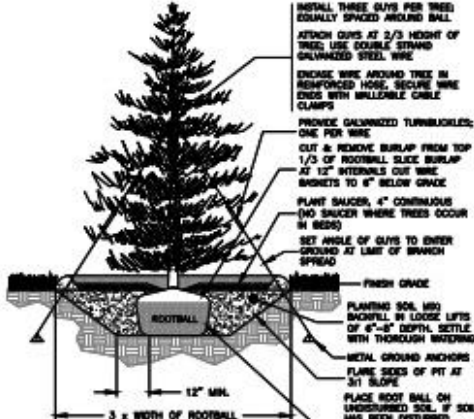
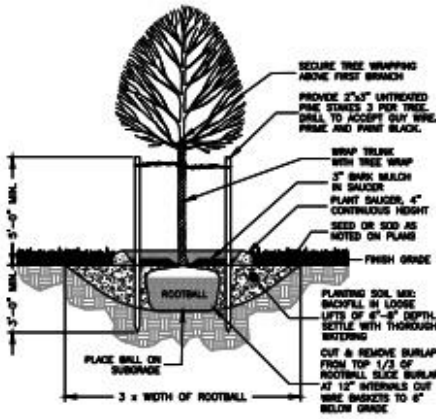
PLANT SCHEDULE		
BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREE OPTIONS:		
ACER RUBRUM	RED SUMMIT MAPLE	2" CALIPER
ACER BICOLOR 'NIGHT HOBBY'	SLIGHT MAPLE	2" CALIPER
FRAXINUS CARYOCARPUS	AMERICAN HICKORY	2" CALIPER
QUERCUS CUBA	SHAGBARK HICKORY	2" CALIPER
QUERCUS VIRGINICA	HOPKINS HICKORY	2" CALIPER
PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CALIPER
QUERCUS CECILIA	SHAWL OAK	2" CALIPER
QUERCUS PALMATA	PIN OAK	2" CALIPER
TELA AMERICANA	BURROCK	2" CALIPER
TELA GERARDI 'VIRIDIPARVA'	GREENPINE LINDEN	2" CALIPER
ZELKOA SERATA	JAPANESE ZELKOA	2" CALIPER
EVERGREEN TREE OPTIONS:		
ABIES CONCOLOR	WHITE FIR	8-10'
PICEA ABIES	HORSY SPRUCE	8-10'
PICEA BLAOKA	WHITE SPRUCE	8-10'
PICEA OMORICA	BETWEEN SPRUCE	8-10'
PICEA PARVULA 'VAUGH'	COLORADO BLUE SPRUCE	8-10'
PRINUS THURBERGII	JAPANESE BLUE PINE	8-10'
TSUGA CANDIDENSIS	HEALD	8-10'
AMPELOPS CHINENSIS 'BLUE POINT'	BLUE POINT JASMINE	8-10'
AMPELOPS CHINENSIS 'VIOLETBERRY'	VIOLETBERRY JASMINE	8-10'
AMPELOPS VIRGINICA	EASTERN RED CEDAR	8-10'
PRINUS RESINOSA	RED PINE	8-10'
PRINUS STROBUS	WHITE PINE	8-10'
THUJA OCCIDENTALIS 'SMARNO'	EMERALD GREEN ARBORVITAE	8-10'
TALIA X FLORIDA 'GREEN GEM'	GREEN GEM ARBORVITAE	8-10'

PLANT SCHEDULE		
BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS OPTIONS:		
CORNUS ALBA 'ELEGANTISSIMA'	WINEGATED RED TWIG DOGWOOD	2-3'
CORNUS RACEMOSA	GREY DOGWOOD	2-3'
FORSYTHIA	FORSYTHIA	2-3'
LEX GLABRA 'VIRENS'	SHAWBROOK BURNING BUSH	2-3'
ILEX VIRELLA	WINTERGROW	2-3'
IRDA VIRGINICA	VIRGINIA SWEETSPYRE	2-3'
KALMA LATIFOLIA	MOURNING LAUREL	2-3'
NYCTAGINIA PENTAGONICA	NORTHERN SHIBBERRY	2-3'
PHYSCOPALPUS OULIFOLIUS	SHARLO BURNING BUSH	2-3'
PRUNUS SPINOSA	BLACK PLUM	2-3'
SYDREA VILGARE	CRABAPPLE	2-3'
VERONICA SPICATA	WINTERBERRY	2-3'
FLOWERING TREE OPTIONS:		
GEORGIA CHERRY	EASTON PEARL	2" CALIPER
CORNUS FLORIDA	WHITE DOGWOOD	2" CALIPER
CORNUS RUBRA	REDON DOGWOOD	2" CALIPER
CORNUS MAS	CORNELIANCHERRY	2" CALIPER
CRATAEGUS PHAEOPIRYUM	WINDSOR HORTONIA	2" CALIPER
MANDARINA X SOULAVANA	SAUCER MANDARINA	8-10'
SOPHORA JAPONICA	JAPANESE PAGODA TREE	2" CALIPER
ORNAMENTAL OPTIONS:		
COENOCYCLUS	COENOCYCLUS	1 1/2"
HEMIPHILLIS	DRIFTY	1 1/2"
PERNETHEUM ALPINOIDEUM	FRANCO FLORENCE GARDEN	1 1/2"
ALICEA ALBA	BLACK EYED SUSAN	1 1/2"
SCOPHOPHYM SCOPHYM	LITTLE BLUESTEM	1 1/2"

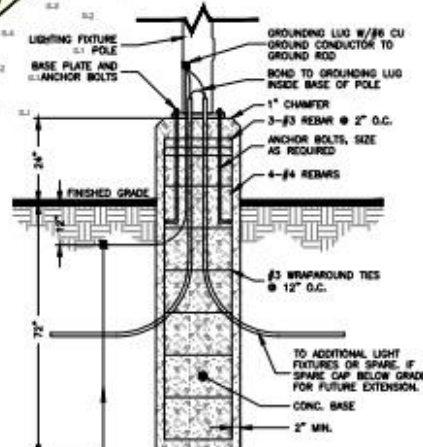


LITHONIA LUMINAIRE
DSX1-LED-P1-30K-T3M-MVOLT
POLE HEIGHT = 16'

PHOTOMETRIC LEGEND:
DENOTES ISOFOTOCANDLE LINE



GENERAL LIGHTING NOTES:



Owner / Applicant:
THE RESIDENCES AT NAHANT STREET LLC
C/O THE WATKINS GROUP
200 WASHINGTON STREET, SUITE 301
PROVIDENCE, MASSACHUSETTS 01860
978.465.8979

Prepared By:
Jayce
Jayce Engineering LLC
100 State Street
Providence, RI 02903
Tel: 401.845.1000
Fax: 401.845.1000
www.jayceeng.com

Design By: AEC
Drawn By: AEC
Checked By: AEC
Project File: 04-0000A
Comp. No: 04000-0000
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

Issued: 7/24/2023
Approved: [Signature]
Approved: [Signature]

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

Date: March 21, 2023

Drawing Title:
BARY SITE DEVELOPMENT PLAN
RESIDENCES AT NAHANT STREET
-135 NAHANT STREET
LAKEFIELD, MASS.

Site Design Elements

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

Presentation Schedule

- The Zoning Board of Appeals (ZBA) has 180 days from the opening of the hearing to close the public hearing.
- The ZBA has 40 days from the close of the public hearing to render a decision.
- The Project Team has been in contact with TAC and Engineering to conduct a scoping session for traffic analysis
- Soil Testing for Stormwater has been scheduled with the Engineering Department for Friday 10/20/2023
- Proposed Schedule of Presentations:
 - General Introduction to Project (Tonight's Meeting)
 - Project Architecture
 - Utilities (Water, Sewer, Electric)
 - Stormwater
 - Traffic

Questions and Comments

- Thank you for your time. Our team would like to take into consideration and address any comments or concerns from the Board and the Public.

The Residences at Nahant

A proposed 100-unit rental apartment complex



Town of Wakefield Comprehensive Permit Application

Under M.G.L. Chapter 40B, Sections 20-23 and 760 CMR 56, et. seq.

Respectfully Submitted To:



**TOWN OF
WAKEFIELD**

The Town of Wakefield
Zoning Board of Appeals
1 Lafayette Street
Wakefield, MA 01880

September 25, 2023



A handwritten signature in blue ink that reads "Hayes".

**The Residences at Nahant
Wakefield, Massachusetts**

Comprehensive Permit Application Under M.G.L. Chapter 40B, Sections 20-23 and 760 CMR 56, et. seq.

Table of Contents

- 1. Transmittal Letter dated September 25, 2023, from The Panos Law Group**
- 2. Town of Wakefield Board of Appeals Application for Comprehensive Permit**
- 3. Applicant Information, Development Team, and Development Description**

I. Applicant Information and Development Team	11
II. Background	14
III. Proposed Development Description.....	15
IV. Sustainable Design	21
V. Permitting	24
VI. Prior Applications	25
VII. Proposed Development Schedule	25
VIII. General Information	26
IX. Conclusion.....	26

**The Residences at Nahant
Wakefield, Massachusetts**

Comprehensive Permit Application Under M.G.L. Chapter 40B, Sections 20-23 and 760 CMR 56, et. seq.

List of Appendices

Appendix A – “Residences at Nahant LLC – 119-135 Nahant Street Wakefield, MA” dated July 2023, prepared by SV Design and Hayes Engineering, Inc. in 26 sheets (11” x 17”)

SV Design	Sheet G100	General Notes and Index
Hayes Engineering, Inc.	Sheet C1	Cover
	Sheet C2	Existing Conditions
	Sheet C3	Layout Plan
	Sheet C4	Site Plan
	Sheet C5	Landscaping and Lighting
	Sheet C6	Details
SV Design	Sheet A1.01	First Floor Plan
	Sheet A1.02	Second Floor Plan
	Sheet A1.03	Third Floor Plan
	Sheet A1.04	Fourth Floor Plan
	Sheet A1.05	Fifth Floor Plan
	Sheet A1.06	Roof Plan
	Sheet A2.01	Exterior Elevations
	Sheet A3.01	Building Sections
	Sheet A6.01	Unit Plans
	Sheet A6.02	Unit Plans
	Sheet A6.03	Unit Plans
	Sheet A6.04	Unit Plans
	Sheet A6.05	Unit Plans
	Sheet A6.06	Unit Plans
	Sheet R100	Renderings
	Sheet R101	Renderings
	Sheet R102	Renderings
Sheet R103	Renderings	
	Building Summary	

Appendix B – Project Eligibility Letter from MassHousing dated September 13, 2023 (Revised); The Residences at Nahant LLC Certificate of Organization.

Appendix C – Property Deeds, Assessor Property Cards, USGS Locus Map, Assessor’s Map, Aerial Photo of the Property.

Appendix D – Amended and Restated Purchase and Sales Agreement dated April 3, 2023.

Appendix E – Site Context Map; Transportation Map; Neighborhood Context Photos; Site Context Key Map; FEMA/FIRM Map; and Design Precedent.

Appendix F – Waiver Requests and Zoning Exceptions

Appendix G – Certified Abutters List (Certified by the Town of Wakefield Assessor’s Office, September 20, 2023).

Town of Wakefield, Massachusetts
ZONING BOARD OF APPEALS

Premises affected: Certain parcels of land situated in the Town of Wakefield, Massachusetts, being numbered 0, 119, 127 and 135 Nahant Street (refer to Town of Wakefield Assessor’s Parcel IDs 19-282-S35C, 19-283-S1A3, 19-284-S35E+, and 19-289A-149B) totaling 1.72 acres +/- . The premises are more particularly described in this application and the included and appended documents, plans, exhibits, and other materials.

APPLICATION FOR A COMPREHENSIVE PERMIT
UNDER GENERAL LAWS CHAPTER 40B, Sections 20-23 and 760 CMR 56, et. seq.

The Residences At Nahant LLC, a Massachusetts limited liability company (interchangeably, “The Residences at Nahant” or the “Applicant”) hereby applies to the Zoning Board of Appeals (the “ZBA”) for the Town of Wakefield, Massachusetts (the “Town”), pursuant to G.L, Chapter 40B, §§ 20 through 23, as amended and 760 CMR 56.00, et. seq. (collectively, “Chapter 40B”) for the issuance of a Comprehensive Permit authorizing the applicant to construct, on the above-described premises, a 100-unit rental type, multifamily apartment building with 135 parking spaces proposed (the “Development”) for mix-income residents proposed as “**THE RESIDENCES AT NAHANT**”. This application and the appended documents, plans, exhibits and other materials submitted simultaneously herewith, all of which are incorporated herein by reference (the “Application”), contain a complete description of the Applicant and the proposed Development, and constitutes the complete application package required for submission to the ZBA pursuant to: (a) Chapter 40B; (b) the regulations set forth at 760 CMR 56.05(2); and (c) the regulations and guidelines promulgated by the Massachusetts Executive Office of Housing and Livable Communities (“EOHLC”, formerly the Department of Housing and Community Development) and MassHousing.

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THE PANOS LAW GROUP

COUNSELORS AT LAW

JASON A. PANOS
JPANOS@PANOS-LAW.COM
T 978-406-9979
F 978-406-9979

September 25, 2023

DELIVERY BY HAND

Betsy Sherran,
Town Clerk
Wakefield Town Hall
1 Lafayette Street
Wakefield, Massachusetts 01880

Re: The Residences at Nahant at 0, 119, 127 & 135 Nahant Street, Wakefield, Massachusetts
M.G.L. c. 40B, §§ 20-23 and 760 CMR 56.00, et. sec.
Comprehensive Permit Application Filing to the Wakefield Zoning Board of Appeals

Dear Clerk Sherran-

This office represents both the Applicant, The Residences at Nahant LLC and the Property Owners, Jason Kearney, Trustee of 127 Nahant Realty Trust (0 & 127 Nahant Street); Kearney Nahant LLC (119 Nahant Street); and Jason W. Kearney and Christine A. Kearney (135 Nahant Street) regarding the above referenced matter. Enclosed for filing with the Wakefield Zoning Board Appeals on the above referenced matter are the items and materials referenced in the Application and further required pursuant to M.G.L. c. 40B, §§ 20-23 and 760 CMR 56.05(2) as follows:

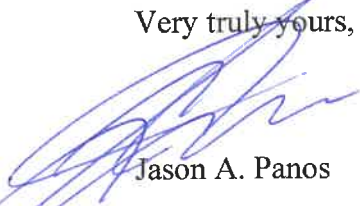
1. Three (3) completed copies of Town of Wakefield Board of Appeals application;
2. Check totaling \$7,280.00 representing:
 - i. Application Fee: \$230 (\$100 + \$2 x 65 Additional Abutter Notices);
 - ii. Residential Waivers Related to Dimensional Regulations: \$50; and
 - iii. Multifamily or attached dwelling development: \$70.00 per residential dwelling unit: \$7,000 (\$70 x 100 units).
3. Additional copies of the Application and All other materials required pursuant to M.G.L. c. 40B, §§ 21-23 and 760 CMR 56.05(2) and the Town of Wakefield Board of Appeals application to the extent those materials are required by the proposed development including:
 - i. Thirty (30) copies of the fully compiled Application including 11"x17" plans and drawings; and
 - ii. Thirty (30) copies of full sized (24"x36") Civil plans and drawings.

Please submit this correspondence to the Zoning Board of Appeals for placement on its Hearing Agenda to take place within thirty (30) days from the date hereof.

Wakefield Town Clerk
Comprehensive Permit Application
0, 119, 127, & 135 Nahant Street, Wakefield, MA
September 25, 2023
Page 2 of 2

Please do not hesitate to contact me with any questions or comments.

Very truly yours,



Jason A. Panos

Thanks!

Encl.

CC: Stephen P. Maio, Town Administrator (by email)
Katherine Miller, MassHousing (by email)
Zoning Board of Appeals (by email)
Client

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



Office use:

APPLICANT: COMPLETE THREE (3) COPIES OF THIS FORM

- 1) Applicant name: The Residences At Nahant LLC Phone: 978.406.9979
Street address: 246 Andover Street, Suite 301 City: Peabody State: MA
Representative(s): c/o Jason A. Panos, Esq Phone: 617.406.9979
Mailing street address: Same as Applicant City: _____ State: _____
- 2) Owner name (if different from applicant): See attached Supp. Phone: _____
Street address: _____ City: _____ State: _____
Representative(s): c/o Jason A. Panos, Esq. Phone: 978.406.9979
Mailing street address: 246 Andover Street, Suite 301 City: Peabody State: MA

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

- Prospective purchaser Lessee
 Other, please specify

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

Select one: a separate application is required for each relief

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

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

- 5) Characteristics of the premises.
- a) Address of premises affected: 0, 119, 127, and 135 Nahant Street (See attached Supplement)
- b) Premises affected is land with frontage on (street): Nahant Street
 in a B/SR (See attached) zoning district, with area 75,010 sf (1.72ac) and frontage of 249.94 feet.
- c) Assessors' map number(s) See attached Lot/parcel(s) Supplement
- d) Has there been any previous appeal or decision to the Board involving these premises?
- Yes, attach application(s) and decision(s) No Unknown

- 6) Building description
- a) Size of existing building, if applicable: Please see attached Supplement (multiple mixed use buildings on Site).
- Length: _____ Width: _____ Height: _____ Number of stories: _____
- Unknown
- b) Present use of each floor: 1st: _____ 2nd: _____ 3rd: _____
- c) Size of proposed building: 128,740 sf. GFA
- Length: 276' +/- Width: 239' +/- Height: 54' Number of stories: 5
- Unknown

7) Description of proposed work and/or use:
See Town of Wakefield Comprehensive Permit Application, Section 3.III. and Application Generally.

8) Reason(s) for the relief requested are as follows (please attach additional sheets if needed):
See Town of Wakefield Comprehensive Permit Application, Generally and Appendix F attached thereto. The Residences At Nahant Street LLC hereby applies to the Zoning Board of Appeals of the Town of Wakefield, Massachusetts, pursuant to G.L., Chapter 40B, §§ 20 through 23, as amended ("Chapter 40B") and 760 CMR 56, et. seq. for the issuance of a Comprehensive Permit authorizing the applicant to construct on the above-referenced premises a rental apartment building for mixed-income residents to be called, "THE RESIDENCES AT NAHANT".

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

Print name: Jason A. Panos, Esq.

Signature: 

Date: 9-25-2023

Application Fee Calculation*:

A.	Application and notification fee:	\$100
	85 total – 20 abutters = 65 notices x \$2.00:	\$130
B.	(1)(b) Residential variances related to dimensional regulations:	\$50
	(2)(a) Multifamily or attached dwelling development: \$70.00 per residential dwelling unit	
	= 100 units x \$70.00:	\$7,000
	Total FeeDue	\$7,280

*By reference to Application, Article XII - §190-73: Schedule of Fees and Complete Submissions.

Applicant Information, Development Team, and Development Description

I. Brief Description, Applicant Information and Development Team

This Application by The Residences at Nahant proposes construction of 100-units of multifamily, rental type, affordable housing comprised of 147 bedrooms with 135 parking spaces in accordance with Chapter 40B. The proposed Development is located on a certain parcel of land situated in the Town of Wakefield, Massachusetts, and numbered 0, 119, 127 and 135 Nahant Street (refer to Town of Wakefield Assessor's Parcel IDs 19-282-S35C, 19-283-S1A3, 19-284-S35E+, and 19-289A-149B) (the "Site") as more particularly described in that compilation of plans and materials in twenty-six (26) sheets entitled "Residences at Nahant LLC – 119-135 Nahant Street Wakefield, MA" dated July 2023, prepared by SV Design and Hayes Engineering, Inc. (collectively, the "Plans") provided herewith in Appendix A and otherwise described herein this Application. The proposed Development is more fully depicted in the Plans.

That portion of the Plans, in 6 sheets, prepared by Hayes Engineering, Inc. being "Preliminary Site Development Plans" dated March 21, 2023 revised through July 18, 2023 at Sheets C1 through C6, inclusive, (collectively, the "Civil Plans"), In accordance with Chapter 40B, the Civil Plans are preliminary site development plans showing the locations and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the Site. Also depicted in the Civil Plans are a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants (See also Appendix A, Civil Plans, Sheet C4).

That portion of the Plans depicting the units, prepared by SV Design in 19 sheets are conceptual Architect Design Drawings, Floor Plans, Elevations, and a Building Summary dated July, 2023 being sheets G100, A1.01 through A1.06, A2.01, A3.01, A6.01 through A6.06, and R100 through R103 and the "Building Summary" a table describing the unit configuration of the building, the matrix calculation of studio, 1-bedroom, 2-bedroom and 3-bedroom units, parking and building dimensions, among other things (collectively, the "Design Plans"). In accordance with Chapter 40B, the Design Plans are preliminary, scaled, architectural drawings prepared by a registered architect, and include typical floor plans, typical elevations, and sections, which identify construction type and exterior finishes. Also included in the Design Plans and the attached Building Summary is a tabulation of proposed buildings by type, size (number of bedrooms, floor area).

The Plans generally show ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas.

The proposed Development consists of: 12 studio (one-bedroom) apartments; 51 one-bedroom apartments; 27 two-bedroom apartments; and 10 three-bedroom apartments totaling 100 apartment units in a single, ell-shaped building. (See the Plans generally and the Building Summary at Appendix A).

As shown on the Civil Plans, one hundred thirty-five (135) parking spaces are proposed for the 100 unit Development, providing a parking ratio in excess of the 1.31 parking spaces per unit (or approximately .92 spaces per bedroom for 147 bedrooms) which comports with the

recommendations of the Institute of Transportation Engineers (“ITE”). (See the Plans generally and the Building Summary at Appendix A).

Twenty-five (25) of the one-hundred (100) dwelling units (being 25% of the overall unit count) will be designated affordable and available to those residents earning a maximum of eighty (80%) percent of the “Area Median Income” (“AMI”) as prescribed by the United States Department of Housing and Urban Development (Boston-CA-Quincy MSA/HMFA, regional 2022). Notwithstanding the foregoing, as a rental apartment project, all proposed 100 units comprising the Development, if approved, will count towards the EOHLC’s Chapter 40B Subsidized Housing Inventory published on June 29, 2023 (the “SHI”) prescribed for the Town.¹

Chapter 40B Jurisdictional Requirements and Applicant Information

MassHousing (“MassHousing”) issued its determination of Project Eligibility by its “Project Eligibility/Site Approval” letter on September 13, 2023 (the “PEL”) pursuant to 760 CMR 56.04 (See PEL at Appendix B); a jurisdictional prerequisite to filing the Application with the Town. MassHousing, accordingly determined and found that the Development meets all of the criteria established under 760 CMR 56.04(1) and (4) (i.e. that (i) the Applicant has sufficient legal control of the site, (ii) the Applicant is a limited dividend organization, (iii) the Applicant and the project are generally eligible under the requirements of the MassHousing subsidizing program, in this case the New England Fund (“NEF”), selected by the Applicant, subject to “Final Approval”, (iv) that the Site of the proposed Development is generally appropriate for residential development, and (v) that the conceptual Development design is generally appropriate for the Site).

The record property owners for the individual parcels comprising the Site are summarized below according the record deed references where a more particular description of each such parcel is as follows:

119 Nahant Street (Parcel ID 19-284-S35E+)
Middlesex South District Registry of Deeds (“MSRD”) Book 72411, Page 190
Owner: Kearney Nahant LLC, a Massachusetts Limited Liability Company

0 & 127 Nahant Street (Parcel ID 19-289-149B)
MSRD Book 60694, Page 240
See Also, Land Court Division of the MSRD, Document No. 825544, noted on Certificate No. 188225
Owner: Jason Kearney, Trustee of 127 Nahant Street Realty Trust under declaration of trust dated December 10, 2012

135 Nahant Street (Parcel ID 19-282-S35C)
MSRD Book 32796, Page 326
Owner: Jason W. Kearney and Christine A. Kearney

The above referenced record deeds are provided herewith at Appendix C.

¹ According to the SHI, the Town meets 8.84% of its mandate to create 10% of its year round housing stock as “Affordable” in accordance with the provisions of Chapter 40B. Specifically, the Town has 11,261, 2020 Census Year Round Housing Units of which 995 are SHI eligible resulting in a deficiency of 132 units.

The Residences At Nahant LLC entered into an “Amended and Restated Purchase and Sales Agreement” dated April 3, 2023 (see attached Appendix D) whereby The Residences At Nahant LLC will acquire the Site upon receipt of the Comprehensive Permit applied for hereunder. MassHousing found, as reflected in the PEL, that the Applicant has the requisite Site control in accordance with the provisions of Chapter 40B and 760 CMR 56.04(1)(c). The Residences At Nahant LLC will pursue the construction financing, and sale of the units within the Development and is the Comprehensive Permit Applicant. Subsidizing agency technical assistance was provided pursuant to MassHousing’s Homeownership Program requiring, in part, a minimum of 25% of construction financing be obtained through the Federal Home Loan Bank of Boston’s NEF.

MassHousing found, in issuance of its PEL, that The Residences at Nahant LLC is a “Limited Dividend Organization” in accordance with the requirements of Chapter 40B and, in particular, 760 CMR 56.04(1)(a) and 760 CMR 56.04(4)(f) and is the Applicant hereunder. (See Applicant’s Certificate of Organization filed with the Massachusetts Secretary of the Commonwealth at Appendix B.)

In short, MassHousing found that the Development and Applicant meet the jurisdictional requirements under the Act. (See generally, the PEL at Appendix B).

Development Team

The Applicant has assembled an experienced team in pursuit of the PEL and this Application.

The Development Team includes:

Applicant

The Residences at Nahant Street LLC
c/o The Panos Law Group
246 Andover Street, Suite 301
Peabody, MA 01960
Attn: Jason A. Panos, Esq.
Tel: (978) 406-9979
Email: jpanos@panos-law.com

Site Owner 119 Nahant Street Parcels

Kearney Nahant LLC
135 Nahant Street
Wakefield, MA 01880

Site Owner 127 and 0 Nahant Street Parcels

Jason Kearney, Trustee
127 Nahant Street Realty Trust
135 Nahant Street
Wakefield, MA 01880

Site Owner 135 Nahant Street Parcel

Jason W. Kearney and Christine A. Kearney
135 Nahant Street
Wakefield, MA 01880

Permitting Attorney

Jason A. Panos, Esquire
The Panos Law Group
246 Andover Street, Suite 301
Peabody, MA 01960
Tel: (978)406-9979
Email: jpanos@panos-law.com

Civil Engineer

Peter J. Ogren, PE, PLS, President.
Anthony Capachietti, PE, Project Manager
Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Tel: (781)246-2800
Email: tcapachietti@hayeseng.com

Architect

Thaddeus Siemasko, AIA, President
Stefano Basso, AIA
SV Design
126 Dodge Street
Beverly, MA 01915
Tel: (978)927-3745
Email: thad@svdesign.com

Housing Consultant

Dean E. Harrison
59 Lockwood Avenue
Attleboro, MA 02703
Tel: (508)813-1388
Email: deanharrison13@outlook.com

Marketing/Lottery Agent

To be determined

II. Background

The Residences at Nahant's Development is proposed on the Site being 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 Site is currently developed and improved with two (2) single family homes (one on each of 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.² (See generally, Plans at Appendix A, Site Context materials at Appendix E and Requested Waivers and Exemptions at Appendix F). We believe this proposed Development will provide much needed housing consistent with Town of Wakefield local needs without significant neighborhood impact.

The proposed Development is located in a diverse neighborhood consisting of single and multifamily homes alongside 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. (See Context materials, Neighborhood Context Photos and Site Context Key Map included at Appendix E).

The 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 Site is less than 1 mile from the Downtown and the MBTA commuter rail station which has frequent service to Boston. The 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 by providing expanded housing choices intended to serve a diverse, local and regional workforce served by the Development's close proximity to those job opportunities with immediate access to the surrounding region. (See Site Context Map and Transportation Map included at Appendix E).

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 approximately 0.5 miles away and all of the amenities of Wakefield's downtown are located less than 1 mile away from the Site. (See Site Context Map and Transportation Map included at Appendix E).

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

III. Proposed Development Description

General

The existing structures will be razed to construct the Development. The 100-unit, multifamily rental apartment Development is proposed in one (1) ell shaped building consisting of: 12, studio

² 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, nonconforming.

apartments; 51, one-bedroom apartments; 27, two-bedroom apartments; and 10, three-bedroom apartments for a total of 147 bedrooms. Five (5%) percent of the units (5 units) are designed to be fully handicapped accessible. A total of 135 parking spaces are proposed for the Development with 59 parking spaces located under the building in an enclosed garage and 76 parking spaces located in an on-site, open air parking lot. (See the Plans generally, at Appendix A). There are 5 handicapped accessible parking spaces provided including two van accessible spaces. Eight (8) spaces are tandem and will be assigned to 4 of the 2 and 3 bedroom units. The proposed parking ratio (135 parking spaces/100 units) equals 1.35 spaces per unit (or .92 parking spaces per bedroom for 147 bedrooms) which comports with the recommendations of the Institute of Transportation Engineers (“ITE”). (See the Plans generally and the Building Summary at Appendix A).

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 22’ wide and the standard spaces are designed to be 9’ x `18’.

In addition, handicapped accessible parking are located in the most convenient areas and sidewalk improvements are proposed accomplishing easy access for pedestrians to and from Nahant Street. Bicycle racks are provided both on Site and within the proposed garage as well as a bike repair station. (See Plans generally, at Appendix A)

Further, the proposed Development features open space, recreational and pet friendly amenities which will be available to all unit owners.

Robust landscaping will be employed throughout to improve the visual impact of the Development to and creating a buffer from abutters. Minimal site disturbances are proposed to allow, to the extent practicable, for the natural site topography to remain and to serve as a natural buffer between the Development and adjacent neighborhoods.

Twenty-five (25) of the one-hundred (100) dwelling units (being 25% of the overall unit count) will be designated affordable and available to those residents earning a maximum of eighty (80%) percent of the “Area Median Income” (“AMI”) as prescribed by the United States Department of Housing and Urban Development (Boston-CA-Quincy MSA/HMFA, regional 2022). Notwithstanding the foregoing, as a rental apartment project, all proposed 100 units comprising the Development, if approved, will count towards the EOHLC’s Chapter 40B Subsidized Housing Inventory published on June 29, 2023 (the “SHI”) prescribed for the Town which will help the Town overcome its 132 unit, affordable housing deficiency and substantially assist the Town in achieving its mandate to create 10% of its 2020 Census year round housing stock as affordable.

The proposed Development will provide much needed housing for those working in the Town of Wakefield and in and around the region. This is achieved by the Applicant’s commitment to work with the Town to provide for a 70% “Local Preference” for the “Affordable Units” resulting in 18 Affordable Units being first offered for “Local Preference” to:

- Current residents of the city or town: People living in the community at the time of application for the lottery.
- Municipal employees (teachers, fire fighters, police officers, etc.)
- Employees of local businesses (businesses located in the city or town).
- Households with children attending the community’s schools, such as METCO students or participants in the “School Choice” program.

The remaining 7 “Affordable Units” will be available to those participating in an open lottery system.

Lot Coverage

Total lot coverage of the Site by proposed Buildings, Paved Areas and Parking for the proposed Development is 67% as follows:

Buildings: 34%

Paved Areas and Parking: 33%

Open Space at the Site for the proposed Development is:

Usable Open Space: 4%

Unusable Open Space: 29%

(See Civil Plans generally, Appendix A).

Design Elements, Proposed Materials, Lighting and Approach

The proposed 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 Site where it would impact the fewest amount of adjacent homes, (specifically the ones located to the East and on Wilson Road). The building is ell-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 mitigating its massing effect.

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, Civil Plan, Landscaping Plan indicates a heavily planted vegetated screen along the West side of the property along with a solid perimeter fence. That 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.

(See Plans generally, at Appendix A).

Traffic

The Site is located on Nahant Street, which runs east-west as a connection between Farm Street (to the west) and Main Street (to the east). The Applicant intends to provide a Transportation Impact Assessment (“TIA”) for the development subsequent to the typically required scoping session with the Town’s peer review consultant. Preliminary analysis of the Site for available sight distance and anticipated trip generation are provided below.

Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the development are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The proposed use is best classified as ITE Land Use Code (LUC) 221 – Multifamily Housing – Mid Rise, described as:

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

ITE average trip generation rates for the development are summarized in Table 1, below. Table 1 estimates are based upon the total number of dwelling units (100 units).

Table 1: ITE Trip Generation

Land Use Code 221-Multifamily Housing (Mid-Rise), Independent Variable is Dwelling Units

Time Period	Average Trip Ends per Dwelling Unit	Estimated Trip Ends
Weekday	4.54	454
Weekday, AM Peak Hour of Adjacent Street Traffic	0.37	37
Weekday, PM Peak Hour of Adjacent Street Traffic	0.39	39

Sight Distance

Sight distance considerations are divided into two criteria:

- (1) Stopping Sight Distance (SSD); and
- (2) Intersection Sight Distance (ISD).

Approach SSD is the distance required for an approaching vehicle to perceive and react to a driveway exiting vehicle or object. Stopping sight distances used for design is the sum of two distances:

- (A) the distance a vehicle travels after the driver sees an object and begins braking, and
- (B) the distance it travels during braking, as calculated for wet level pavement. When the main roadway is either on an upgrade or downgrade, grade correction factors are applied.

ISD is based upon a perception and reaction time, and time required to complete the desired exiting maneuver after the decision to do so have been made. Values for exiting ISD represent time required to turn left or right from a stop condition, to accelerate to the operating speed of the street without causing approaching vehicles to reduce speed by more than 70% of their initial/design speed and, upon turning left, to clear the near half of the street without conflicting with vehicles approaching from the left having to reduce their speed by more than 70% of their initial/design speed. The ISD, therefore, is considered to enhance the operation of the adjacent street traffic over and above the actual needs of the stopping sight distance that is needed for the safe operation of the intersection.

Approach SSD is far more important because it represents the minimum distance required for safe stopping while exiting ISD criteria is based only upon acceptable speed reductions to the approaching traffic streams. As noted in ASSHTO, “If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions”. This would be, basically, the minimum criteria for the safe operation of an unsignalized intersection.

The required approach SSD for each of the curb cuts was calculated using the following formula (AASHTO, p.3-5):

$$SSD = 1.47(V)(t) + 1.075 (V^2/a)$$

Where: V is the 85th percentile speed
t = 2.5 seconds
a = 11.2 feet/second²

Required and provided SSD for the driveway intersection is presented in Table 2, below. For purposes of this analysis the 85th percentile speed is conservatively assumed to be 10-mph above the posted speed limit of 20-mph in the east bound direction. The westbound direction is not posted and is assumed to be 25-mph in accordance with Massachusetts law.

Table 2: Stopping Sight Distance

Land Use Code 221-Multifamily Housing (Mid-Rise), Independent Variable is Dwelling Units

Direction	Posted Speed	Design Speed	Calculated Stopping Sight Distance	Measured Stopping Sight Distance
Eastbound	20 mph	30 mph	196 feet	414 feet
Westbound	25 mph ⁽¹⁾	35 mph	246 feet	390 feet

⁽¹⁾ Not posted, assumed for non-posted roadways in Massachusetts

On-site Circulation

Access to the Site is via a proposed curb-cut on Nahant Street at the northeastern corner of the Site (see Civil Plans at Exhibit A). Vehicles entering Site can enter the interior parking lot below the building to the west or continue to the surface parking lot that follows the building geometry. Emergency vehicles turn-around relies upon the mid-site drive aisle for the parking lot containing ten (10) spaces to reverse direction.

Context Narrative

The Site Context Key Map (Appendix E) locates the development Site in relation to several recently completed developments in Town. The call outs list the number of stories and units at each project.

The Site Context Key Map and the Existing Development Precedent Images (See generally, Appendix E) 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 information provides much needed background and context supporting the appropriateness of the proposed Development on the 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 and adjacent houses.

IV. Sustainable Design

Every effort is made to incorporate a high level of sustainability in the building design and construction. Some of the key points are:

- An elevated density of dwelling units per acre of buildable land, helping to conserve land and promote livability, transportation efficiency, and walkability by creating compact communities.
- Bicycle parking both inside and outside the building, helping to promote bicycling and transportation efficiency to reduce vehicle distance traveled. (See Plans generally, Appendix A).
- Site location within approximately, a two (2) mile radius from community resources such as convenience stores, retail, hair care, restaurants, and similar uses. Close proximity to these resources encourages daily walking and bicycling and reduces vehicle miles traveled as well as automobile dependence. (See Context Map and Transportation Map at Appendix E).
- Site location within approximately, one (1) mile walking distance to a commuter rail station and bus stop, helping to reduce pollution and land development effects from automobile use. (See Transportation Map at Appendix E).
- Proposed Development is not located on an existing wetland, floodplain, farmland, and is not within 100 feet of a body of water, helping to reduce the environmental impact of the Development footprint. (See FEMA/FIRM Map at Appendix E).
- Proposed Development provides ample dwelling unit parking capacity, helping to minimize the environmental harms associated with parking facilities including automobile

dependence, land consumption, and rainwater runoff. (See Plans generally, at Appendix A).

- Proposed Development will include reserved Electric Vehicle Charging Stations, helping to reduce pollution by promoting alternatives to conventionally fueled automobiles. (See Plans generally, Appendix A).
- Proposed Development will include a Construction Activity Pollution Prevention Plan where an erosion and sedimentation control plan for construction activities will be created and followed during construction, as to assist in reducing pollution from construction activities.
- Project's landscape design will not include invasive plant species. (See Civil Plans, Landscaping Plan, Appendix A).
- Proposed Development will use roofing materials that have a Solar Reflective Index equal to or greater than 82 at initial installation, helping to minimize effects on microclimates and human and wildlife habitats by reducing heat islands. (See Design Plans, Appendix A).
- Proposed Development will not exceed up lighting ratings for luminaries as describes in LEED for Building Design and Construction rating system, as to increase night sky access and improve nighttime visibility. (See Civil Plans, Lighting Plan, Appendix A).
- Proposed Development will include water meters for each dwelling unit and for irrigation lines, which can help support water efficiency efforts by monitoring and benchmarking water use over time.
- Proposed Development will include WaterSense labeled plumbing fixtures (lavatory faucets, showerheads, toilets, clothes washers) with low flow ratings, helping to minimize the indoor demand for water through high-efficiency fixtures and fittings.
- Proposed Development will not install turf grass and will landscape with plants that are native or adapted to the region, in an effort to reduce outdoor water consumption through efficient landscaping practices. (See Civil Plans, Landscaping Plan, Appendix A).
- Proposed Development will meet the whole building energy simulation and commissioning requirements of ASHRAE Standard 90.1-2010, helping to improve the buildings overall energy performance and reduce its greenhouse gas emissions.
- Proposed Development will include an electricity meter for each dwelling unit which can help support energy efficiency efforts by monitoring and benchmarking energy use over time.
- Proposed Development will provide all individuals responsible for ongoing maintenance of the building with a binder or CD that includes the projects product manufacturer manuals, operations manuals, etc., as to sustain the performance of the home by training its occupants in the operations and maintenance of sustainable features and equipment.
- Proposed Development will include energy reducing features such as high efficiency boilers, LED light fixtures, sophisticated HVAC controls, increased and continuous building insulation, and window glazing with increased U-Factor values that demonstrate a percentage of energy reduction as compared to the baseline building performance listed

in ASHRAE 90.1-2010 Standard. These energy efficient features aid in improving the overall energy performance and reducing the buildings greenhouse gas emissions.

- Proposed Development will include pipe insulation on all domestic hot water piping, as a means to reduce energy consumption and the burden on water supply systems by increasing efficiency of hot water distribution.
- Proposed Development will use non-paper faced backer board, water resistant flooring at all bathrooms, drain pans at all clothes washers, and dryers vented directly to the outside, helping to promote durability and performance of the building enclosure and its components and systems. (LEED for Homes prerequisite).
- Proposed Development will use building components that were manufactured locally and/or contain postconsumer or pre-consumer content where applicable, as to increase demand for products that minimize material consumption.
- Proposed Development will develop and implement a construction waste management plan aimed to reduce, to the greatest extent possible, the total construction waste. The intent of this is to divert from landfills and incinerators large proportions of waste. Construction waste shall be recycled as much as possible.
- Proposed Development will provide dedicated areas for the collection and storage of building occupants recyclable materials, as to reduce the waste that is generated by building occupants and hauled to and disposed of in landfills.
- Proposed Development will include a ventilation system that provides outdoor air directly to each unit and that locates air inlets that are at least 10 feet from known sources of contamination, helping to reduce moisture problems and occupants' exposure to indoor pollutants from kitchens, bathrooms and other sources by exhausting pollutants to outside and ventilating the outdoor air.
- Proposed Development will install a carbon monoxide monitor at each unit, helping to limit the leakage of combustion gases into the occupied space of the home.
- Proposed Development will include air filters with a minimum efficiency reporting value (MERV) of 8 or higher on all recirculating space conditioning systems, helping to protect occupant's health by reducing particulate matter from the air supply system.
- Proposed Development will include continuously operating exhaust fans at all bathrooms with a shower or tub, as to minimize moisture problems and occupant's exposure to indoor pollutants through enhanced exhaust and ventilation system.
- Proposed Development will include a preoccupancy building flush, which occurs after construction ends but before occupancy where the building is flushed with fresh air as to remove dust and debris from the ducts.
- Proposed Development will include some materials with low VOC content (such as interior paints, flooring, and adhesives) as to reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment. (LEED for Building Design and Construction point).

V. Permitting

General

The Applicant proposes to obtain all local permits and approvals through the Chapter 40B comprehensive permit process established pursuant to Chapter 40B including 760 CMR 56.00 *et. seq.* Accompanying this Application in Appendix F is a table referencing all requested exceptions and waivers from any applicable provisions of the Town of Wakefield By-Laws and Regulations.

Waivers and Exceptions

The Site is located within the Town's "Single Residence District" (SR) and "Business District: (B)" where the proposed multi-family, residential uses are prohibited. The Applicant is seeking waivers and exceptions to allow the proposed Development which are more particularly set forth in Appendix F. Such waivers and exemptions are requested from applicable Town By-Laws, rules and regulations as follows, without limitation:

- Use Regulations: Multi-family, residential uses are prohibited in the SR Zoning District and allowed in B Zoning District by Special Permit.
- Dimensional Regulations:
 - o The Applicant seeks zoning relief pursuant to Chapter 40B to allow the proposed Multi-family Development as shown on the Plans. The Development will not comply with the following dimensional requirements:
 - Proposed Setbacks, building height, Floor Area Ratio, and Minimum Lot Area, height and density.
 - Parking space dimensions to allow for the parking configuration set forth in the Plans.

Further, exceptions and waivers from applicable Town By-laws, rules and regulations as follows, without limitation:

- Landscaping Requirements.
- Parking and Loading Requirements.
- Special Permits and Site Plan Review Requirements.
- Development Impact Review.
- Removal of Earth Products.
- Signs.
- Storm Drain System, Stormwater Management.
- Subdivision of Land to the extent applicable.

A Comprehensive Permit may provide all local permits and approvals pursuant to the Chapter 40B enabling construction of the proposed multi-family Development consistent with local needs. In that regard, the ZBA shall, pursuant to Chapter 40B, grant all variances, reviews and orders on

behalf of all other Town of Wakefield “Local Boards” as defined in Chapter 40B (including, without limitation, the Planning Board, the Select Board, the Conservation Commission, etc.) to the extent of grant of those local permits and approvals through local By-laws and Regulations are required in accordance with the Applicant’s requested exceptions and waivers. (See Appendix F, generally).

There are no jurisdictional resource areas, or cultural or historic resources, or critical habitat areas at the Site. Public water, sewer and electric services are all available at the Site. (See Civil Plans, Sheet C4 at Appendix A).

VI. Prior Applications

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

In accordance with Wakefield Zoning By-Law Section 190-32, that proposed development would have required an 18% set aside for (5 Units) for low or moderate income households exempting it from the provisions of 760 CMR 56.03(7), Related Applications. Additionally, the time lapse between the withdrawn application on April 5, 2020 and the present well exceeds the 12 month ‘freeze-out’ for applicable Related applications. Accordingly, this Application is not, in any precluded from previous development efforts at the Site.

VII. Proposed Development Schedule

The Applicant intends to construct the Development in a single phase. The following Development milestones are anticipated:

- March 2025 – All permits granted
- June 2025 – Construction start
- June 2025 – Marketing of affordable units
- June 2026 – Marketing of market rate units
- August 2026 – Construction completion
- October 2026 – Initial occupancy

This Development Schedule is only an estimate and will likely change based on a number of factors, including, without limitation, conclusion of the ZBA’s hearing on the Application.

VIII. General Information

A Certified Abutters list provided by the Town's Assessor on September 20, 2023 is provided herewith (See Appendix G). The Application filing fee to the Town in the amount of \$7,280 as set forth in the Town's Application form as provided above, is included herewith.

IX. Conclusion

According to the SHI, the Town meets 8.84% of its mandate to create 10% of its year round housing stock as "Affordable" in accordance with the provisions of Chapter 40B. Specifically, the Town has 11,261, 2020 Census Year Round Housing Units of which 995 are SHI eligible resulting in a deficiency of 132 units. Accordingly, the Town must continue in its efforts to meeting this critical affordable housing need.

The housing proposed under this Application will provide high quality, much needed housing for those working in and around the Town of Wakefield and in the region meeting a critical need as a catalyst of local and regional economic development. The Development features minimal impacts on the Town's roadways, infrastructure and services by incorporating sustainable features. Additionally, the Development will revitalize and spur future, high-quality development in the surrounding area.

Appendix A:

*Residences at Nahant LLC – 119-135 Nahant Street, Wakefield, MA
July 2023
Prepared by SV Design and Hayes Engineering, Inc.
(26 Sheets)*

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Residences at Nahant LLC



New Construction

119 - 135 Nahant Street Wakefield, MA

Project Status: ZBA Filing - Comprehensive Permit
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		•
A6.04	UNIT PLANS		•
A6.05	UNIT PLANS		•
A6.06	UNIT PLANS		•
R1.00	RENDERINGS		•
R1.01	RENDERINGS		•
R1.02	RENDERINGS		•
R1.03	RENDERINGS		•



PROJECT TEAM:

THE PANOS LAW GROUP
ATTORNEY

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

HAYES ENGINEERING
CIVIL ENGINEER

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

SV DESIGN, LLC
ARCHITECT

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

Proposed New Construction Residences at Nahant LLC 119-135 Nahant Street Wakefield MA SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745	Project Eligibility Filing Issue Date: Description July 2023 Checked By:
	Scale: 1/8" = 1'-0" Drawn By: Author Date: July 2023 Checked By: Checker Project #: 116122007
COVER	COVER
COVER	G100

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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%
TOTAL	4	25	25	25	21	100	100%

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

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

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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 0' 10' 20' 40'

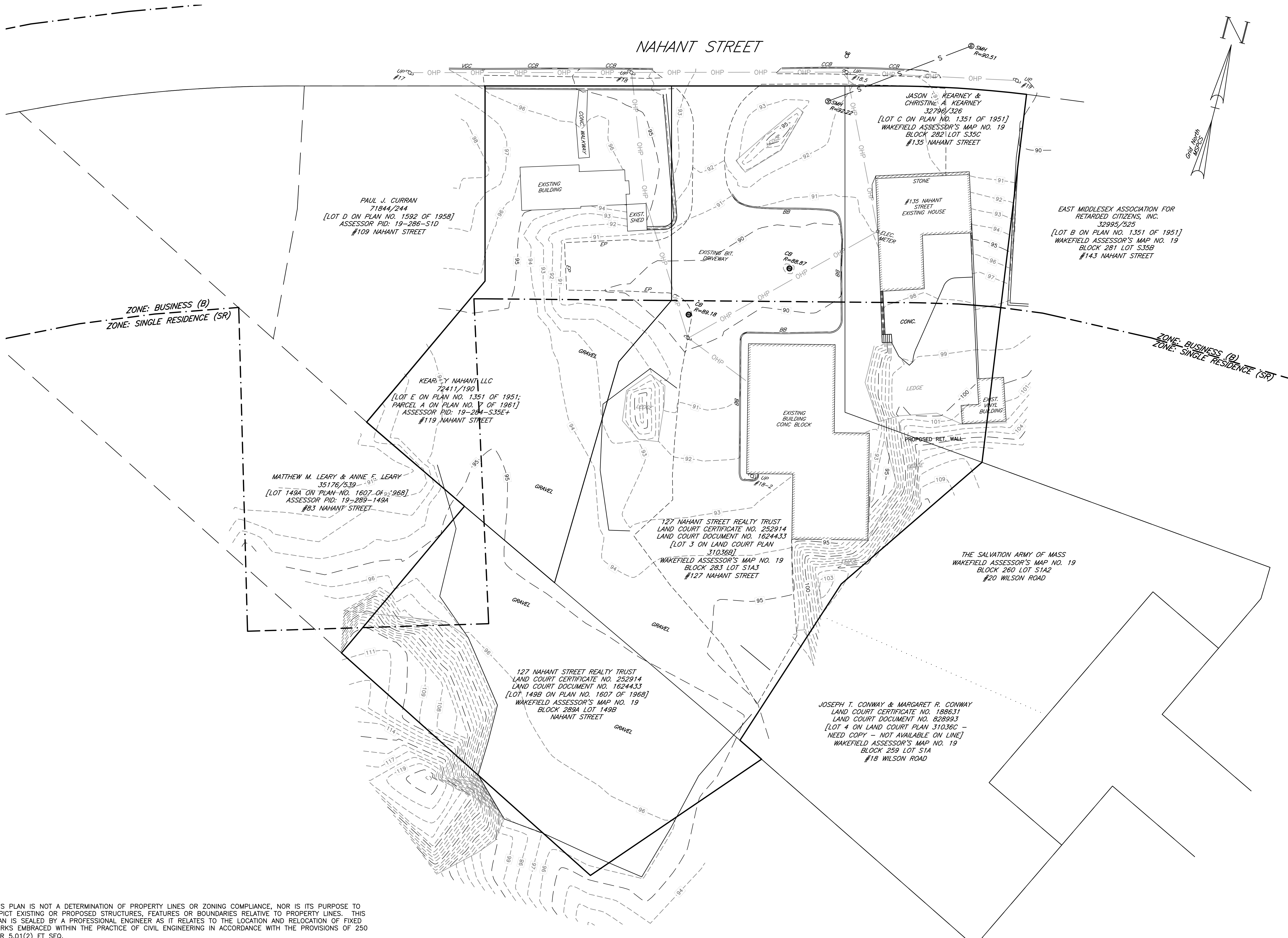
Date: March 21, 2023

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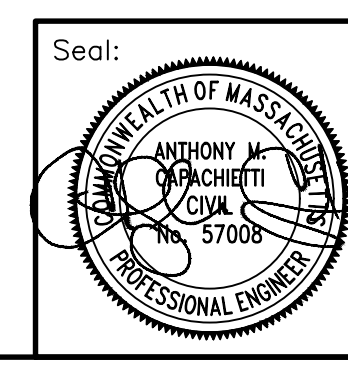
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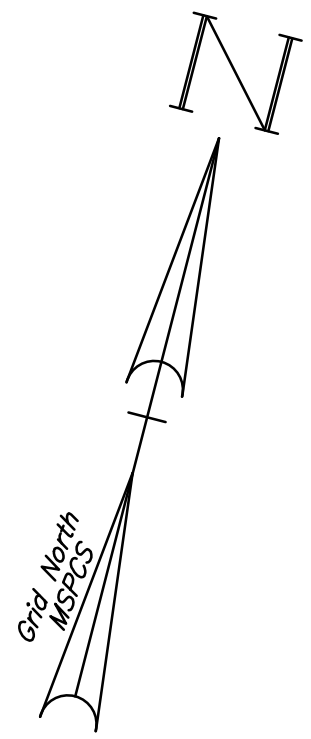
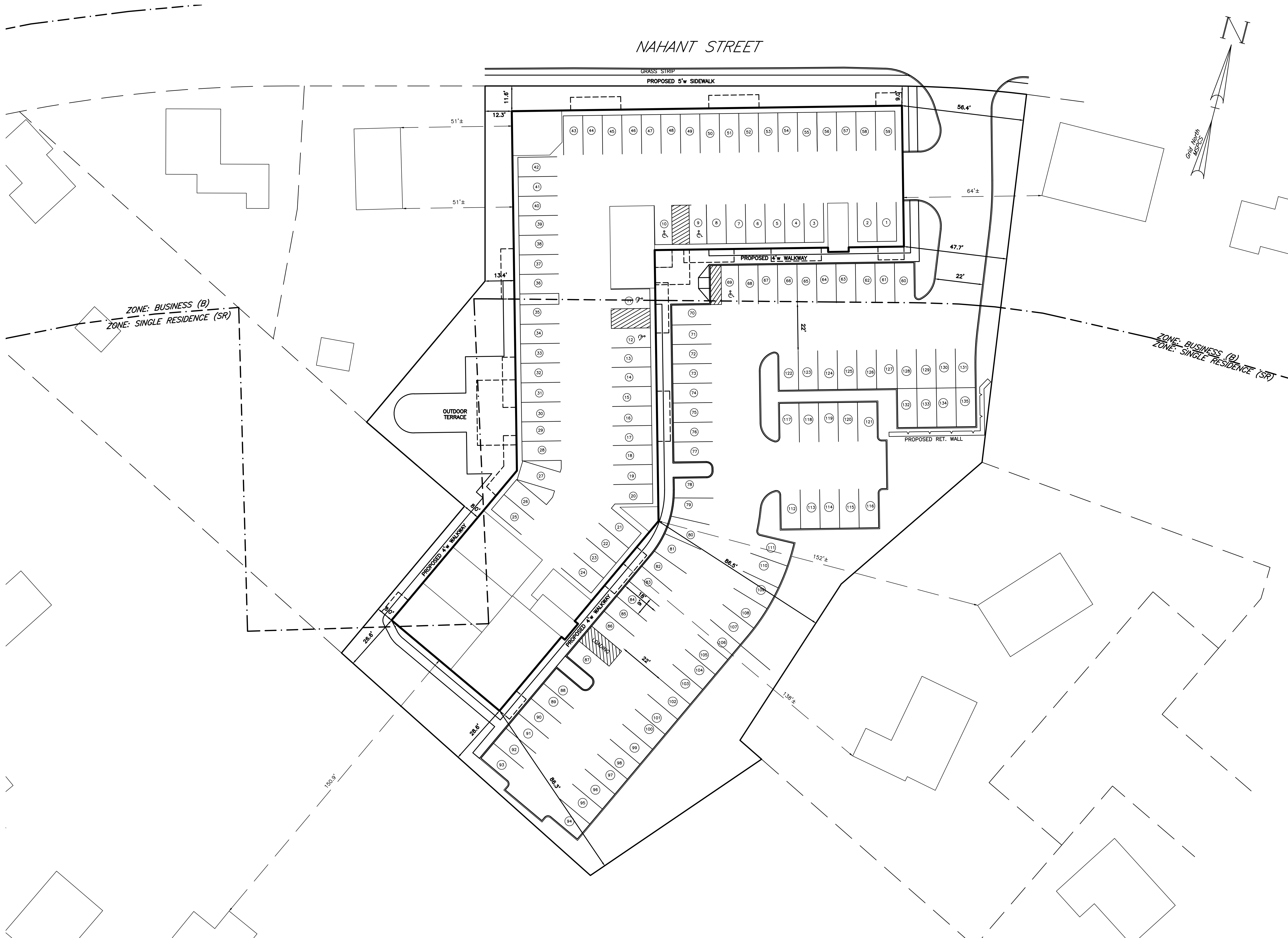
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 PRELIMINARY SITE DEVELOPMENT PLAN
 THE RESIDENCES AT NAHANT STREET
 127-135 NAHANT STREET
 WAKEFIELD, MASS.

Drawing No.:
 C2
 SHEET 2 OF 6

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
 1205 THE PARKWAY GROUP
 246 ANDOVER STREET - SUITE 301
 PEABODY, MASSACHUSETTS 01960
 978.406.9979

Prepared By:

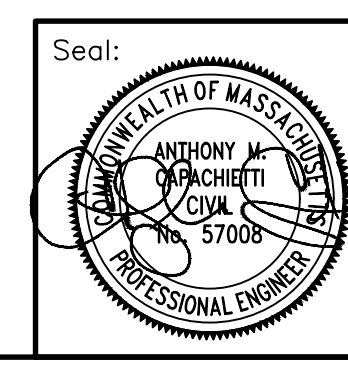
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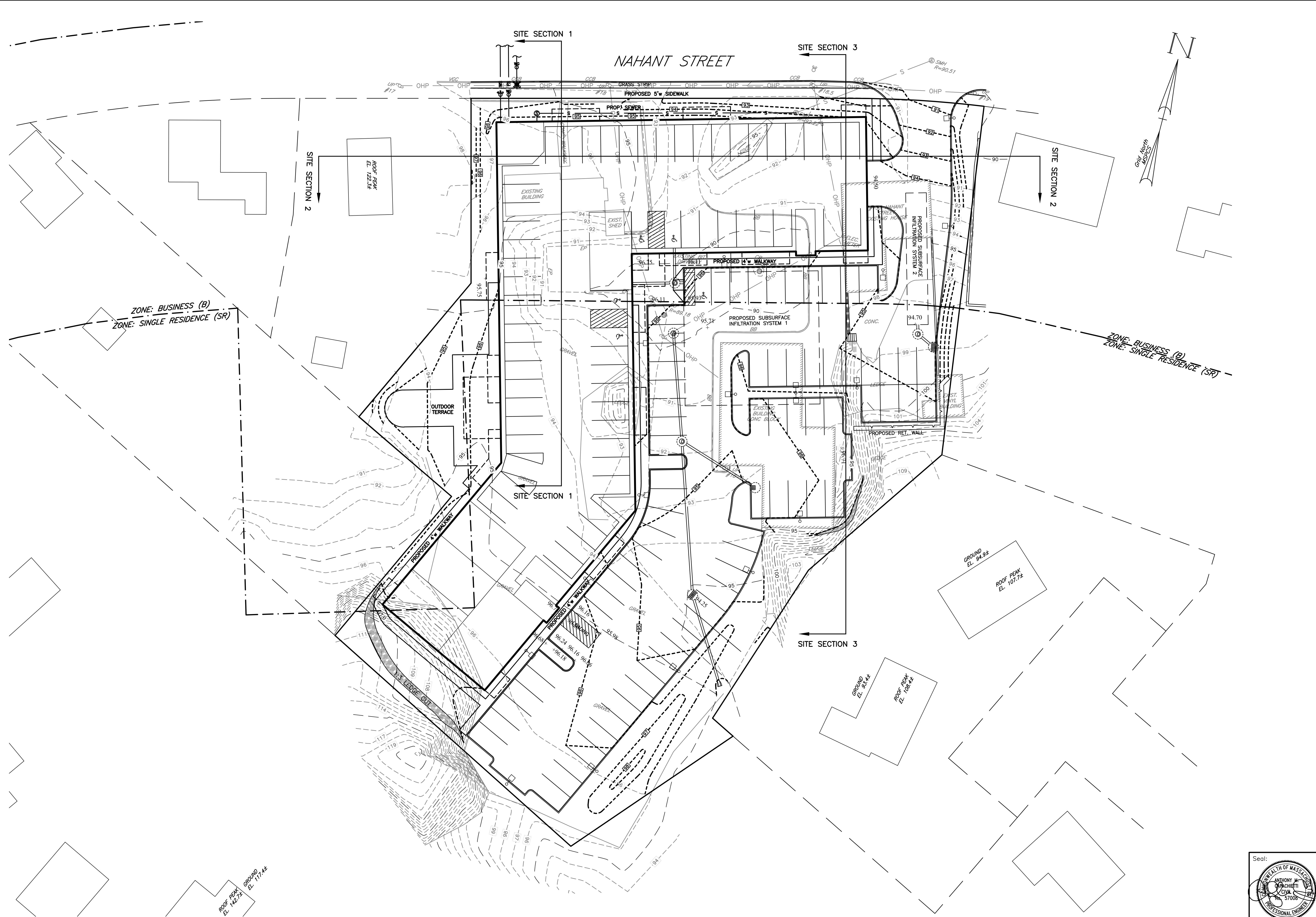
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 PRELIMINARY SITE DEVELOPMENT PLAN
 THE RESIDENCES AT NAHANT STREET
 127-135 NAHANT STREET
 WAKEFIELD, MASS.



Drawing No.:
C3
 SHEET 3 OF 6



Owner / Applicant
 THE RESIDENCES AT NAHANT STREET LLC
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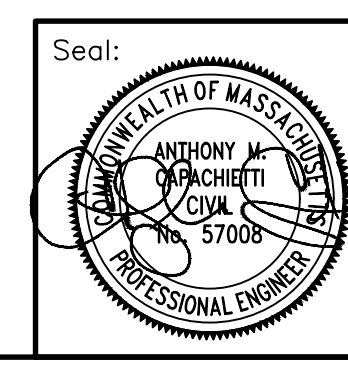
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 0' 10' 20' 40'
 Date: March 21, 2023

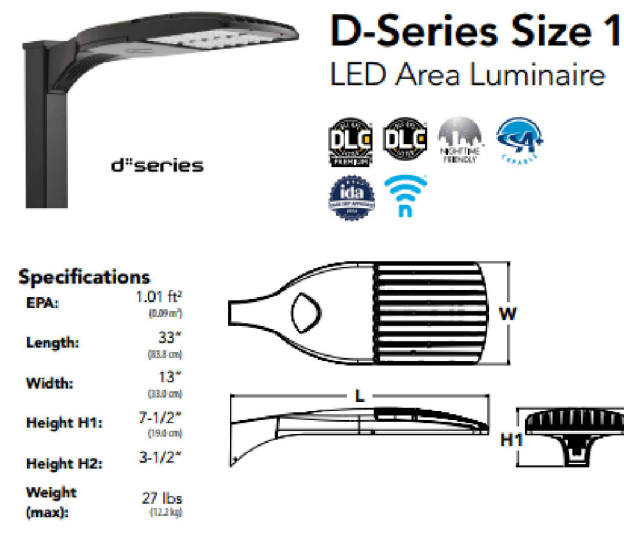
Drawing Title:
 PRELIMINARY SITE DEVELOPMENT PLAN
 THE RESIDENCES AT NAHANT STREET
 127-135 NAHANT STREET
 WAKEFIELD, MASS.

Drawing No.:
C4
 SHEET 4 OF 6



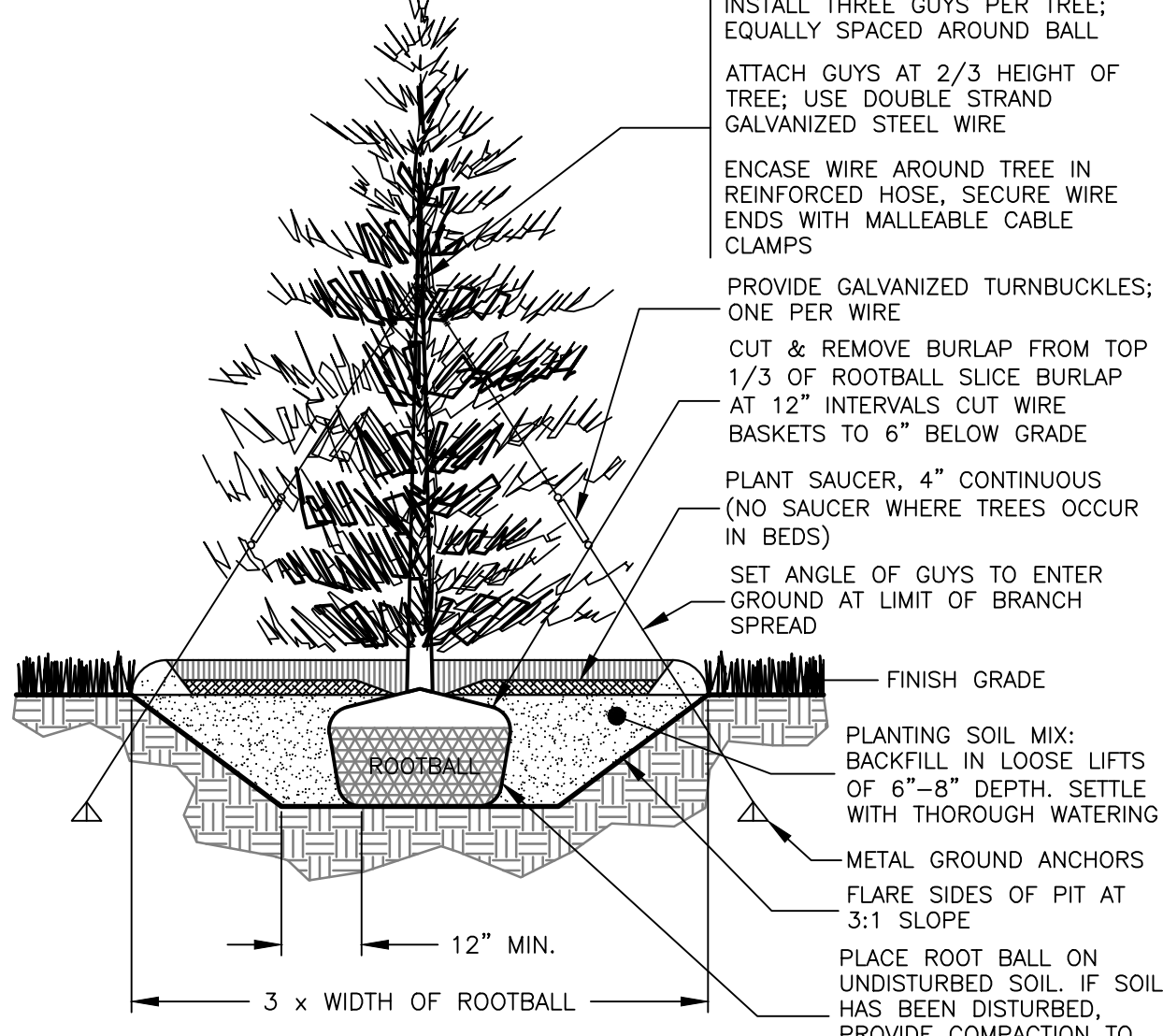
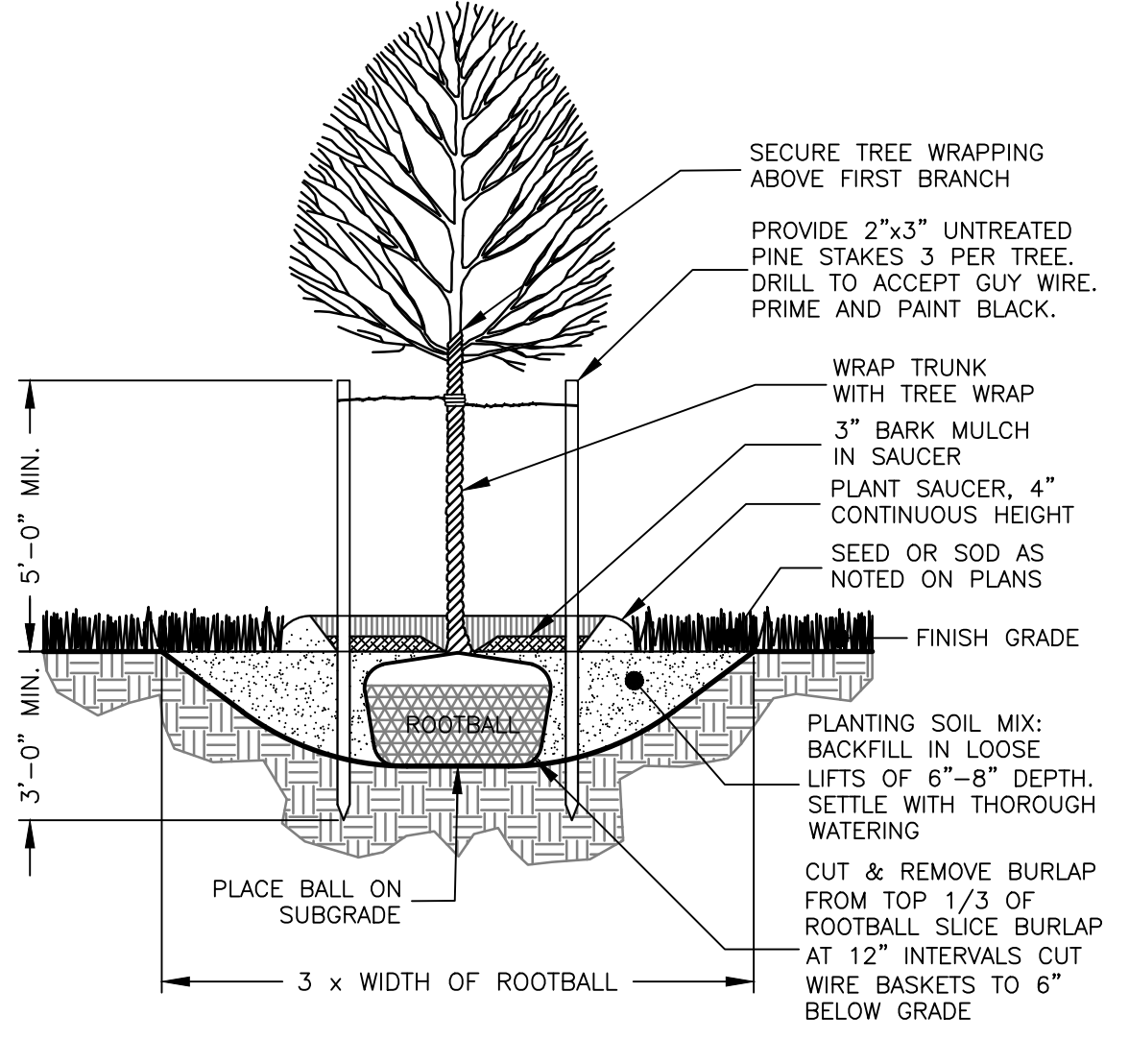
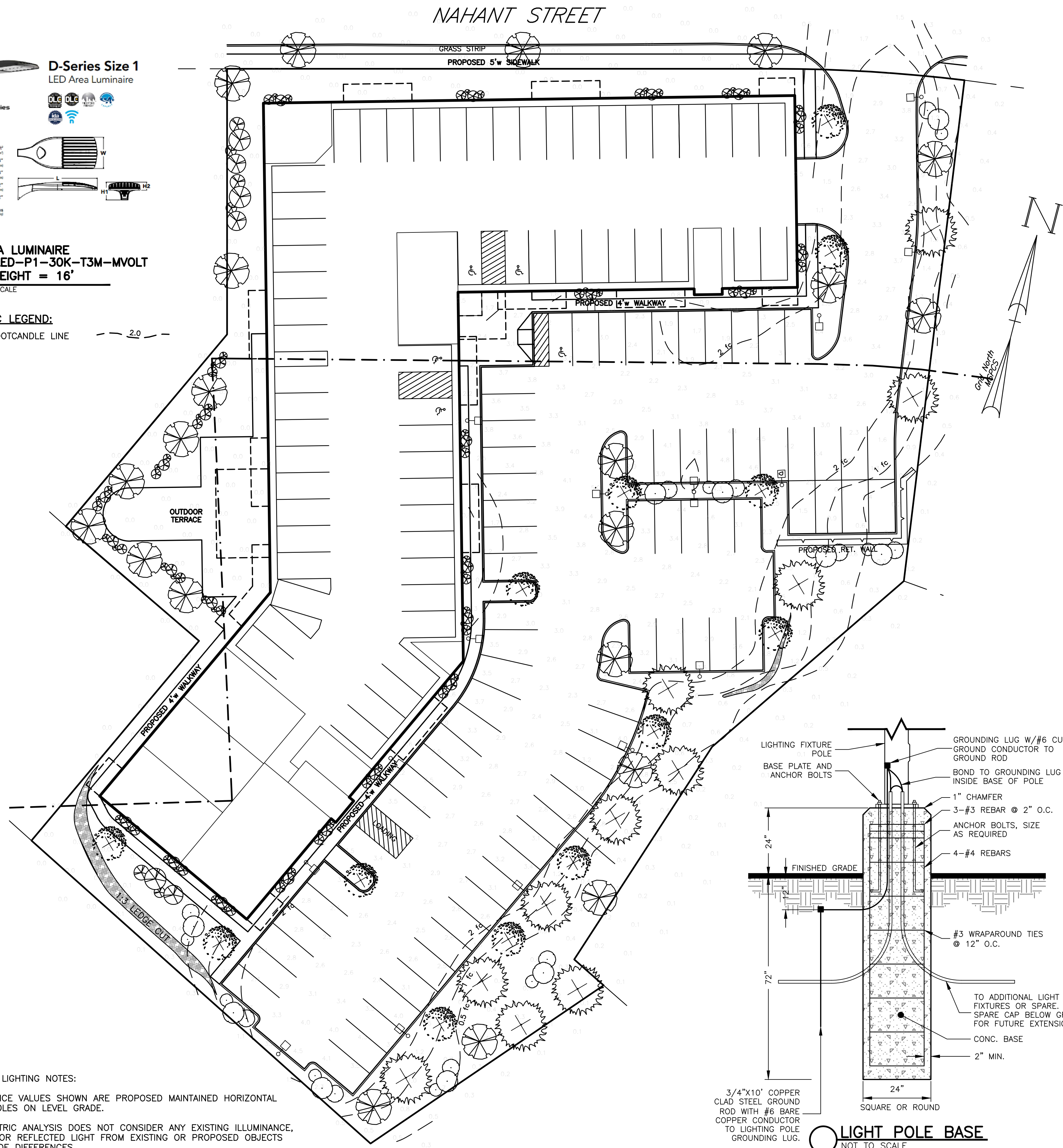
PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREE OPTIONS:			
	ACER RUBRUM	RED SUNSET MAPLE	2" CALIPER
	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2" CALIPER
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CALIPER
	CARAYA OVATA	SHAGBARK HICKORY	2" CALIPER
	Ostrya virginiana	HOPHORNBEAM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



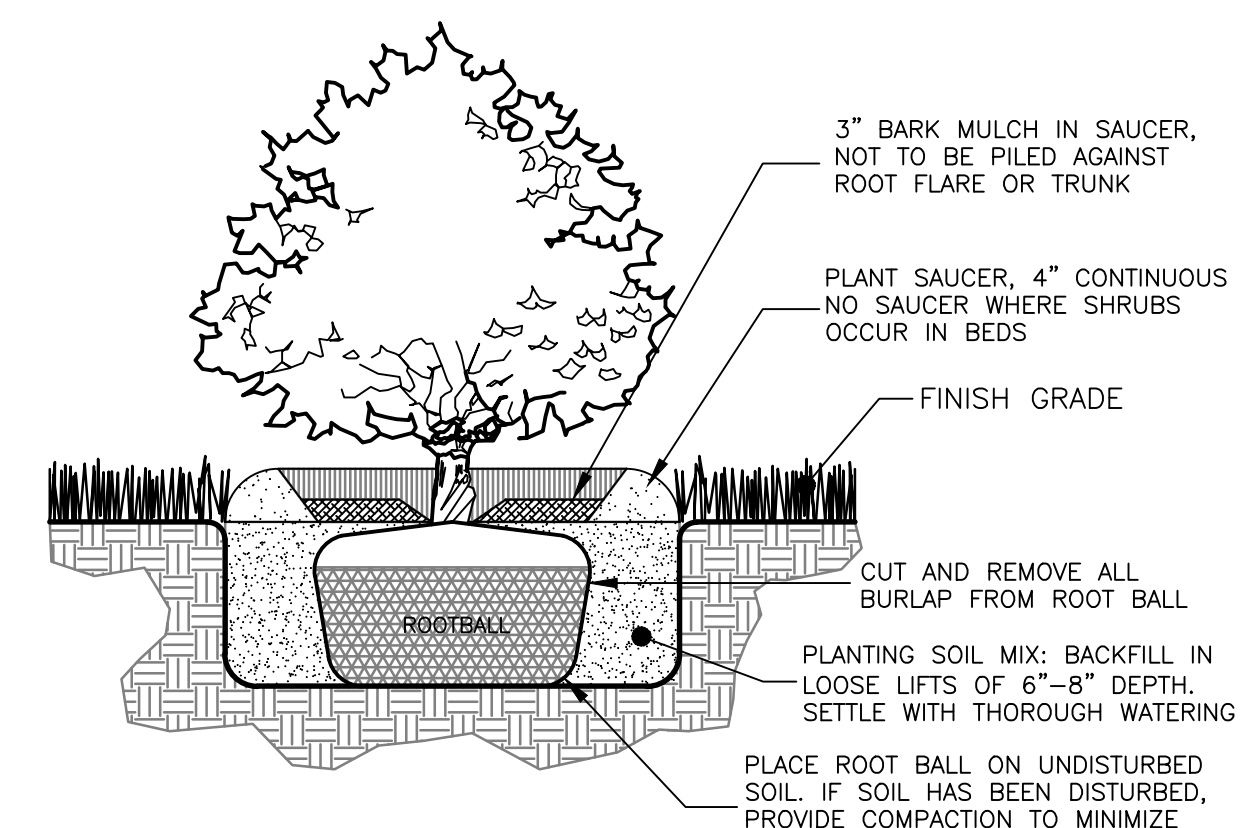
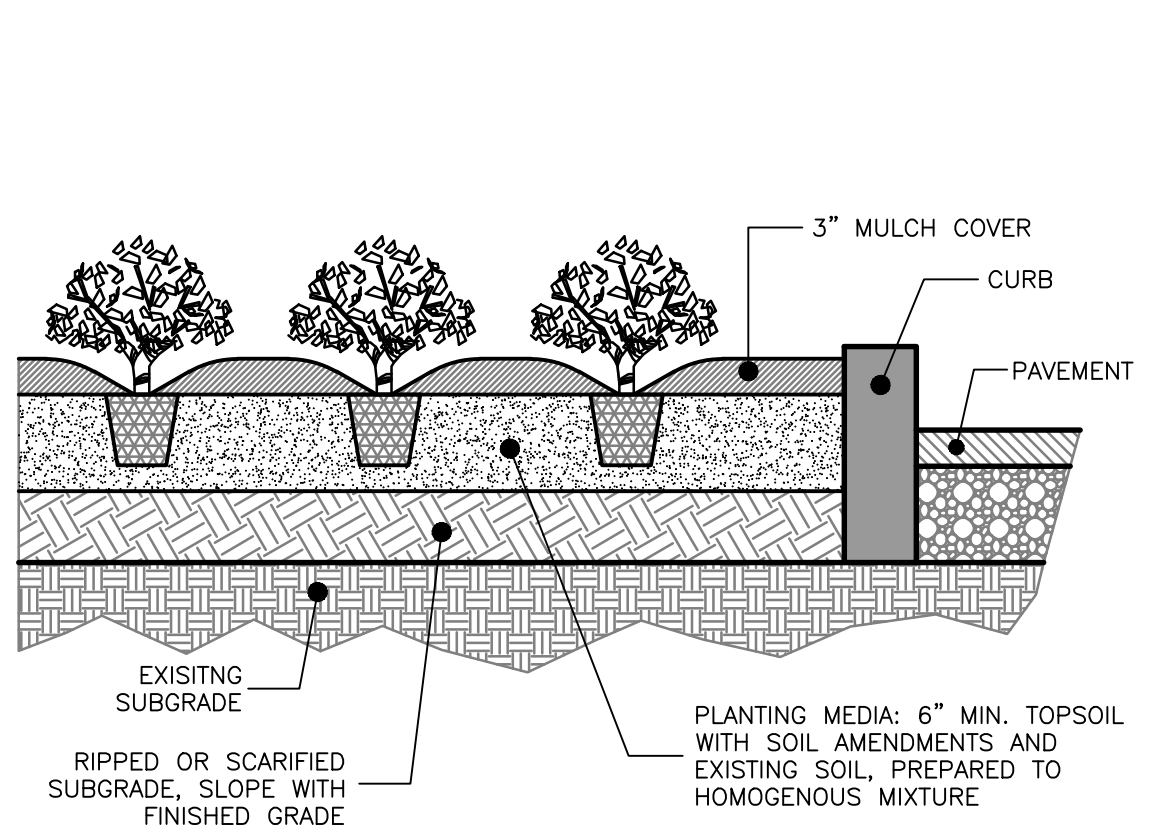
LITHONIA LUMINAIRE
DSX1-LED-P1-30K-T3M-MVOLT
POLE HEIGHT = 16'
 NOT TO SCALE

PHOTOMETRIC LEGEND:
 DENOTES ISOFOOTCANDLE LINE



DECIDUOUS TREE PLANTING
 NOT TO SCALE

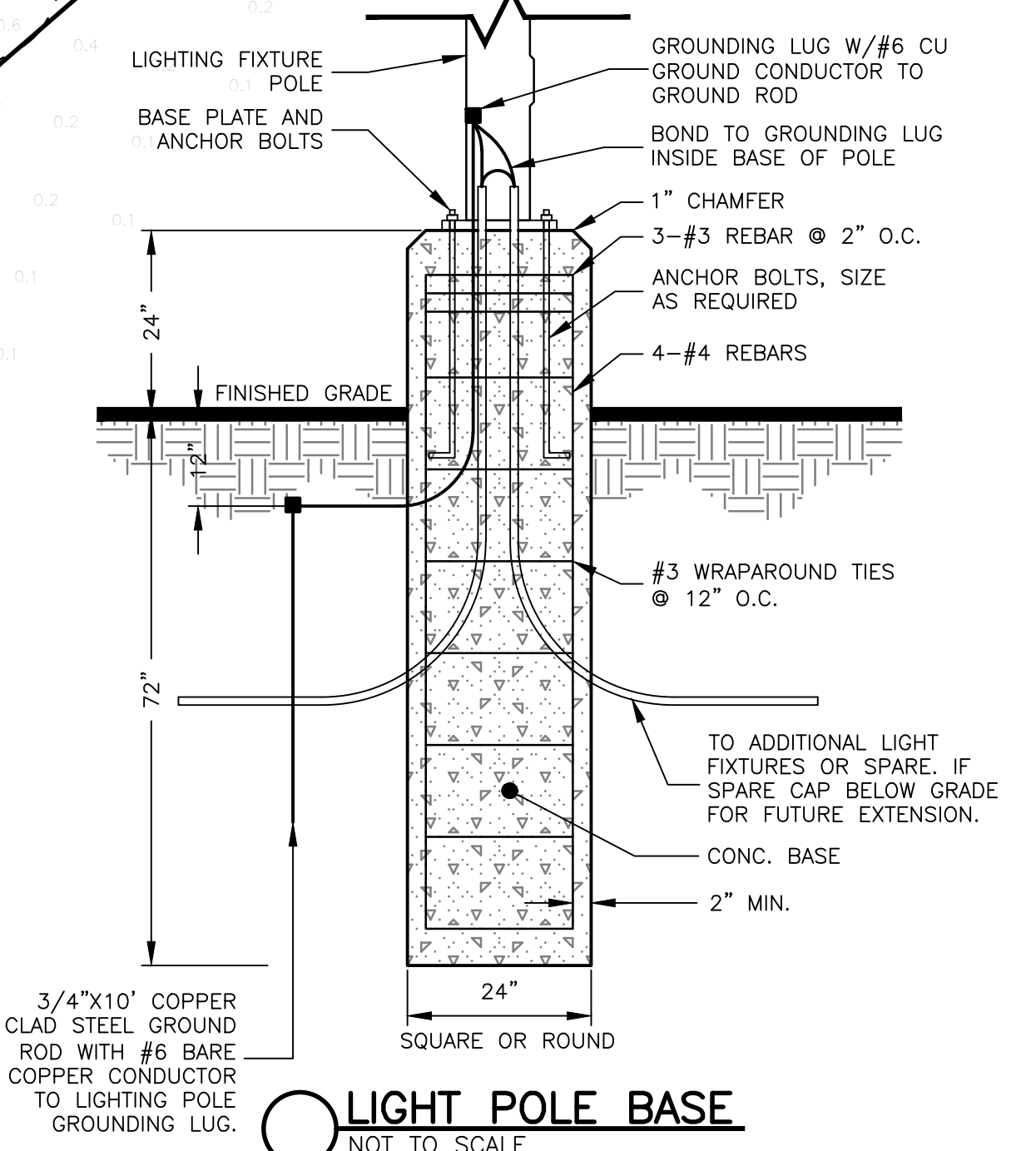
EVERGREEN TREE PLANTING
 NOT TO SCALE



GROUND COVER PLANTING
 NOT TO SCALE

SHRUB PLANTING
 NOT TO SCALE

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



LIGHT POLE BASE
 NOT TO SCALE

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

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

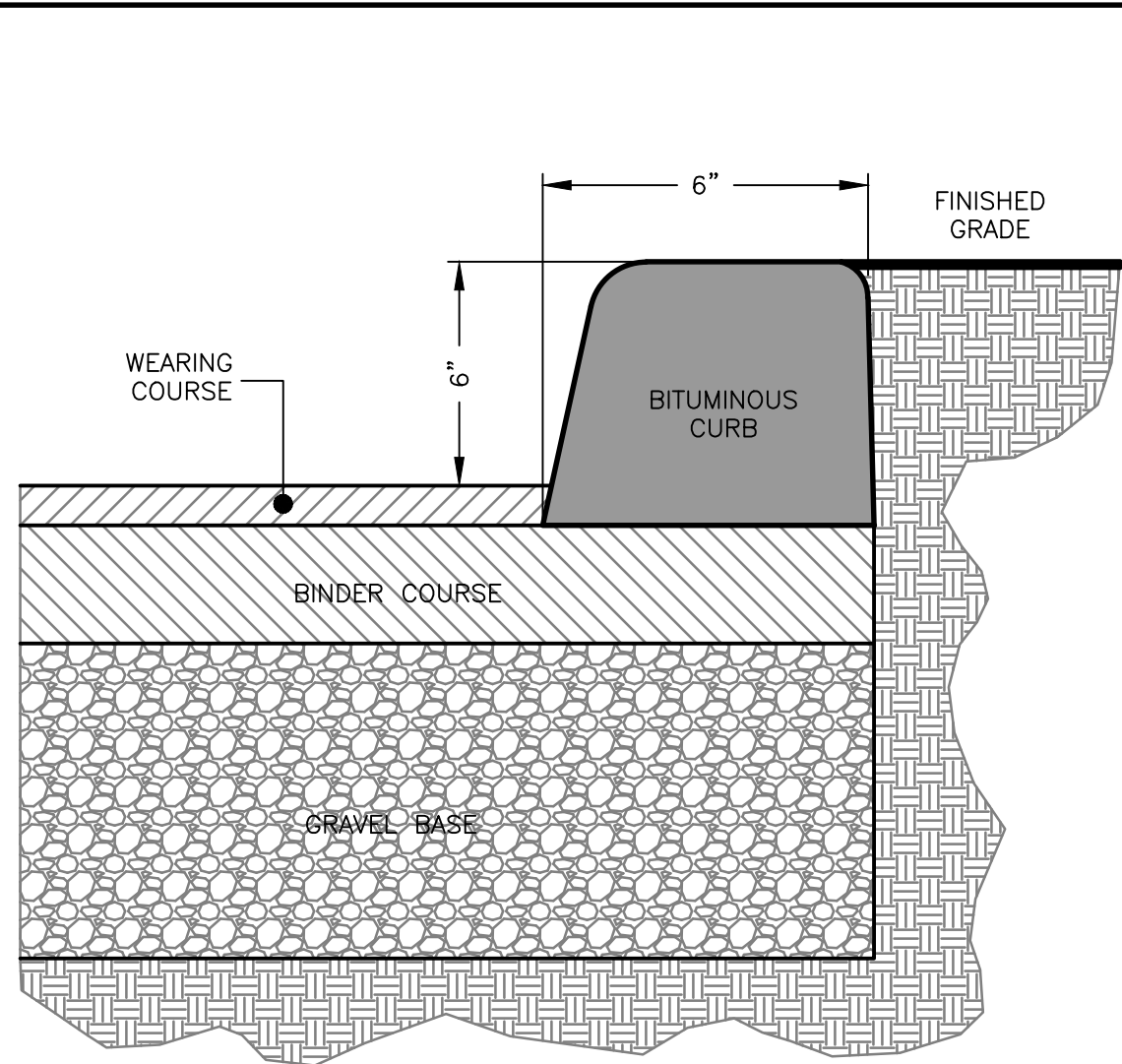
Design By: AMC
 Drawn By: AMC
 Checked By: AMC
 Project File: WAK-0582A
 Comp. No: WAK250-MSPCS
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

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.

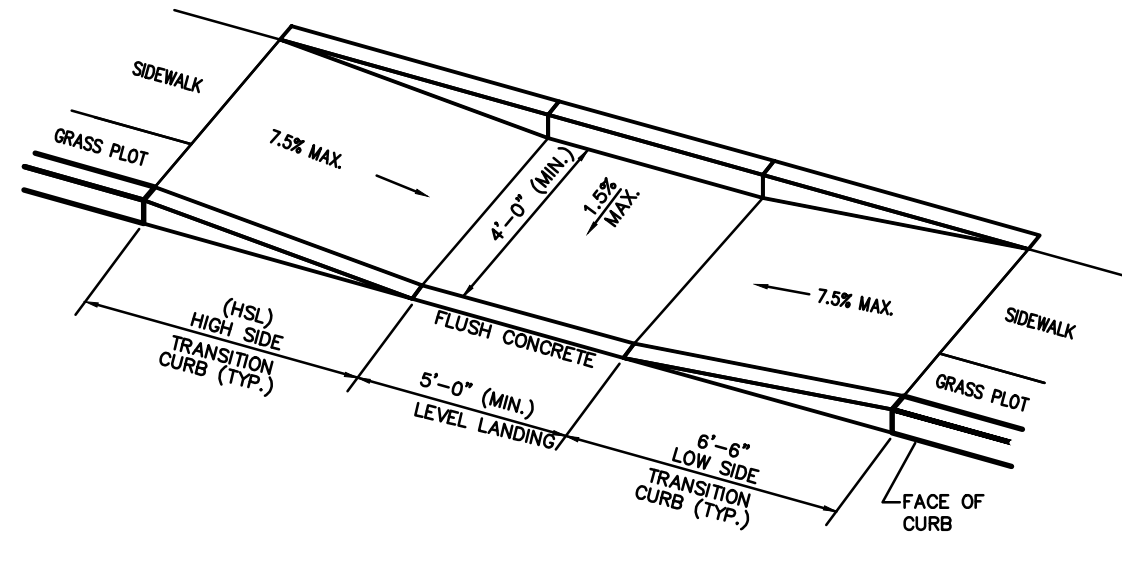
Seal:
 Drawing No.:
 C5
 SHEET 5 OF 6



BITUMINOUS CURB
NOT TO SCALE

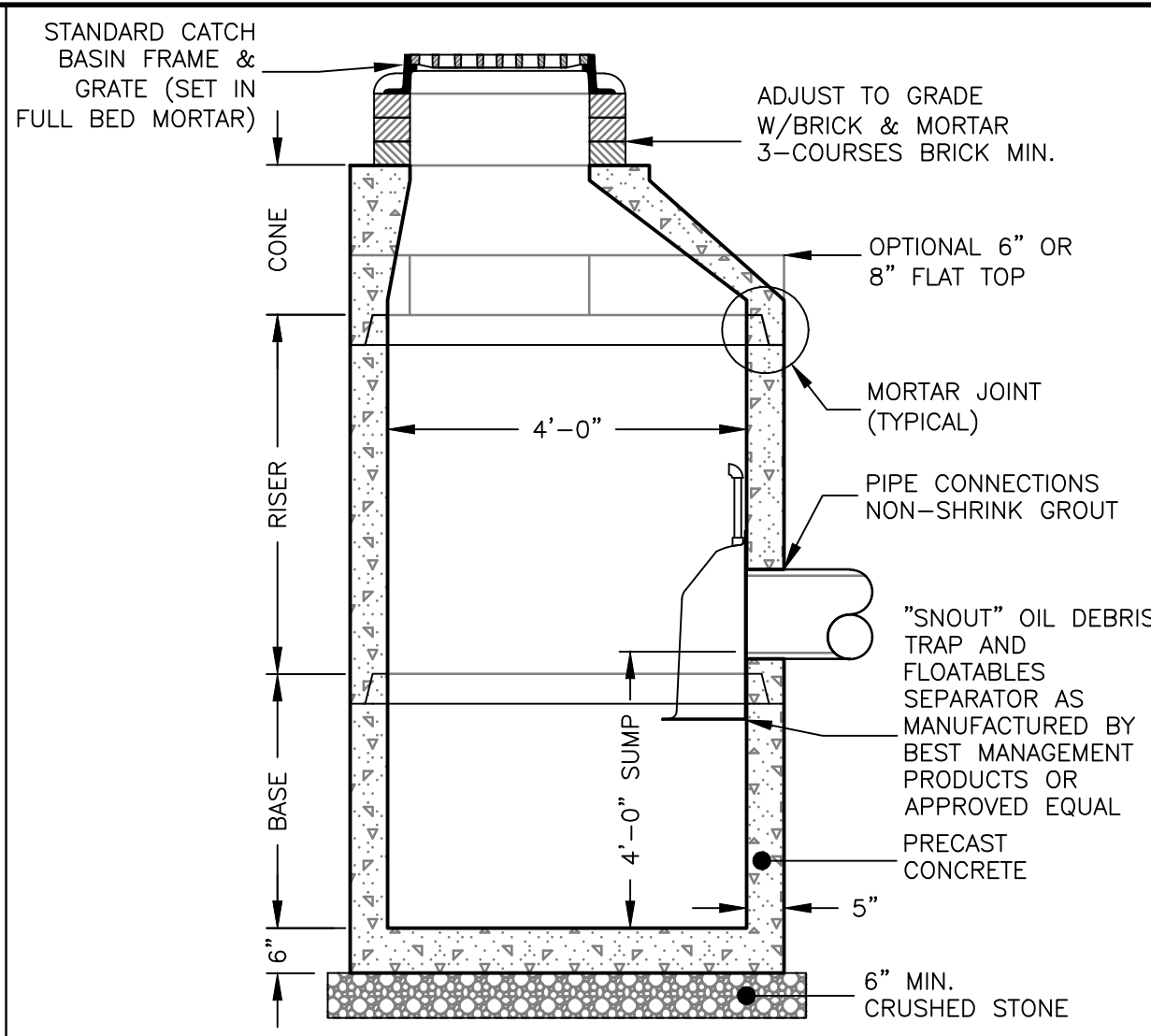
ROADWAY PROFILE GRADE %	(HSL)
0	6'-6"
> 0 TO 1	7'-8"
> 1 TO 2	9'-0"
> 2 TO 3	11'-0"
> 3 TO 4	14'-0"
> 4	15'-0" MAX

BASED ON CURB REVEAL OF 6"



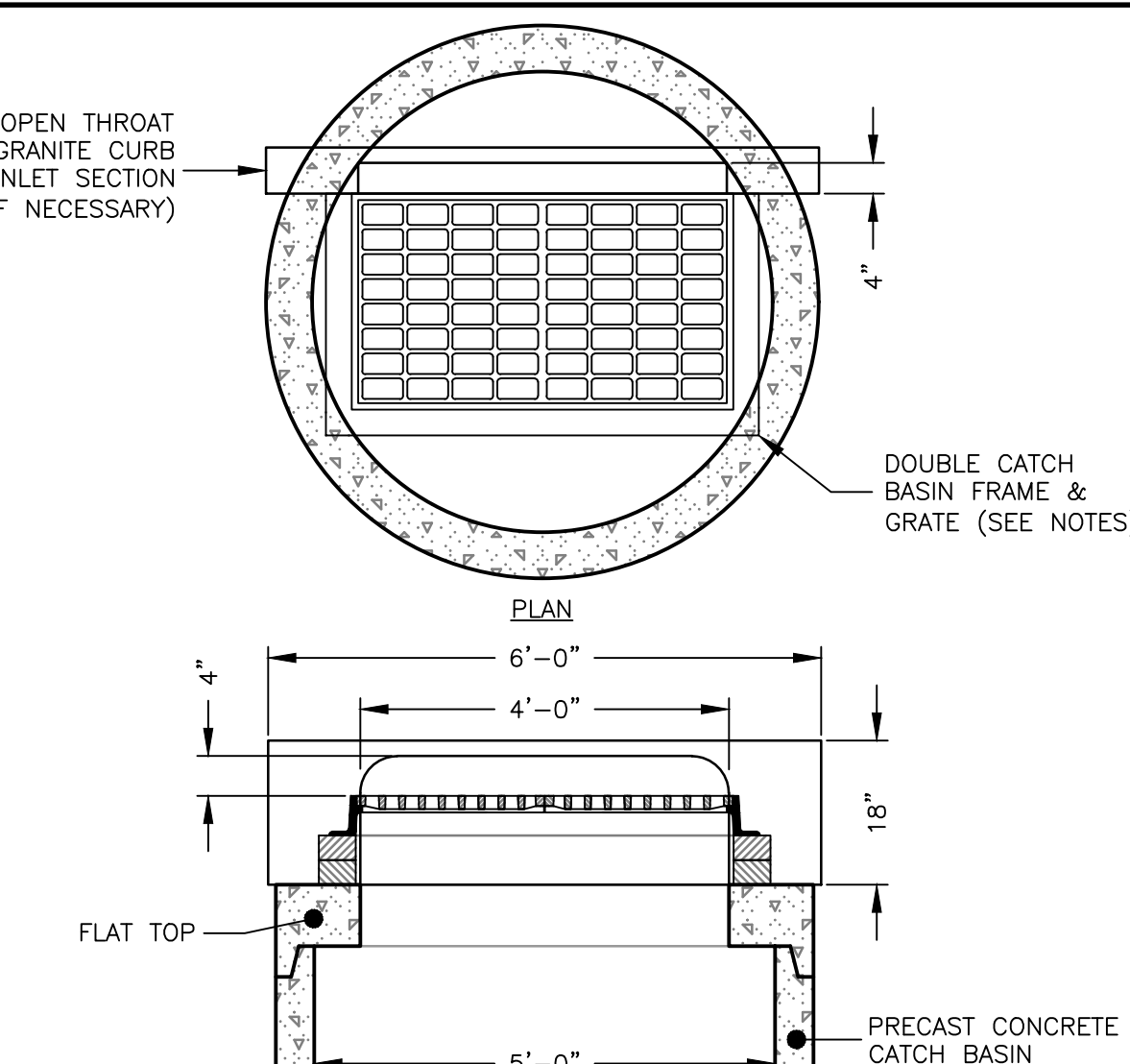
WHEELCHAIR RAMP
NOT TO SCALE

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



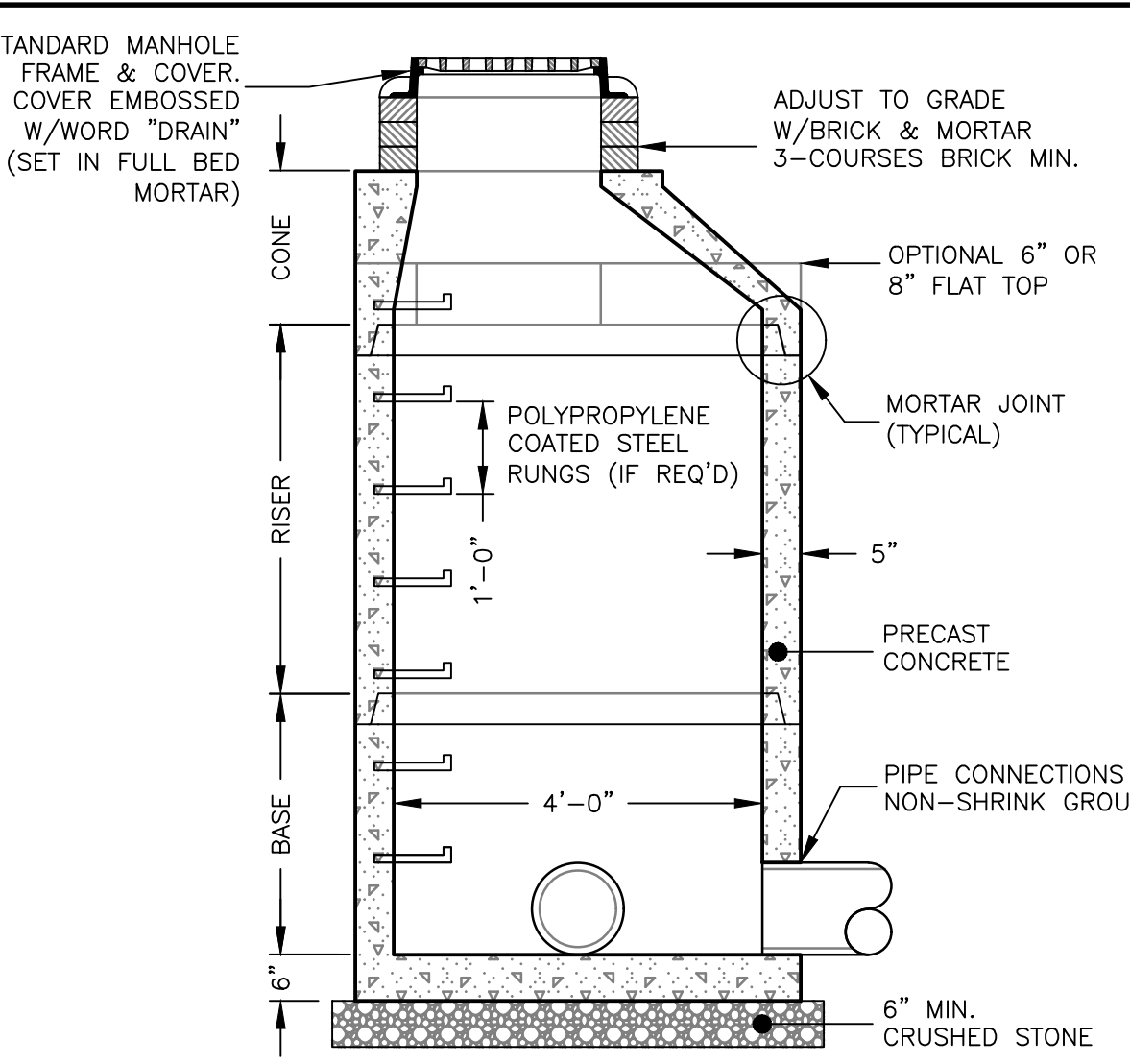
PRE-CAST CATCH BASIN
NOT TO SCALE

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."



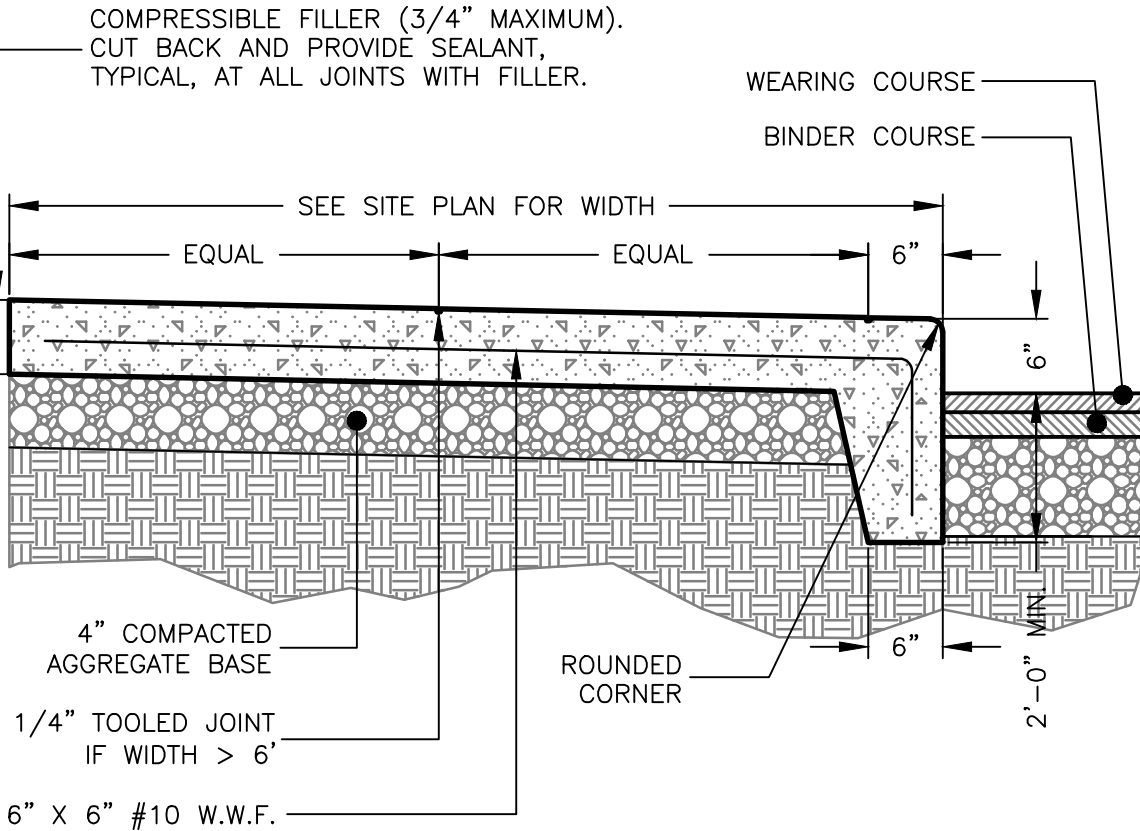
DOUBLE FRAME & GRATE
NOT TO SCALE

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.

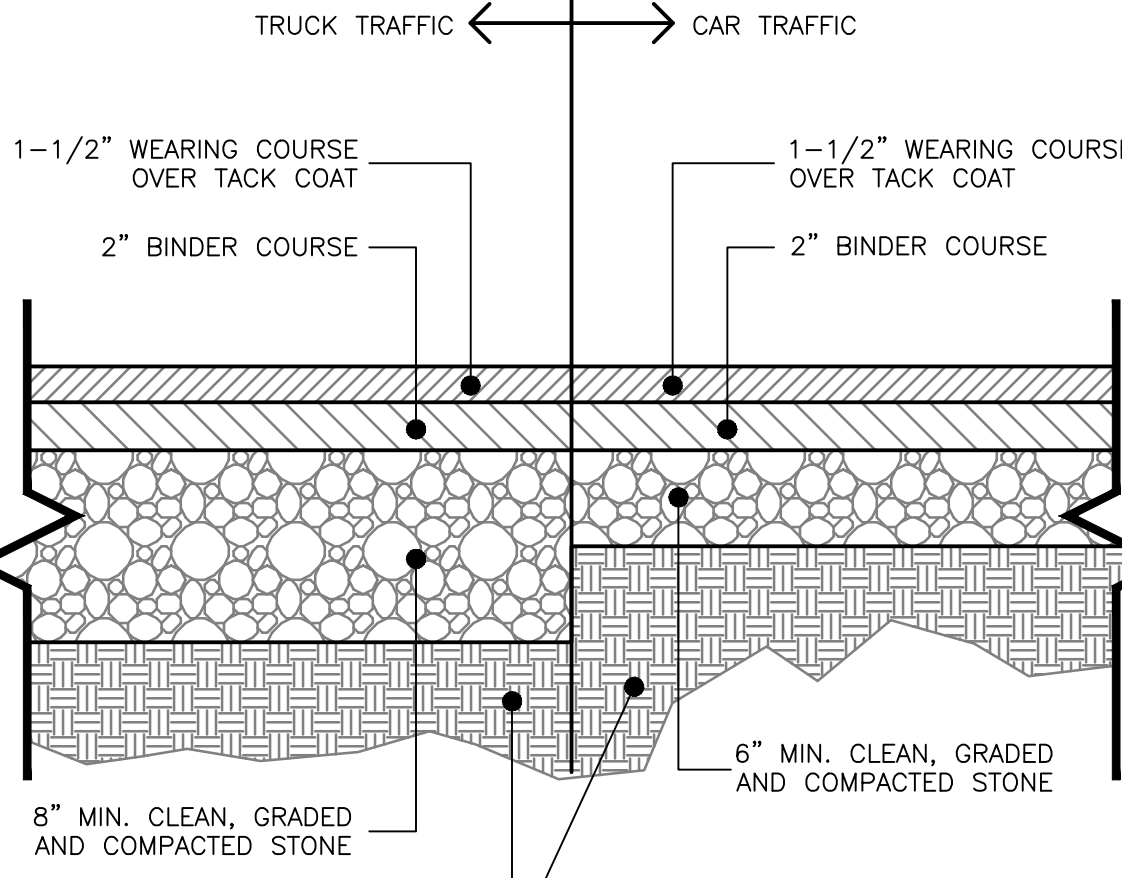


PRE-CAST DRAIN MANHOLE
NOT TO SCALE

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."

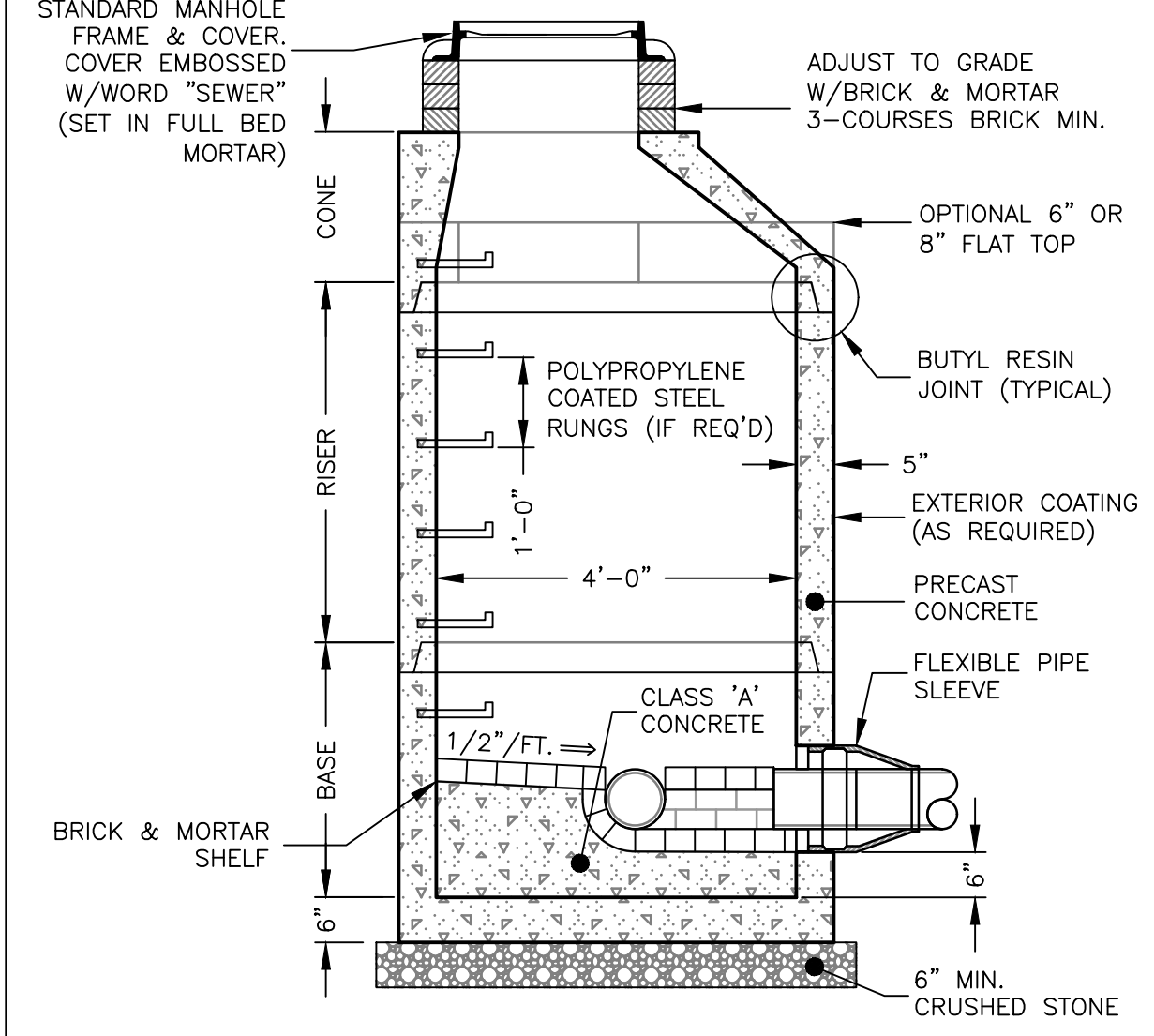


CONCRETE SIDEWALK (BUILDING PERIMETER)
NOT TO SCALE



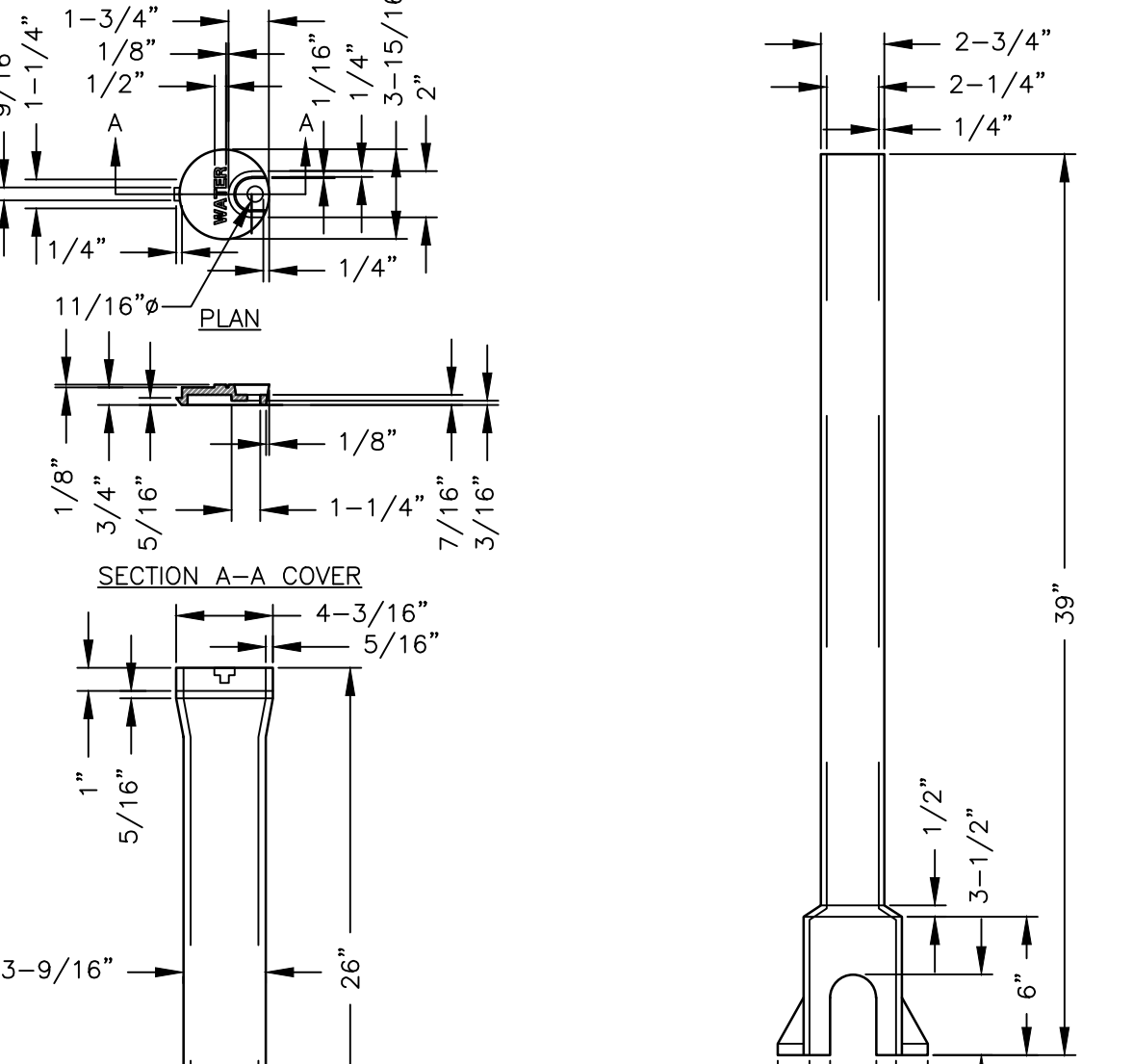
PAVEMENT SECTION
NOT TO SCALE

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

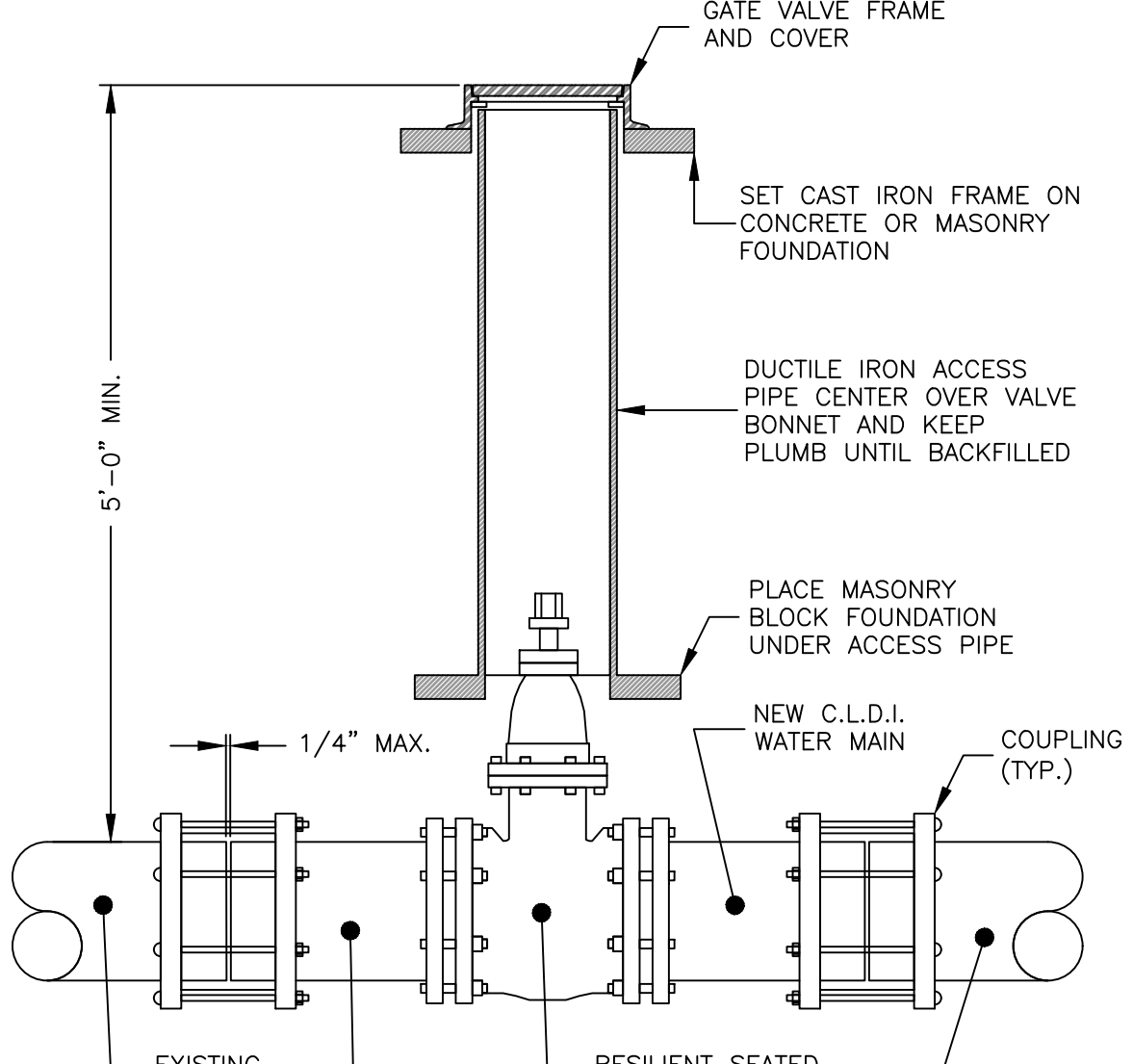


PRE-CAST SEWER MANHOLE
NOT TO SCALE

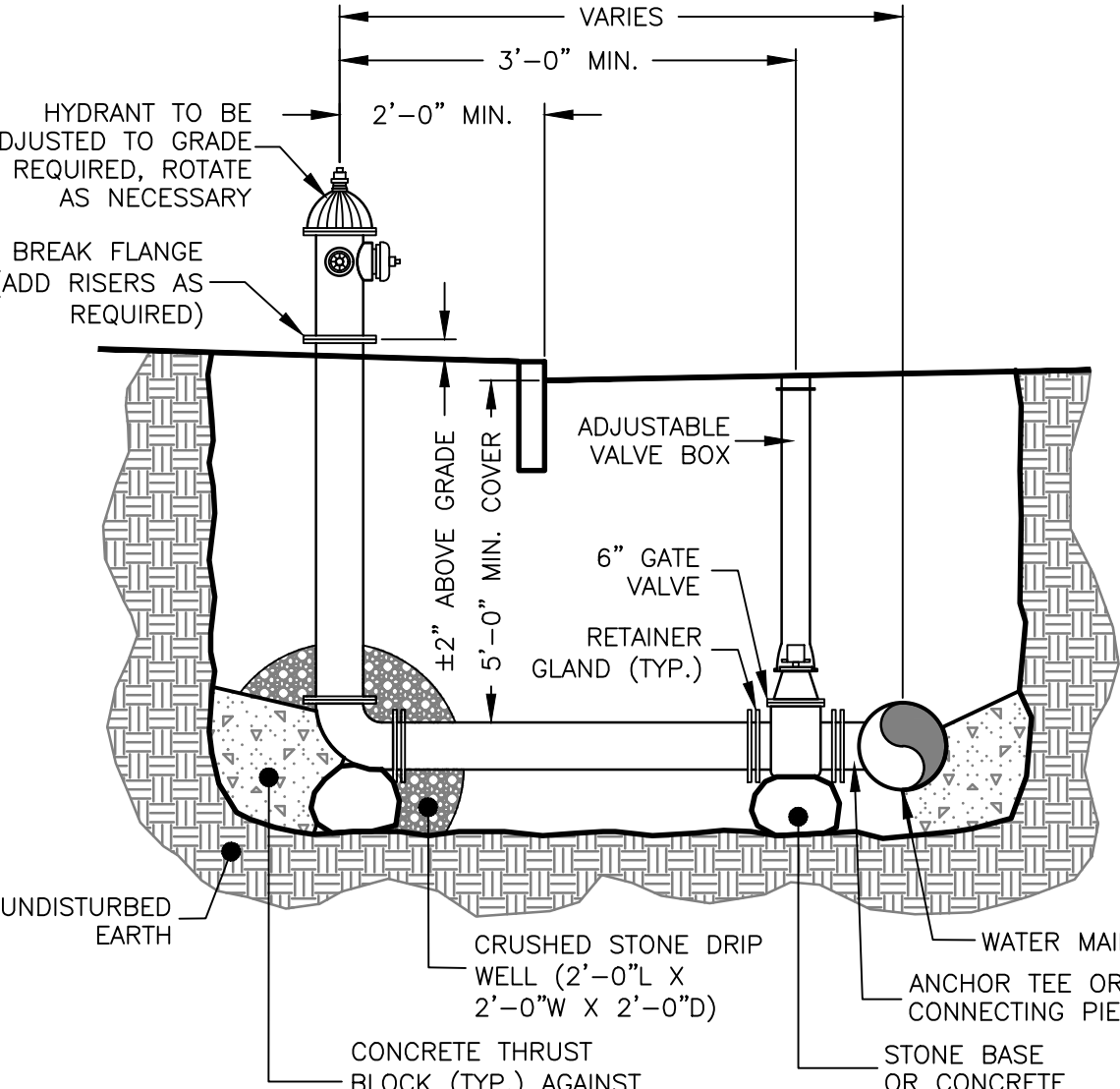
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



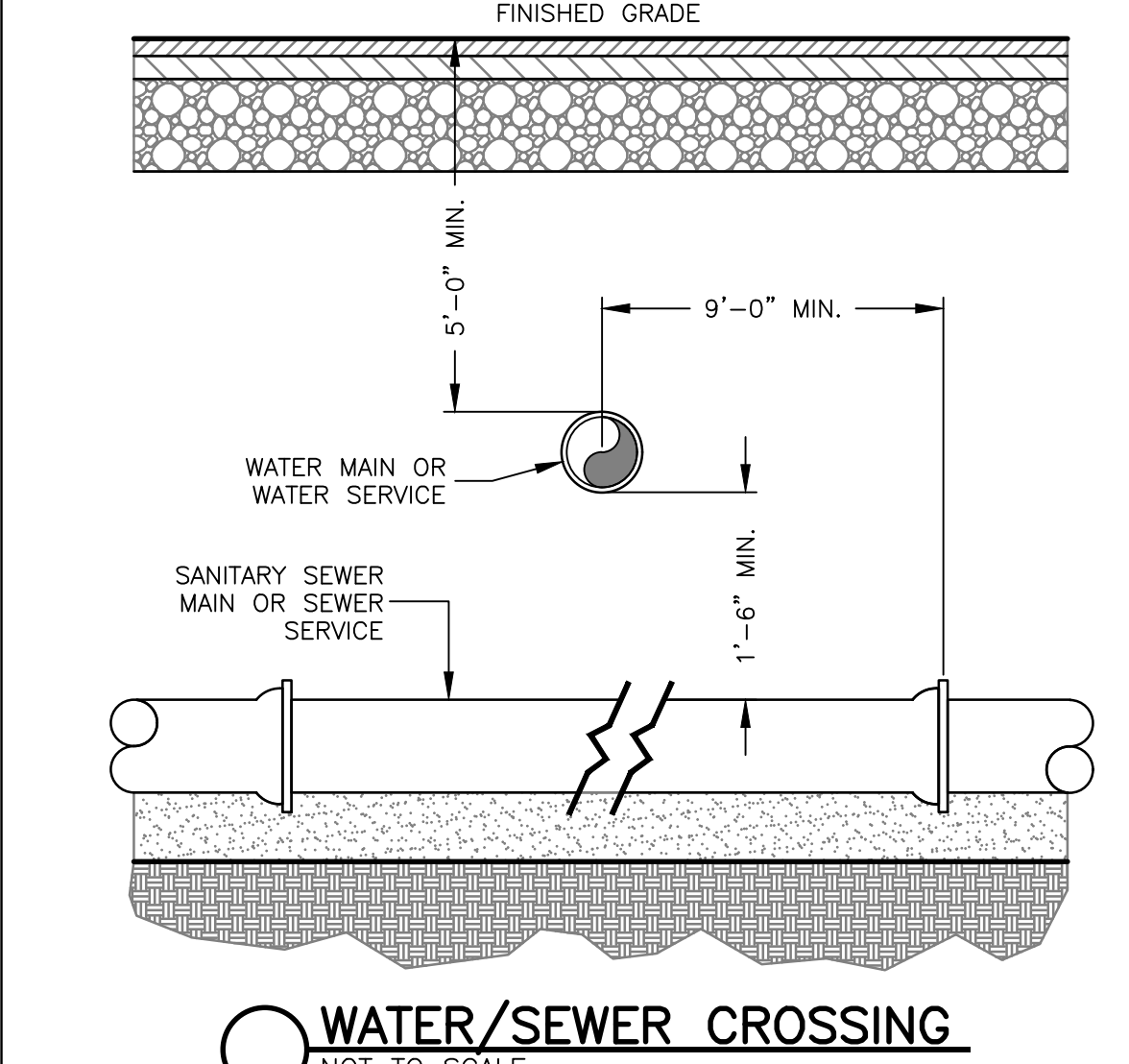
CURB BOX
NOT TO SCALE



GATE VALVE @ EXISTING WATER MAIN
NOT TO SCALE

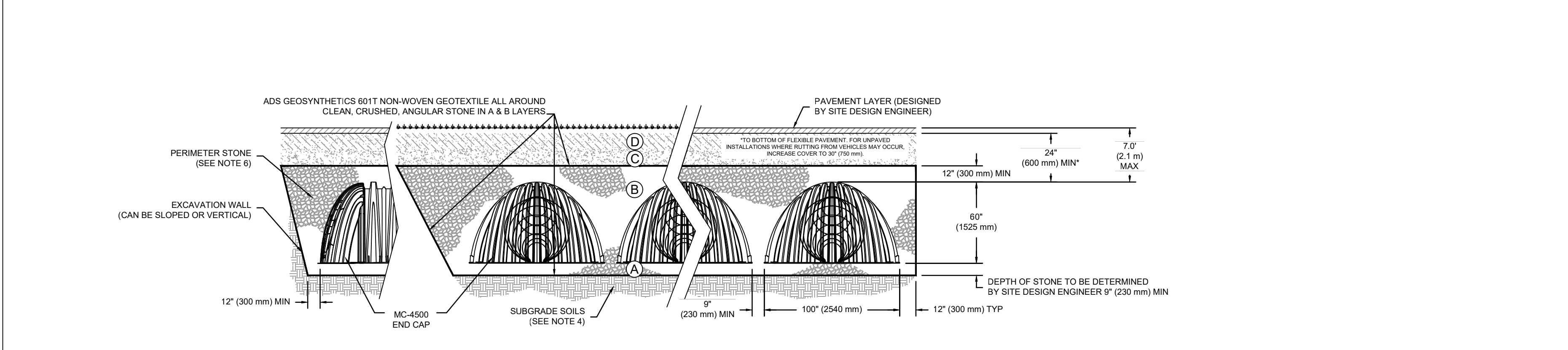


HYDRANT & VALVE BOX
NOT TO SCALE



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

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

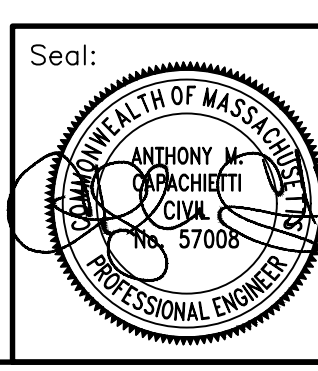
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 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

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





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>Residences at Nahant LLC 119-135 Nahant Street Wakefield MA</p>	<p>SV DESIGN</p>
<p>126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>	<p>DESIGN</p>
<p>FIRST FLOOR PLAN</p>	<p>FIRST FLOOR PLAN</p>
<p>A1.01</p>	<p>A1.01</p>



109 NAHANT STREET

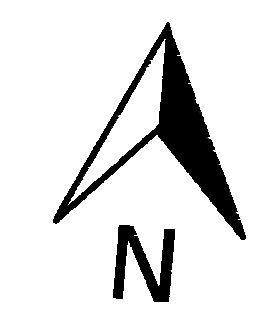
143 NAHANT STREET

- 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	100

- * 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> <p style="margin: 0;">119-135 Nahant Street Wakefield MA</p>	<p style="margin: 0; font-size: small;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>
<h3 style="margin: 0;">SECOND FLOOR PLAN</h3>	<p style="margin: 0; font-size: x-small;">Scale: As indicated Drawn By: Author Date: July 2023</p> <p style="margin: 0; font-size: x-small;">Checked By: Checker Project #: 116122007</p>
	<p style="margin: 0; font-size: x-small;">Project Eligibility Filing July 2023 Issue Date: Description</p>
<p style="margin: 0; font-size: x-small;">© SV Design, LLC.</p>	

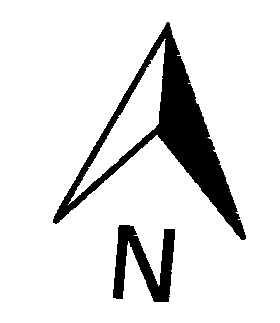


- Color Legend**
- STUDIO
 - 1 BEDROOM
 - 1 BEDROOM W/ DEN
 - 2 BEDROOM
 - 3 BEDROOM
 - CIRCULATION
 - COMMON
 - GARAGE
 - UTILITY

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	100

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

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



Residences at Nahant LLC
119-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745

DESIGN

THIRD FLOOR PLAN

A1.03

Revisions	Issue Date	Description	Checked By

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

Project Eligibility Filing July 2023



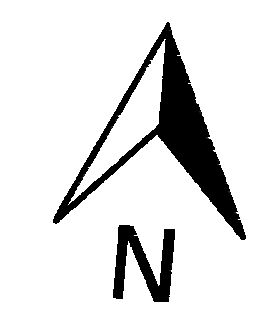
Color Legend

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

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	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	100

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

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



Residences at Nahant LLC
119-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street
Beverly, Massachusetts 01915
www.svdesign.com
1-978-927-3745

Project Eligibility Filing July 2023

Issue Date: Description

Checked By

Scale: As indicated

Drawn By: Author

Checked By: Checker

Date: July 2023

Project #: 116122007

FOURTH FLOOR PLAN

FOURTH FLOOR PLAN

A1.04

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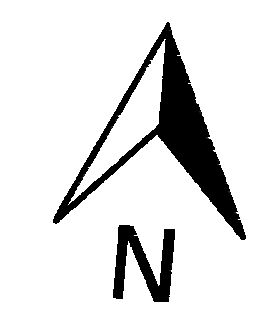
Color Legend

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

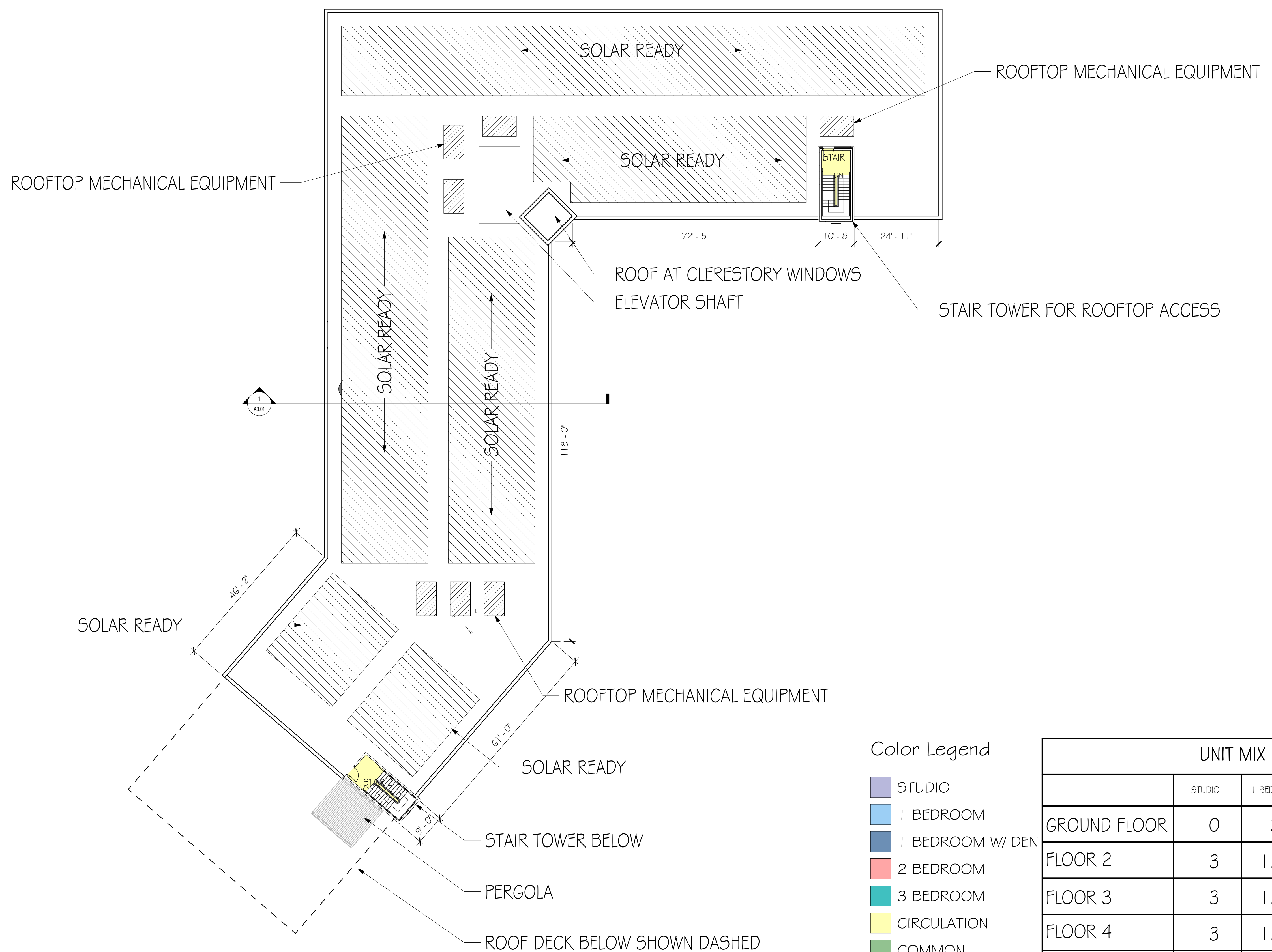
UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	3	0	1	
FLOOR 2	3	12	7	3	
FLOOR 3	3	12	7	3	
FLOOR 4	3	12	7	3	
FLOOR 5	3	12	6	0	
TOTAL	12	51	27	10	100

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

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



<h2 style="margin: 0;">Residences at Nahant LLC</h2> <h3 style="margin: 0;">119-135 Nahant Street Wakefield MA</h3>	<p style="font-size: small; margin: 0;">SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745</p>						
	<p style="font-size: x-small; margin: 0;">© SV Design, LLC.</p>						
<p style="font-size: x-small; margin: 0;">FIFTH FLOOR PLAN</p>	<p style="font-size: x-small; margin: 0;">FIFTH FLOOR PLAN</p>						
<h1 style="margin: 0;">A1.05</h1>	<p style="font-size: x-small; margin: 0;">Scale: As indicated Drawn By: Author Date: July 2023 Checked By: Checker Project #: 116122007</p>						
<p>Project Eligibility Filing July 2023</p>	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Issue No.</th> <th style="width: 15%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p style="font-size: x-small; margin: 0;">Checked By: _____</p>	Issue No.	Date	Description			
Issue No.	Date	Description					



Color Legend

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

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	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	100

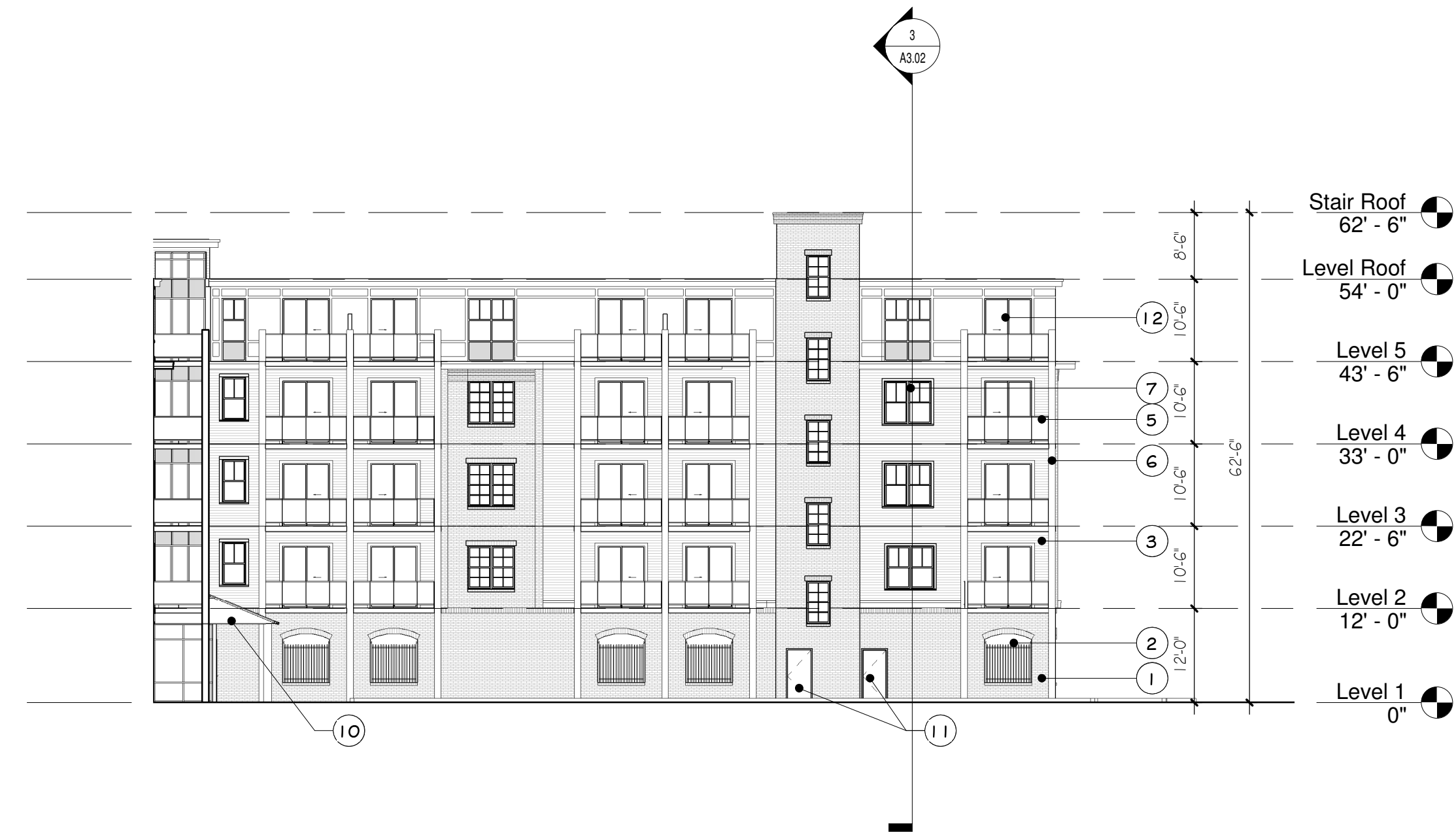
- * ACCESSIBLE UNIT (5%) 5 UNITS
- INCLUSIONARY UNIT (25%) 25 UNITS

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

Residences at Nahant LLC 119-135 Nahant Street Wakefield MA	SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1-978-927-3745	DESIGN	© SV Design, LLC.	ROOF PLAN A1.06
Project Eligibility Filing July 2023 Issue Date: Description Revisions:	Scale: As indicated Drawn By: Author Date: July 2023	Checked By: Checker Project #: 116122007	Checked By:	Checked By:



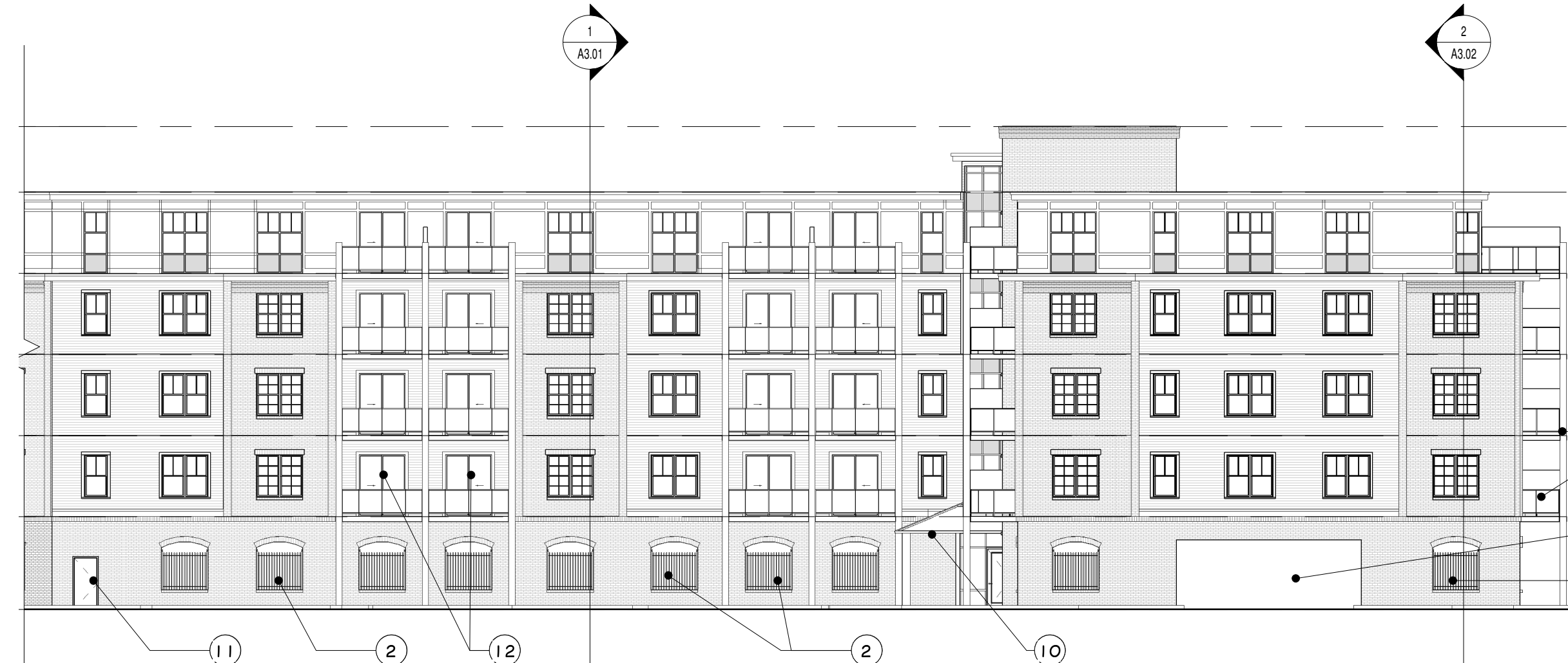
1 NORTH ELEVATION
1/16" = 1'-0"



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



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



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



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



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

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

Proposed New Construction

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Project #: 11.6122.007

Project Eligibility Filing July 2023

Revisions Issue Date: Description

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):

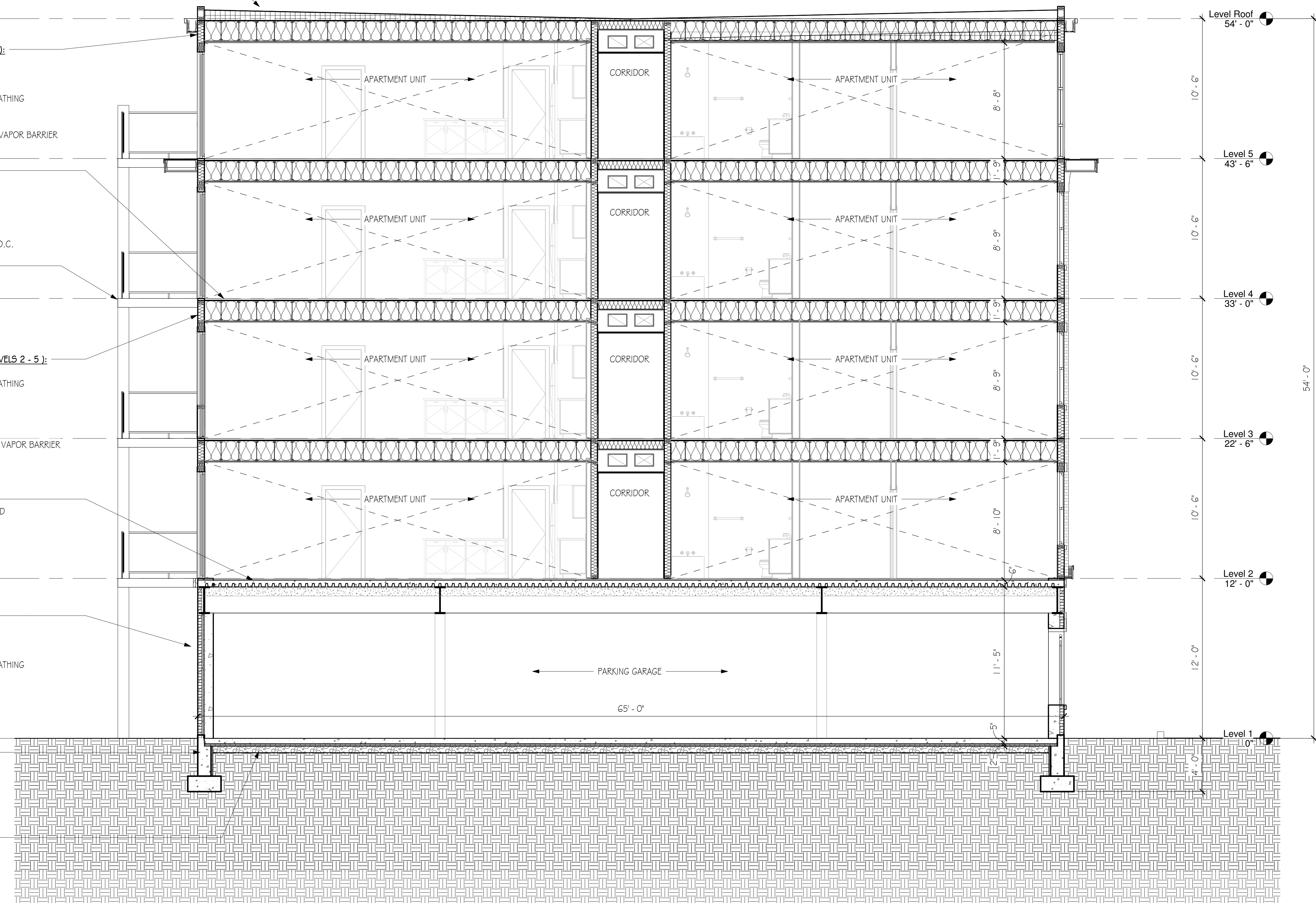
- CLAY BRICK MASONRY SIDING
- 1-3/8" AIR SPACE
- 1" RIGID INSULATION, (R-5)
- CONTINUOUS MOISTURE BARRIER OVER 1/2" OSB SHEATHING
- LIGHT GAUGE METAL STUDS @ 16" O.C.
- BATT INSULATION (R-20 MIN.)
- 5/8" GWB OVER CONTINUOUS POLY VAPOR BARRIER

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



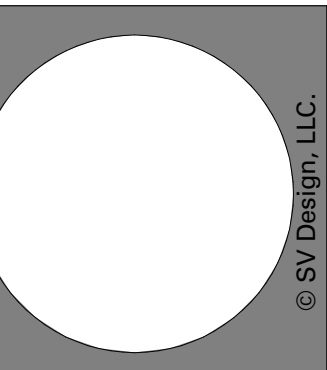
1 TYPICAL BUILDING SECTION
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

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

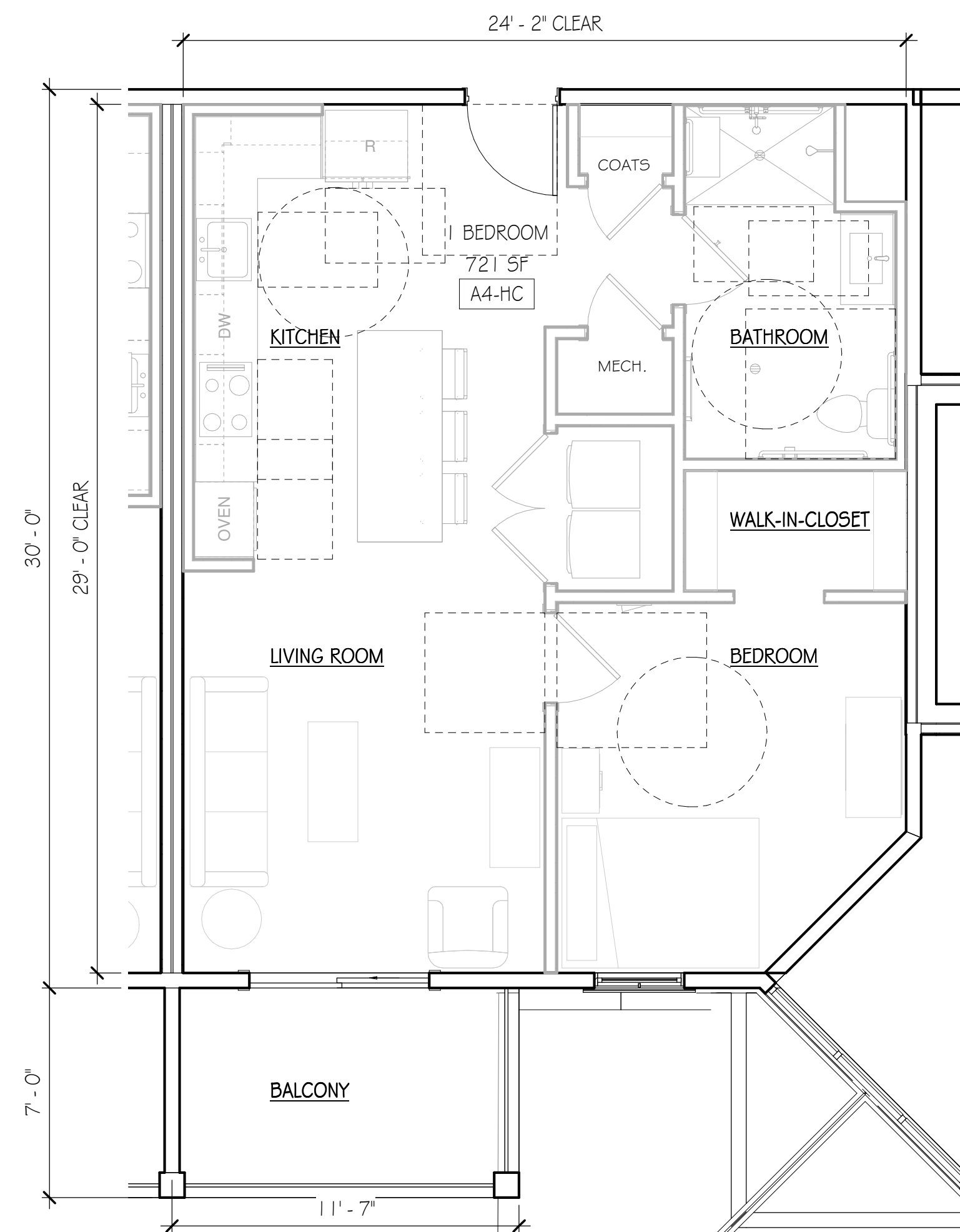
BUILDING SECTIONS

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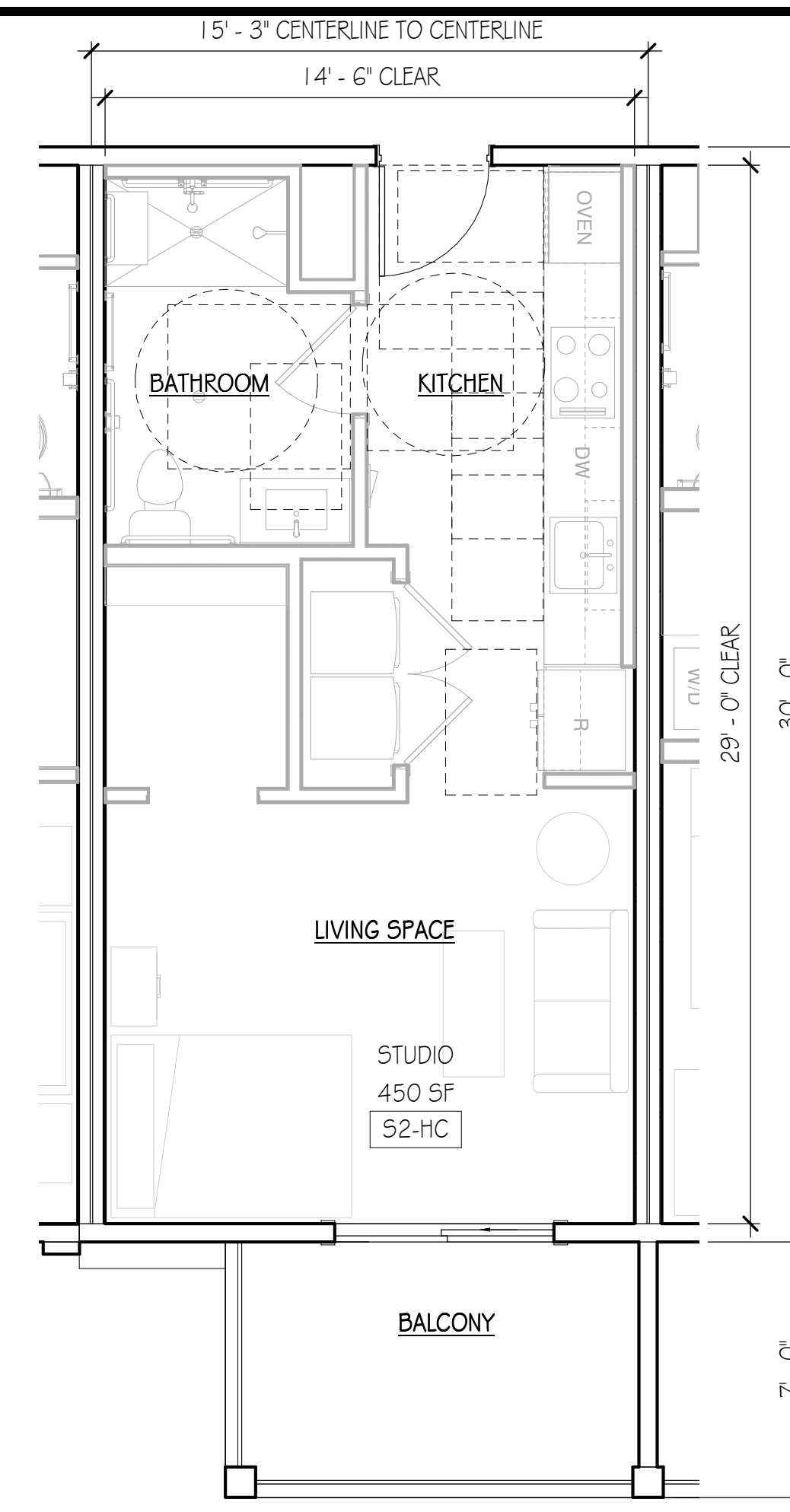


BUILDING SECTIONS

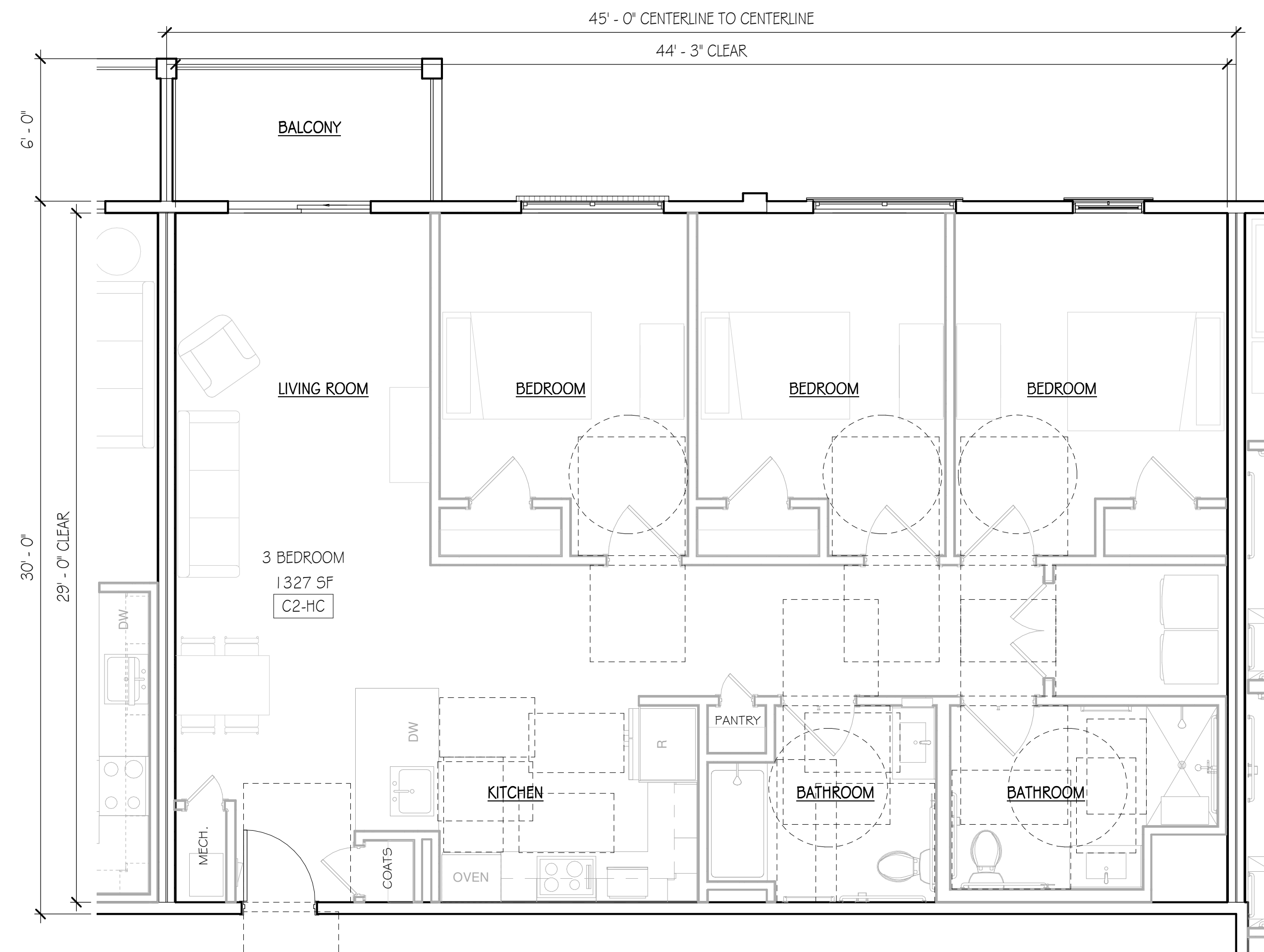
A3.01



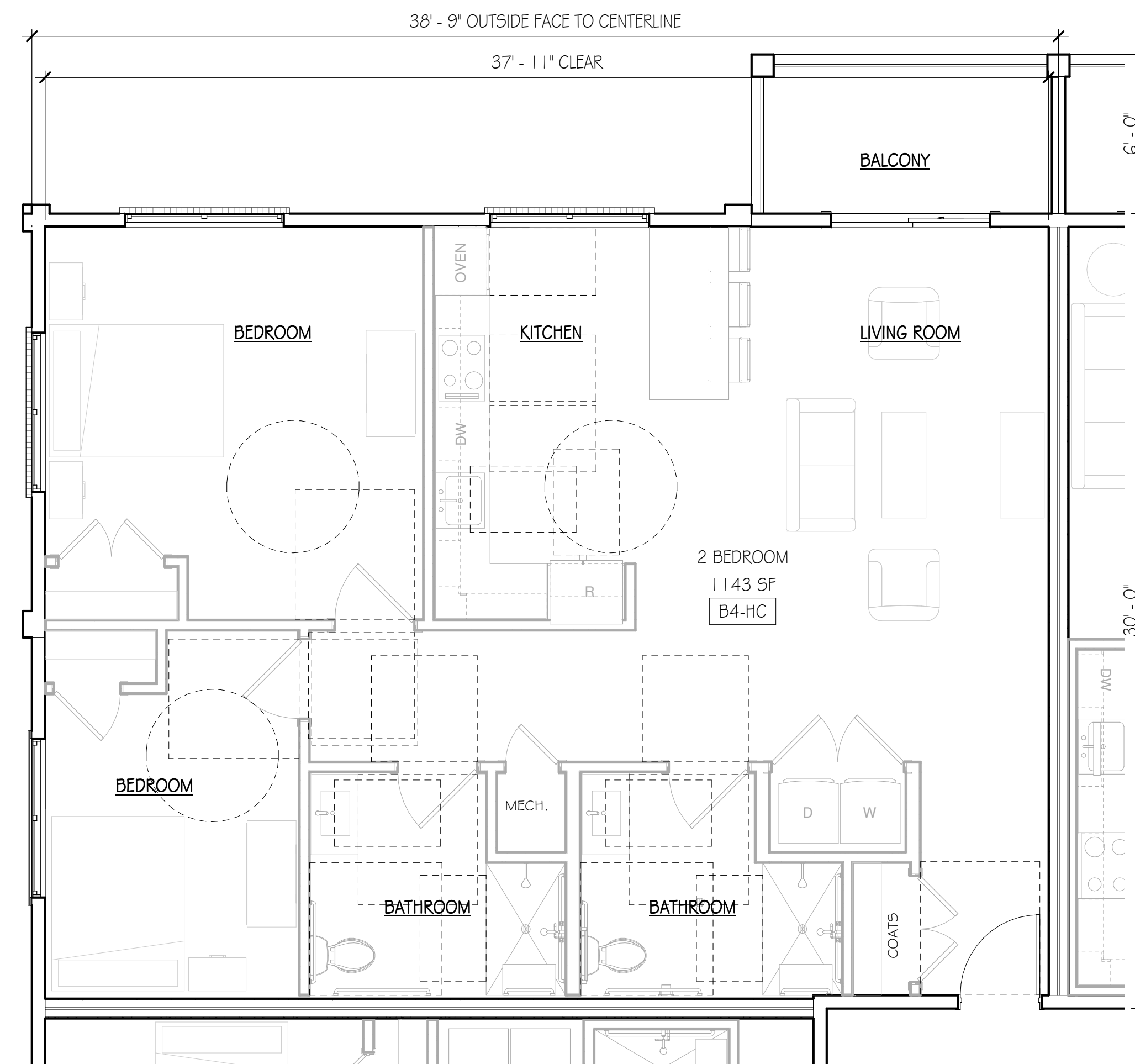
2 UNIT A4-HC PLAN (1 BED 1 BATH)
1/4" = 1'-0"



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"

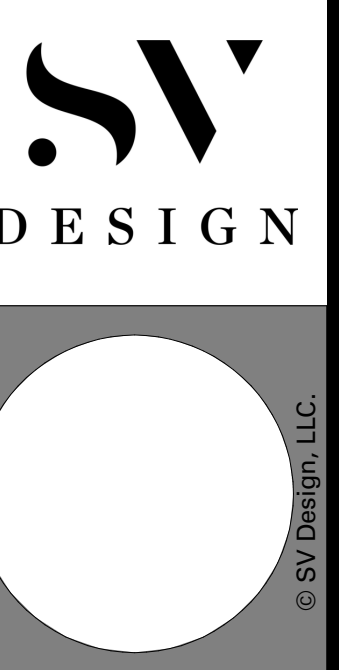


3 UNIT B4-HC PLAN (2 BED 2 BATH)
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

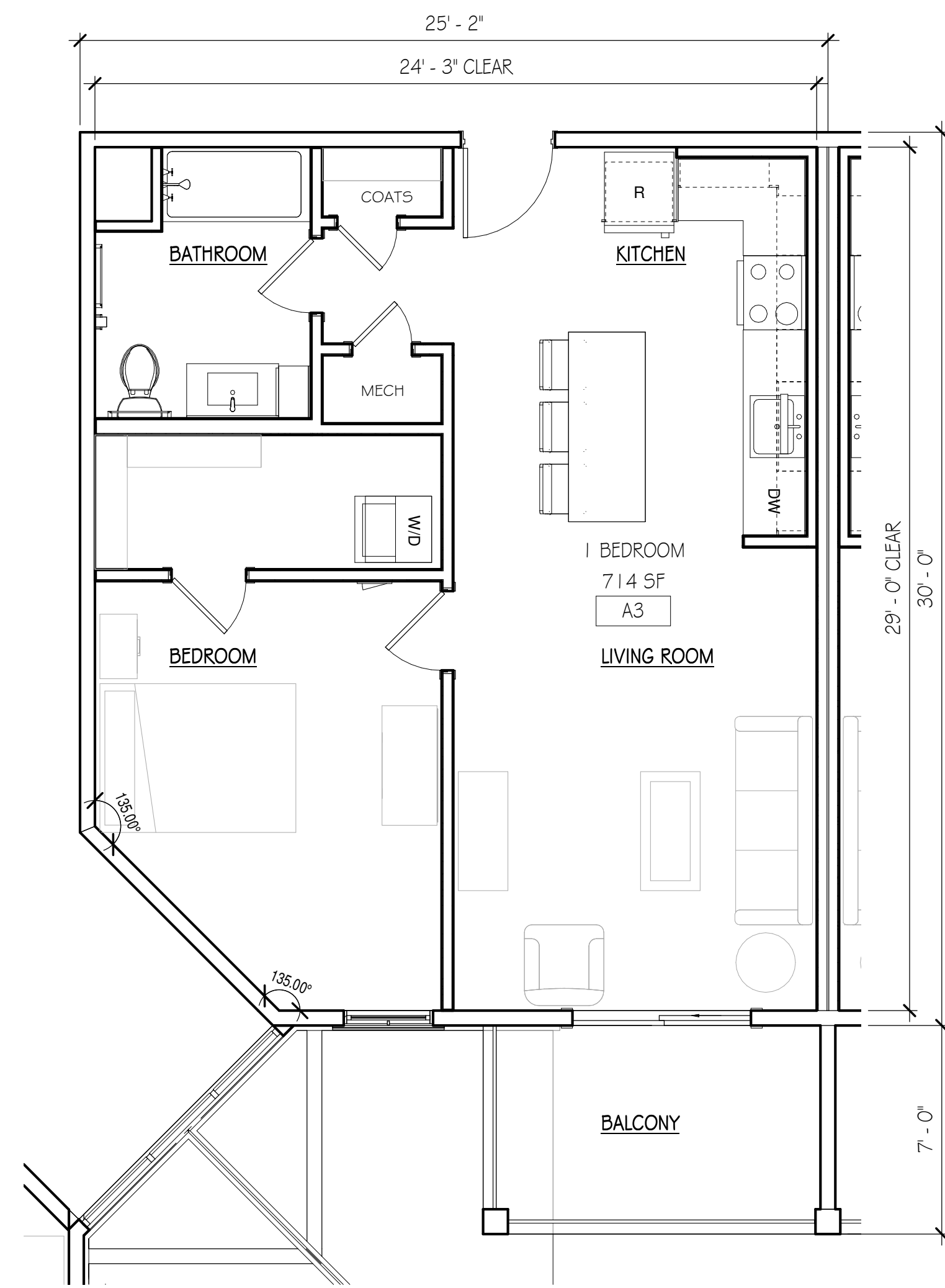
UNIT PLANS
Scale: 1/4" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 116122007

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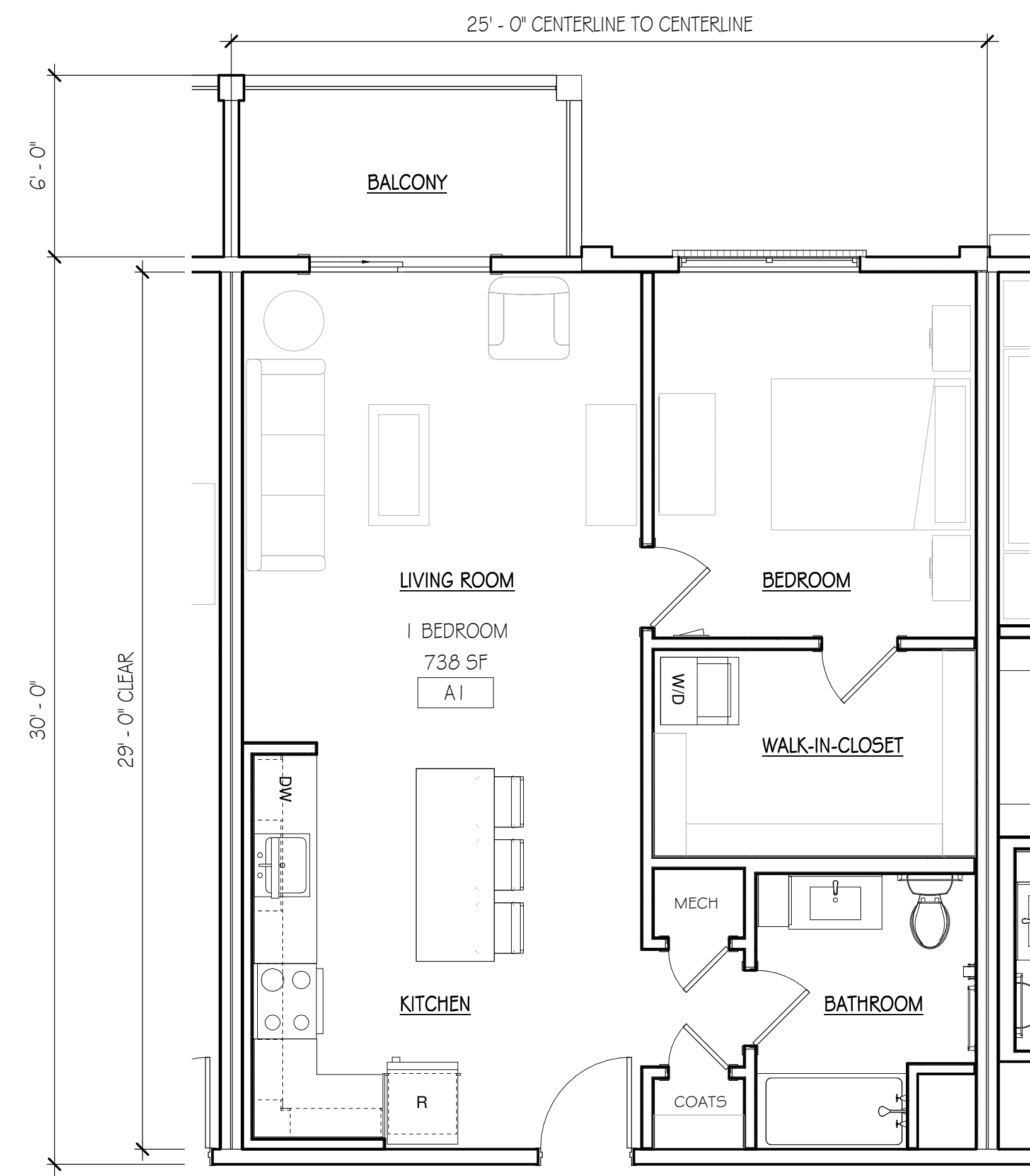


UNIT PLANS

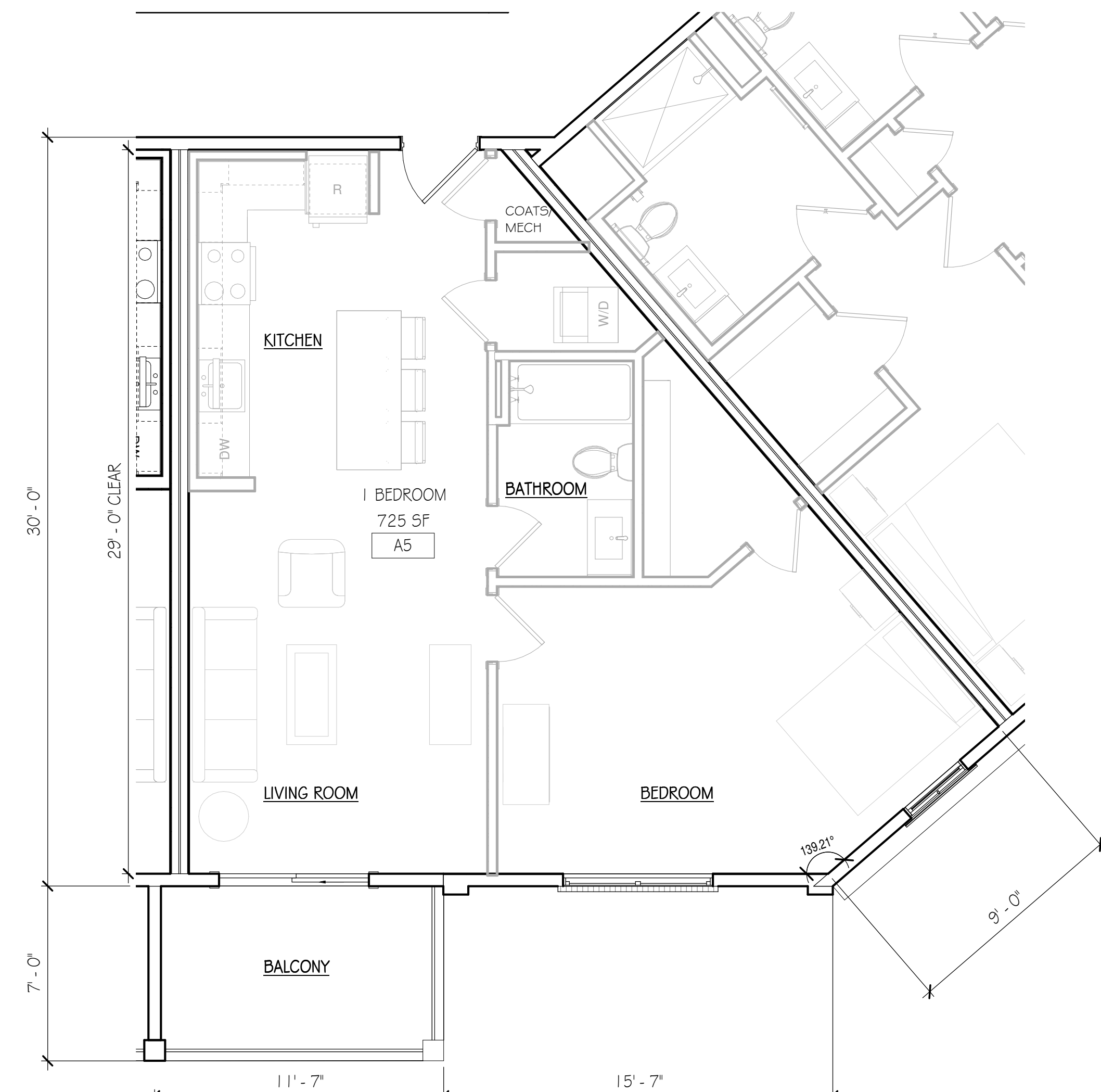
A6.01



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



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



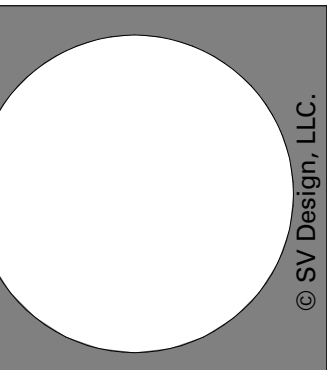
3 UNIT A5 PLAN (1 BED 1 BATH + DEN)
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

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

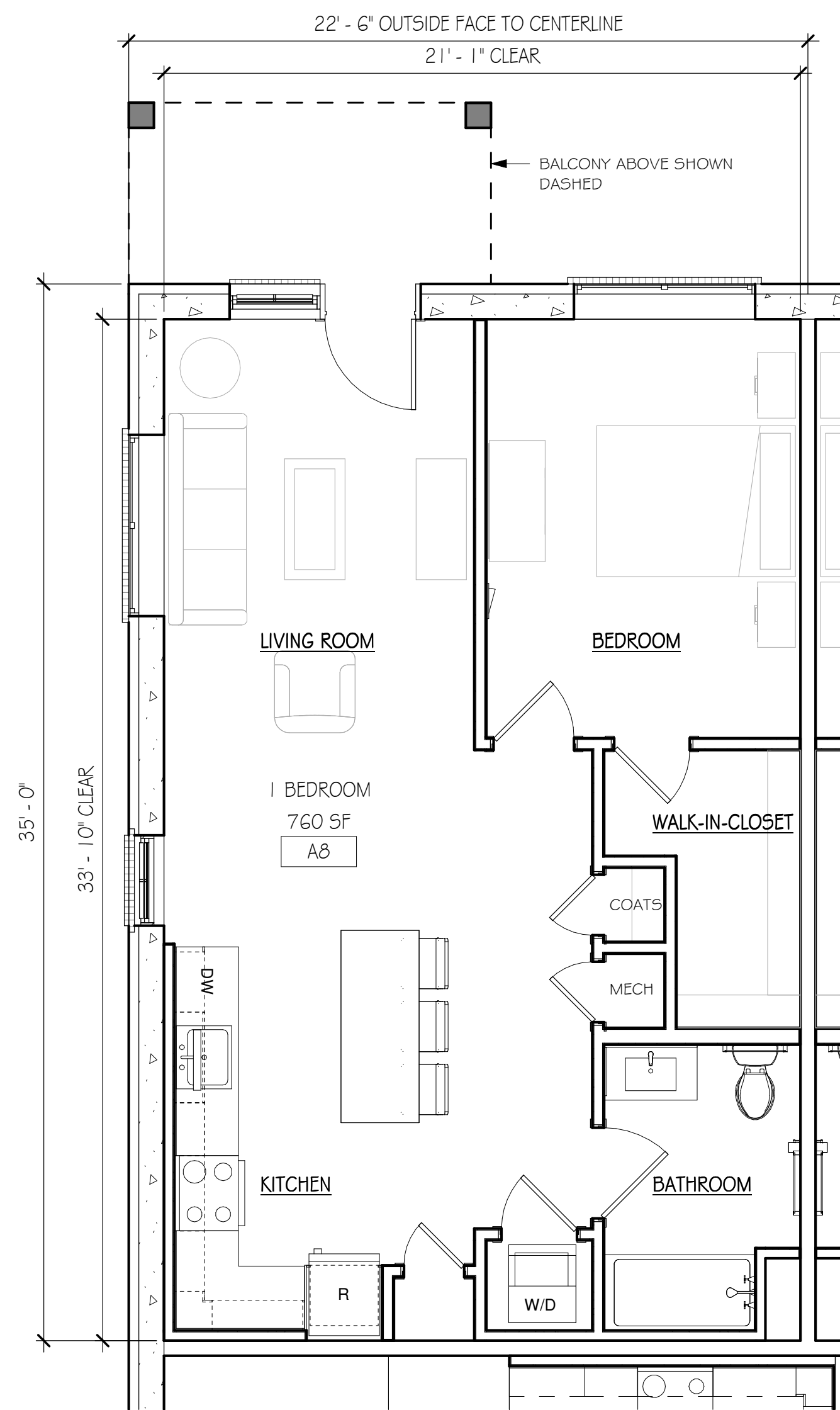
UNIT PLANS

Residences at Nahant LLC
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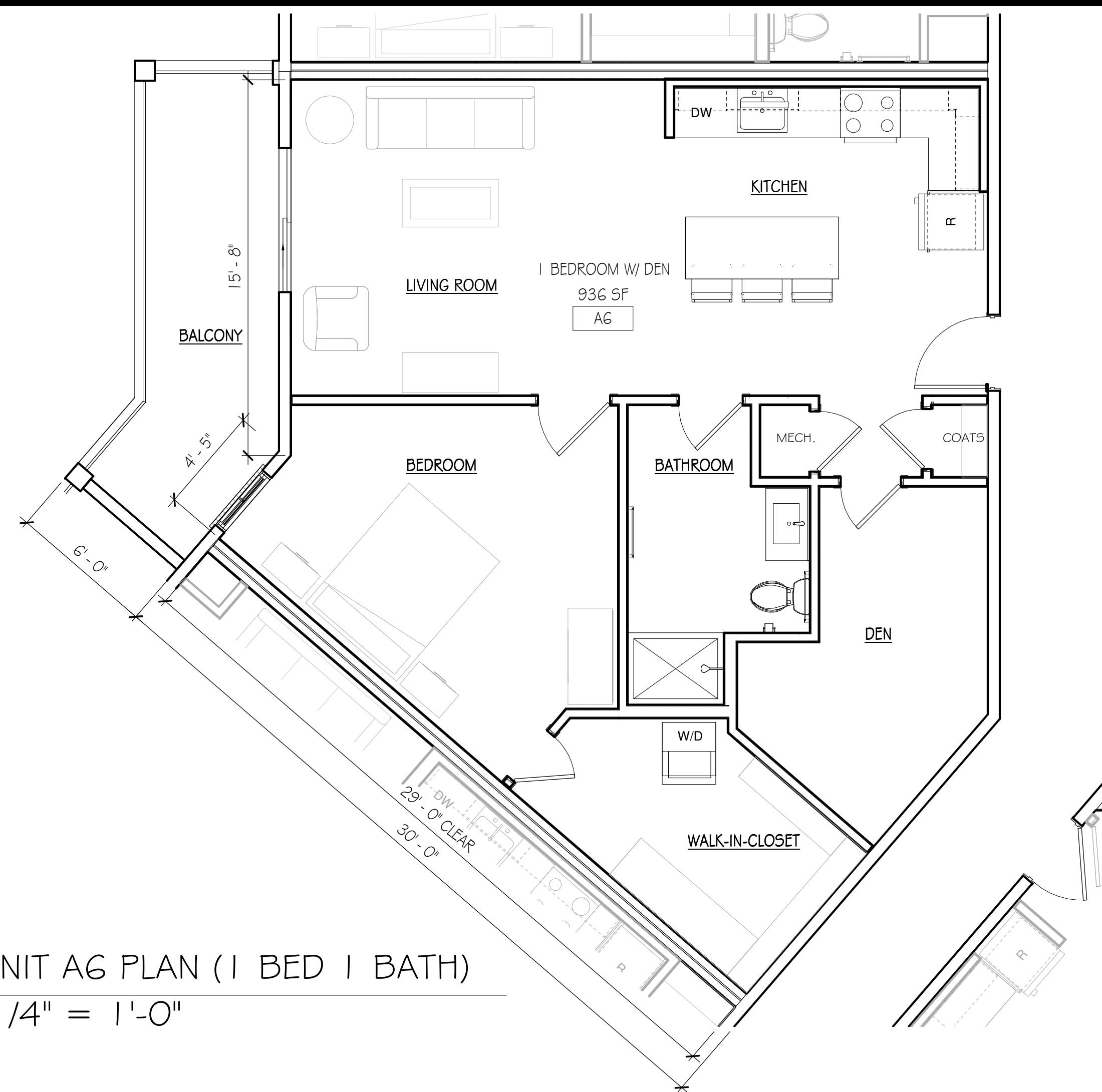


UNIT PLANS

A6.02



3 UNIT A8 PLAN (1 BED 1 BATH)
1/4" = 1'-0"



1 UNIT A6 PLAN (1 BED 1 BATH)
1/4" = 1'-0"

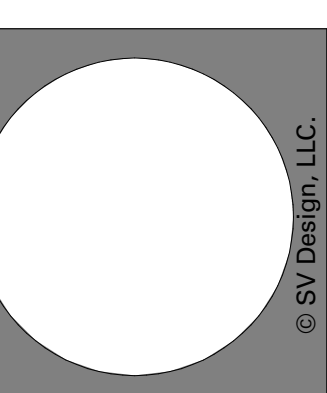


2 UNIT B1 PLAN (2 BED 2 BATH)
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

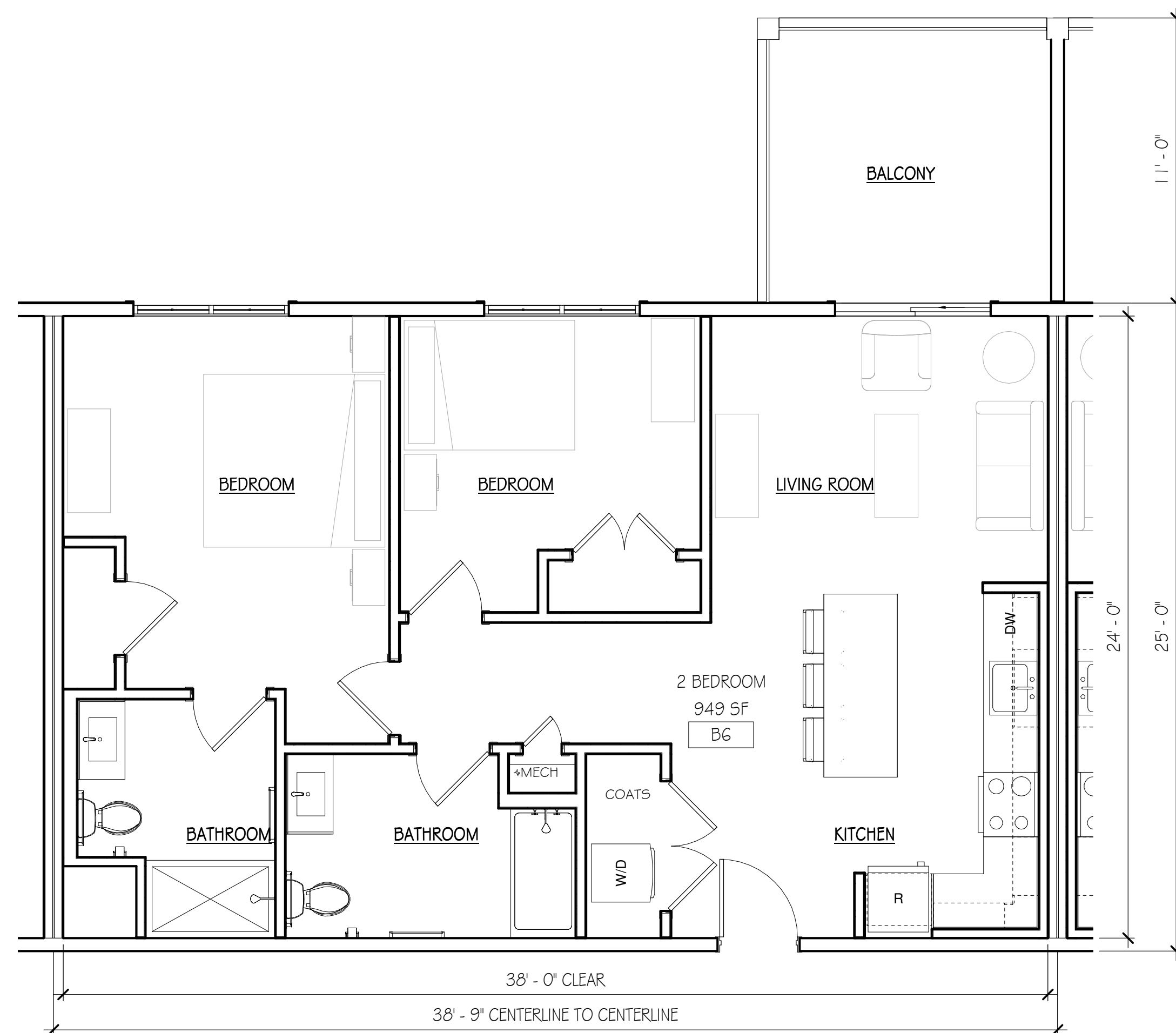
UNIT PLANS
Scale: 1/4" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 116122007

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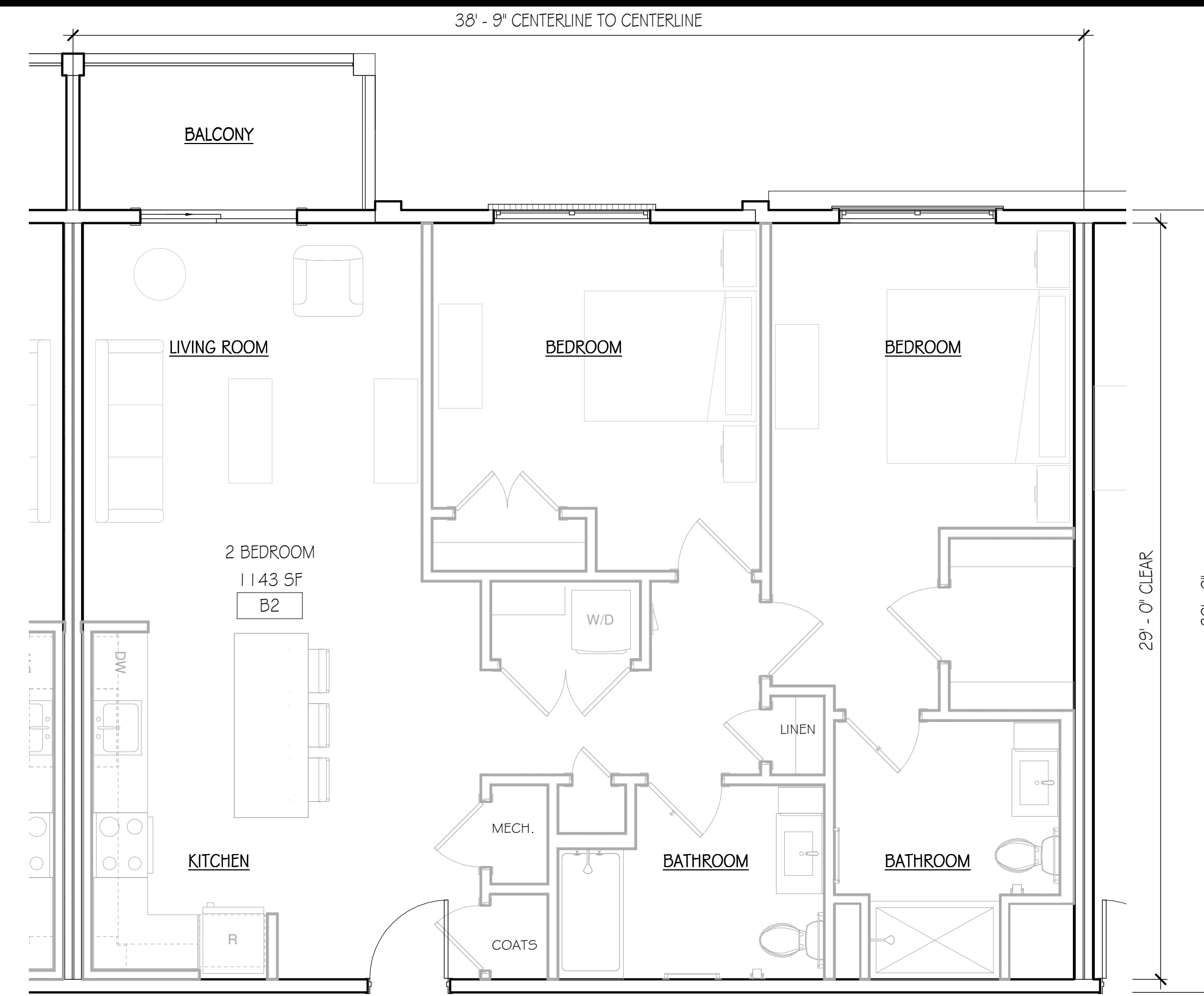


UNIT PLANS

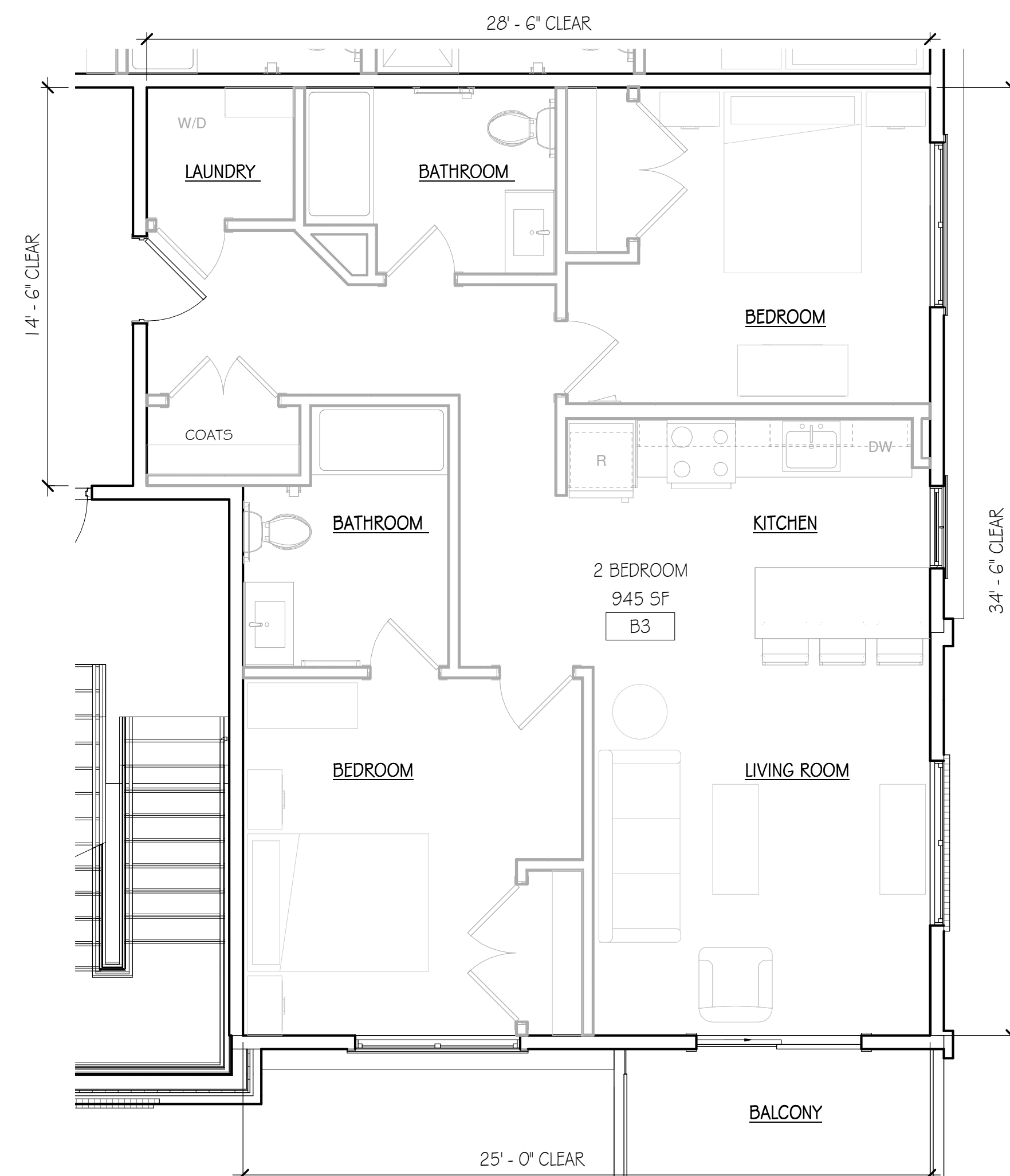
A6.03



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"



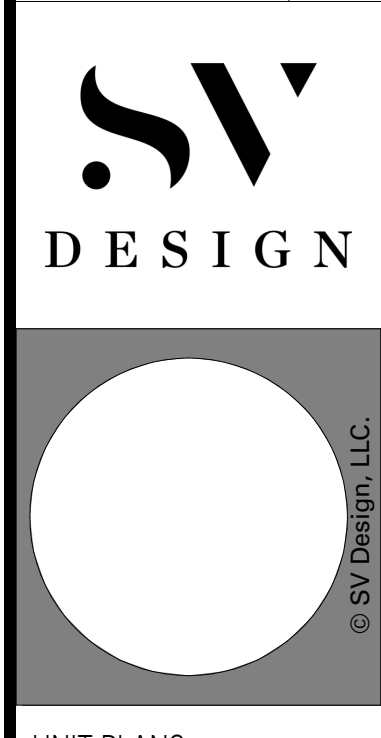
3 UNIT B5 PLAN (2 BED 2 BATH)
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

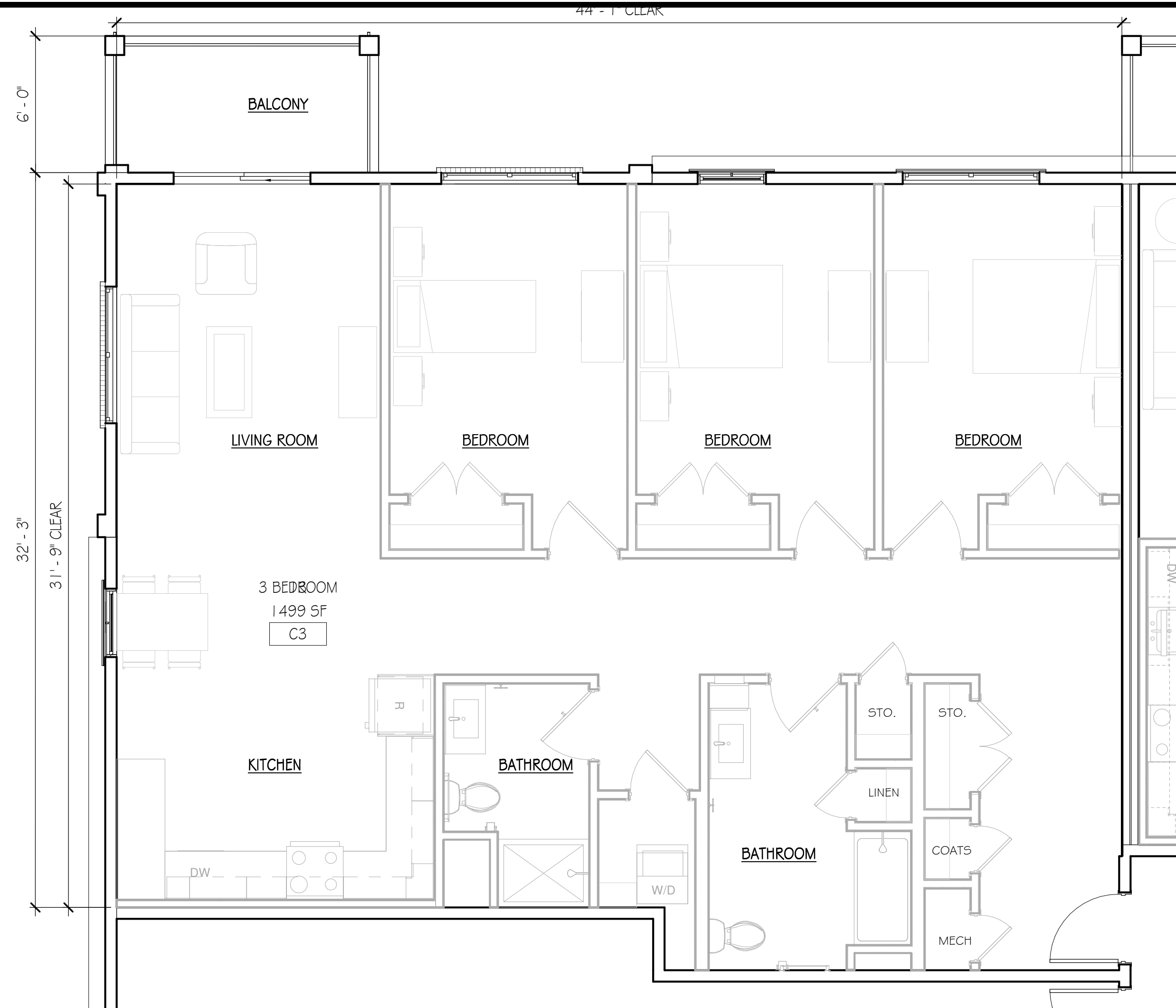
Project Eligibility Filing	July 2023
Scale:	1/4" = 1'-0"
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UNIT PLANS

Residences at Nahant LLC
119-135 Nahant Street Wakefield MA



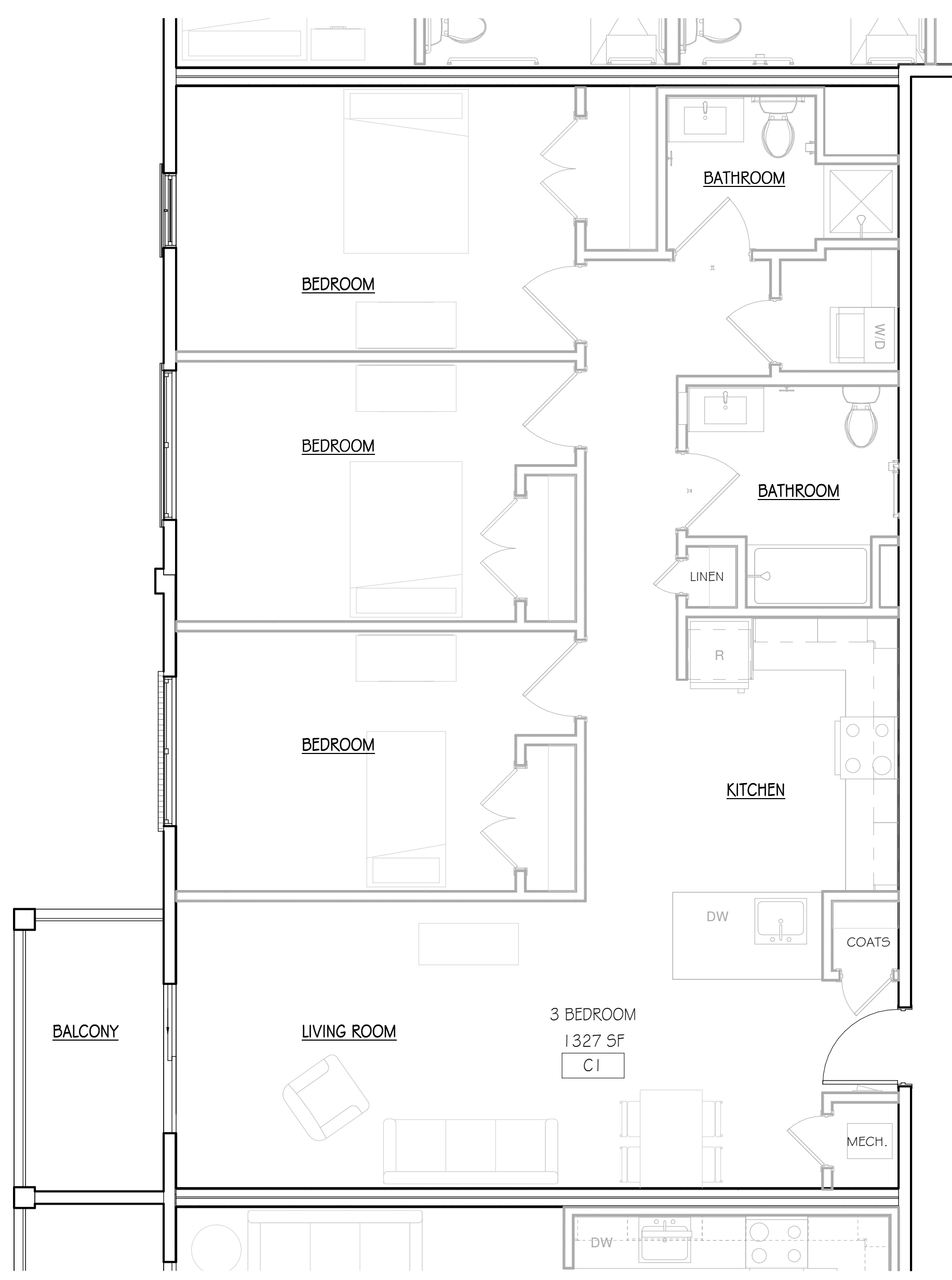
UNIT PLANS
A6.04



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



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

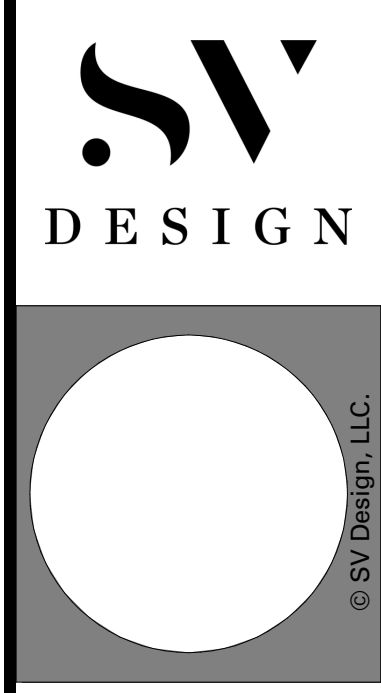


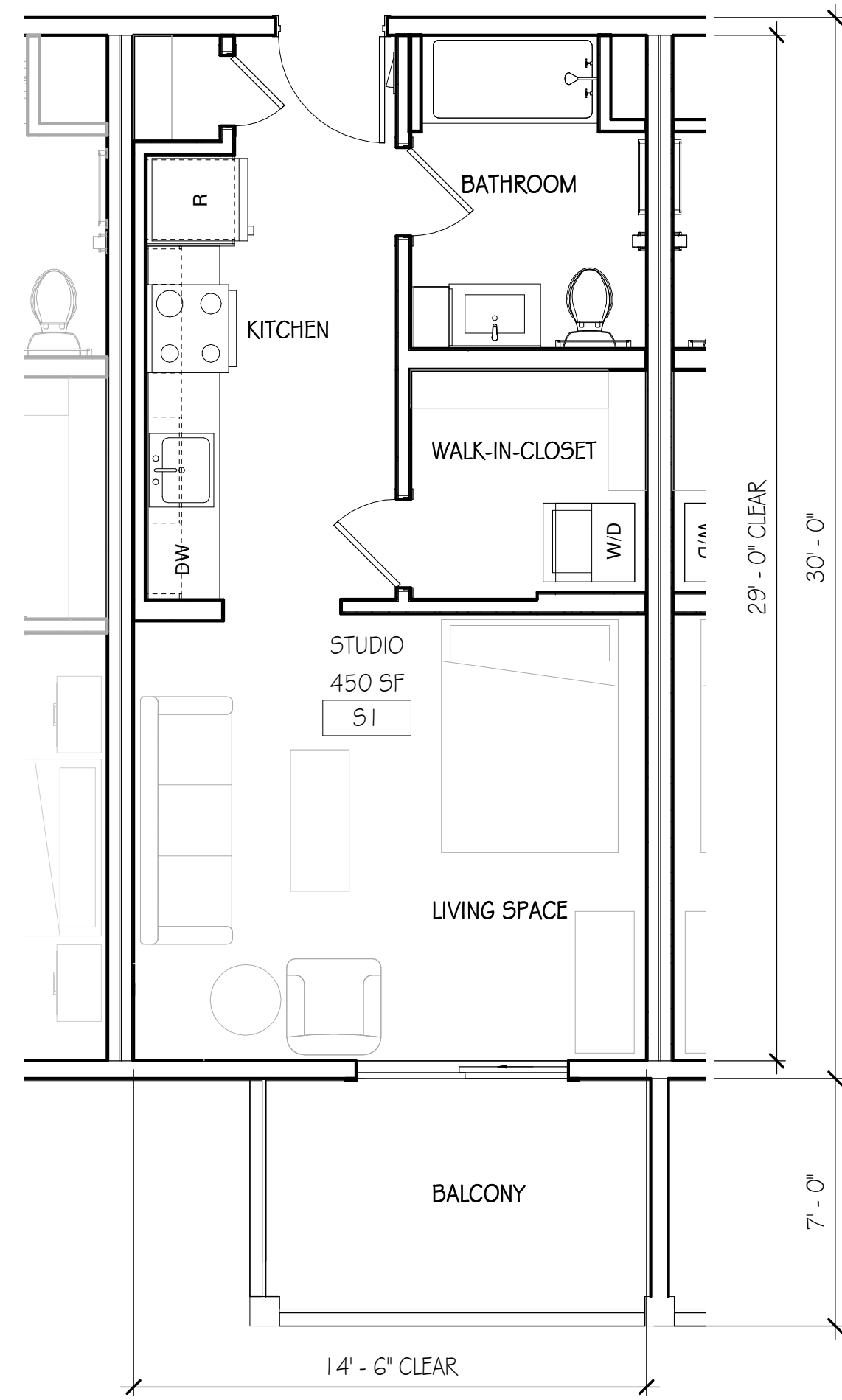
3 UNIT C1 PLAN (3 BED 2 BATH)
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

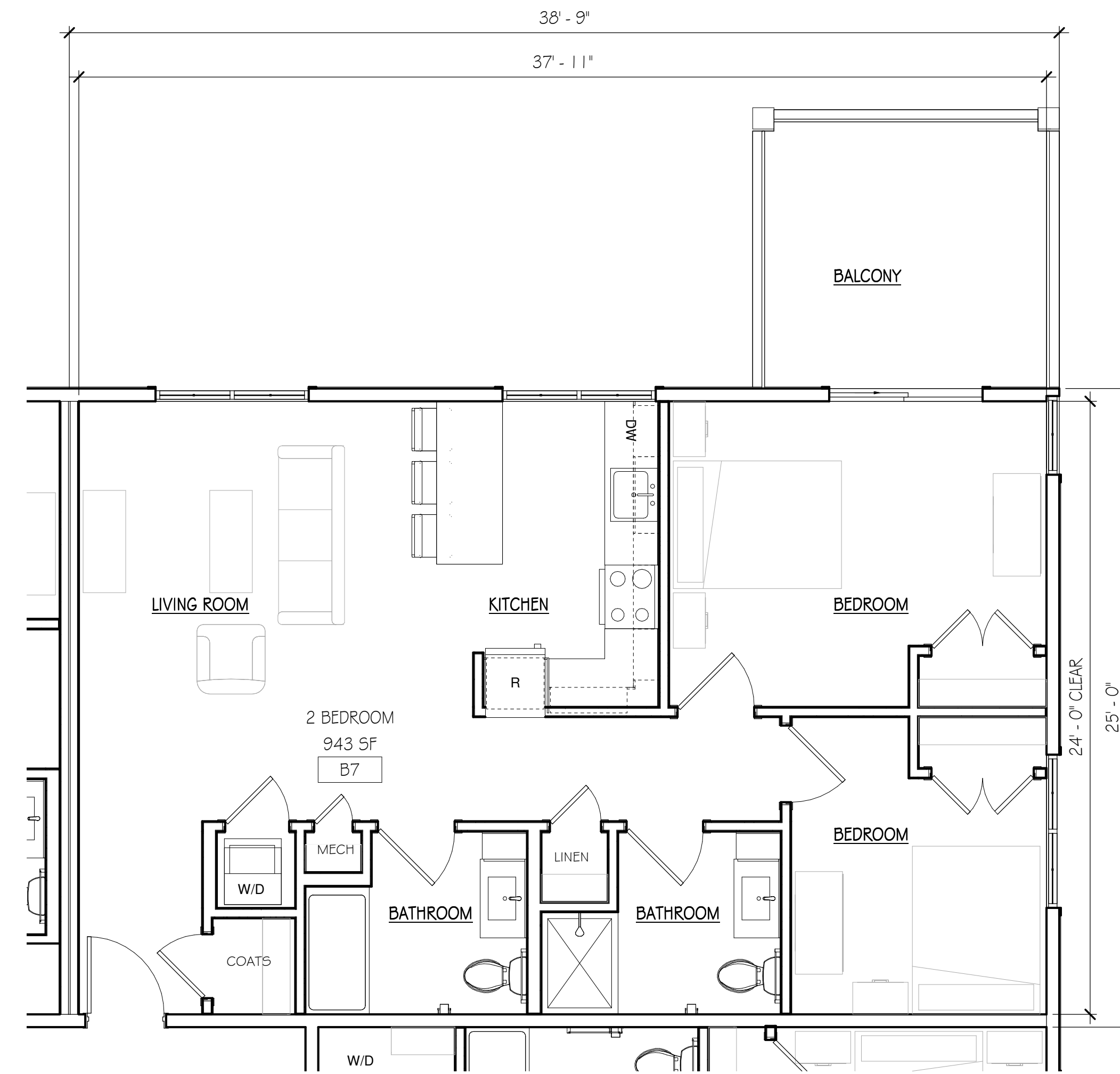
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UNIT PLANS
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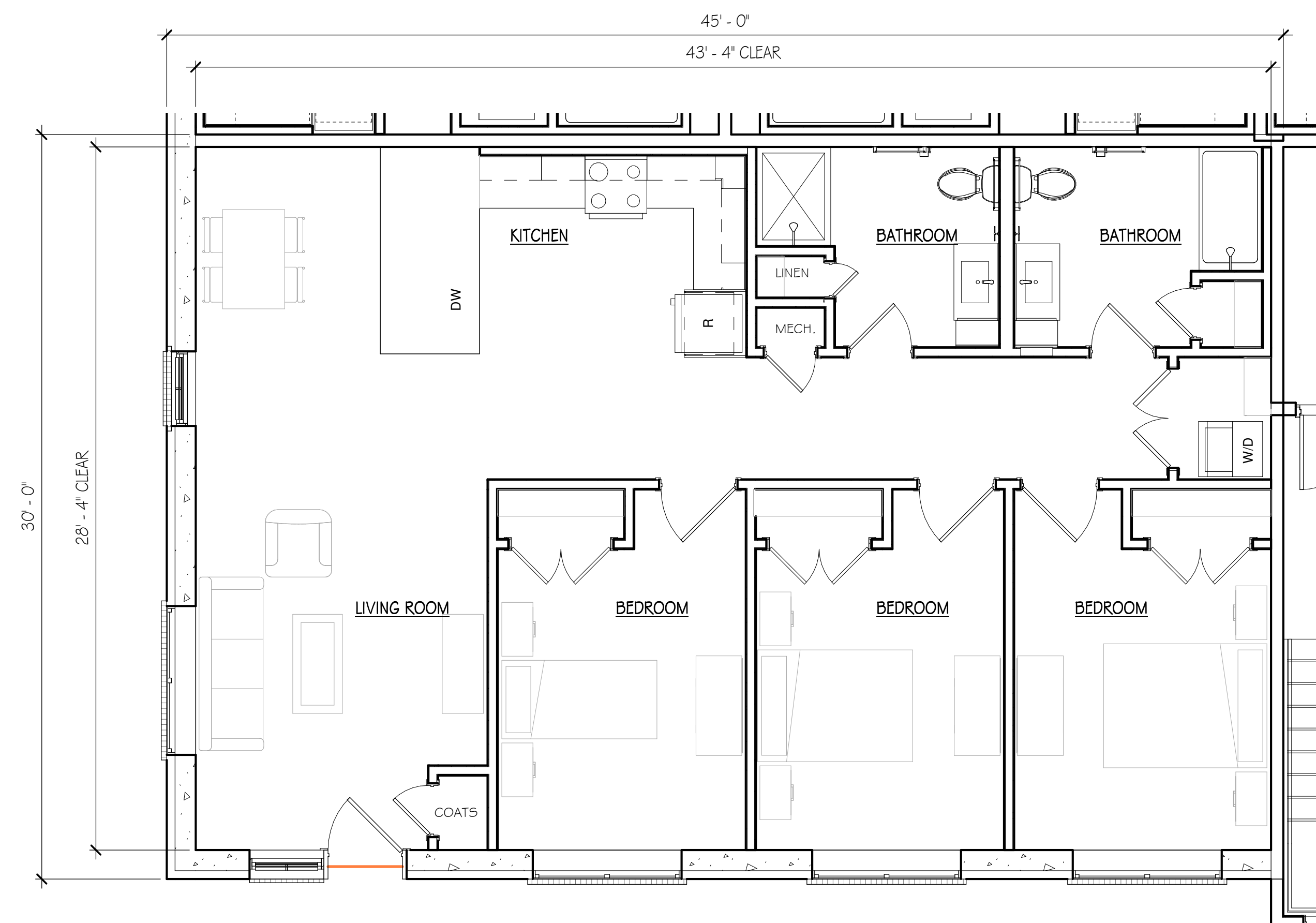




③ UNIT S1 PLAN (1 BED 1 BATH)
1/4" = 1'-0"



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



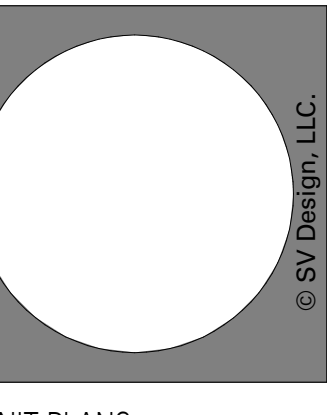
② UNIT C5 PLAN (3 BED 2 BATH)
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

Project Eligibility Filing	July 2023
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Checked By:	Checker
Date:	July 2023
Project #:	11.6122.007

UNIT PLANS

Residences at Nahant LLC
119-135 Nahant Street Wakefield MA



UNIT PLANS
A6.06

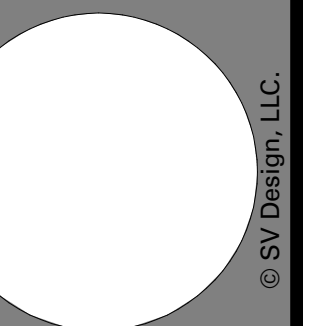


VIEW FROM NAHANT STREET LOOKING SOUTHWEST

RENDERINGS

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RENDERINGS

R100

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Revisions Issue Date: Description

Issue Date	Description	Checked By

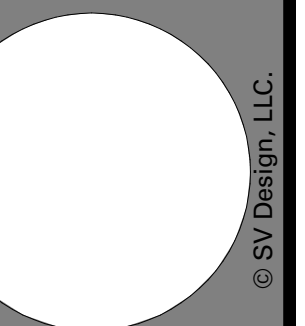
Project Eligibility Filing July 2023



VIEW FROM FRONT OF PARKING LOT LOOKING NORTH

RENDERINGS

Residences at Nahant LLC
 119-135 Nahant Street Wakefield MA



RENDERINGS

R101

REVISIONS

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126 Dodge Street

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DESIGN

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RENDERINGS

R101



VIEW FROM REAR OF PARKING LOT LOOKING NORTHWEST


Revisions	Issue Date	Description	Checked By
△			

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RENDERINGS

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RENDERINGS
 R102



VIEW FROM OUTDOOR TERRACE LOOKING EAST


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RENDERINGS

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 Date: July 2023
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 Project #: 116122.007

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DESIGN

RENDERINGS

R103

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	
Total	3425	12	51	0	27	10	100	147	128740	20160

	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						
Total			135						
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.

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Appendix B:

Project Eligibility Letter from MassHousing dated September 13, 2023 (Revised)

The Residences at Nahant LLC Certificate of Organization

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Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000
Fax: 617-854-1091

Relay 711
www.masshousing.com

September 13, 2023

The Residences at Nahant LLC
246 Andover Street, Suite 301
Peabody, MA
Attention: Peter Pantazelos

**Re: The Residences at Nahant, Wakefield
Project Eligibility/Site Approval
MassHousing ID No. 1181**

Dear Mr. Pantazelos:

This letter is in response to your application as “Applicant” for a determination of Project Eligibility (“Site Approval”) pursuant to Massachusetts General Laws Chapter 40B (“Chapter 40B”), 760 CMR 56.00 (the “Regulations”) and the Comprehensive Permit Guidelines issued by the Executive Office of Housing and Livable Communities (“EOHLC”) (the “Guidelines” and, collectively with Chapter 40B and the Regulations, the “Comprehensive Permit Rules”), under the New England Fund (“NEF”) Program (“the Program”) of the Federal Home Loan Bank of Boston (“FHLBank Boston”).

The Residences at Nahant LLC has submitted an application with MassHousing pursuant to Chapter 40B. You have proposed to one hundred (100) units of rental housing (the “Project”) on approximately 1.72 acres of land located at 0, 119, 127, and 135 Nahant Street (the “Site”) in Wakefield (the “Municipality”).

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, “Housing Programs In Which Funding Is Provided By Other Than A State Agency.”

MassHousing has performed an on-site inspection of the Site, which local boards and officials were invited to attend, and has reviewed the pertinent information for the Project submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules.

Municipal Comments

Pursuant to the Regulations, the Municipality was given a thirty (30) day period in which to review the Site Approval application and submit comments to MassHousing. An additional comment period of fifteen (15) days was provided to review project revisions that were submitted by the Applicant. The Municipality submitted preliminary comments in a May 31, 2023 letter expressing multiple concerns with the proposed Project and requesting additional information. Supplemental comments were provided in response to project revisions on August 18, 2023. In summary, while the Municipality expressed a commitment to continuing to provide affordable housing opportunities in Wakefield, they are

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Kornegay, Executive Director

concerned about the suitability of the proposed Project for the Site. The following comments and concerns were identified by the Municipality:

- The Municipality is concerned about the overall scale of the proposed Project, including massing, height, setbacks, and related impacts including shadows on abutting properties and Nahant Street.
- The Municipality is concerned about traffic impacts from additional cars entering and exiting the Site, and on vehicular, pedestrian and cyclist safety on Nahant Street.
- The Municipality is concerned that the proposed site layout leaves little room for open/green space.
- While the Municipality acknowledged that the revised plan allows for a better fire truck turning radius, they remain concerned that access is limited to only two sides of the building, noting that projects of this scale are typically conditioned upon full perimeter access.
- The Municipality is concerned about local capacity for water and sewer in connection with the demands of the proposed Project, noting the need for capital improvements to existing infrastructure.
- The Municipality requests additional information on the viability of the proposed Project's stormwater management infiltration system as it relates to site constraints including ledge.

MassHousing Determination and Recommendation

MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval.¹ As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto. It is important to note that Comprehensive Permit Rules limit MassHousing to these specific findings in order to determine Project Eligibility. If, as here, MassHousing issues a determination of Project Eligibility, the Applicant may apply to the Zoning Board of Appeals ("ZBA") for a comprehensive permit. At that time local boards, officials and members of the public are provided the opportunity to further review the Project to ensure compliance with applicable state and local standards and regulations.

Based on MassHousing's site and design review, and considering feedback received from the Municipality, the following issues should be addressed in the application to the ZBA, and the Applicant should be prepared to explore them more fully during the public hearing process:

- Development of this Site will require compliance with all state and federal environmental laws, regulations and standards applicable to existing conditions and to the proposed use related to building construction, stormwater management, wastewater collection and treatment, and

¹ MassHousing has relied on the Applicant to provide truthful and complete information with respect to this approval. If at any point prior to the issuance of a comprehensive permit MassHousing determines that the Applicant has failed to disclose any information pertinent to the findings set forth in 760 CMR 56.04 or information requested in the Certification and Acknowledgment of the Application, MassHousing retains the right to rescind this Site Approval letter.

hazardous waste safety. The Applicant should expect that the Municipality will require evidence of such compliance prior to the issuance of a building permit for the Project.

- The Applicant should be prepared to work closely with its design team to address concerns regarding the architectural design of the proposed Project, particularly as it relates to mitigating concerns about building height and massing.
- The Applicant should be prepared to submit detailed information relative to traffic impacts and transportation demand management as part of their Comprehensive Permit application. Consideration should be given for incentivizing alternative modes of transportation.
- The Applicant should provide a detailed landscaping plan. Consideration should be given to incorporating pervious materials, enhancing open space for recreation and vegetative buffers.
- The Applicant should engage with the Wakefield Fire Department to review the plans and address public safety concerns, particularly those pertaining to access of fire apparatus to the building.
- The Applicant should work with the Municipality to address water and sewer capacity concerns in the area.
- The Applicant should be prepared to provide detailed information regarding soil and stormwater conditions at the Site, and ensure appropriate mitigation is incorporated into the design and construction management plan.

MassHousing has also reviewed the application for compliance within the requirements of 760 CMR 56.04(2) relative to Application requirements and has determined that the material provided by the Applicant is sufficient to show compliance.

This Site Approval is expressly limited to the development of no more than one hundred (100) rental units under the terms of the Program, of which not less than twenty-five (25) of such units shall be restricted as affordable for low- or moderate-income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a comprehensive permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new Site Approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new Site Approval application for review by MassHousing.

For guidance on the comprehensive permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations at 760 CMR 56.00.

This approval will be effective for a period of two (2) years from the date of this letter. Should the Applicant not apply for a comprehensive permit within this period this letter shall be considered to be expired and no longer in effect unless MassHousing extends the effective period of this letter in writing. In addition, the Applicant is required to notify MassHousing at the following times throughout this two-

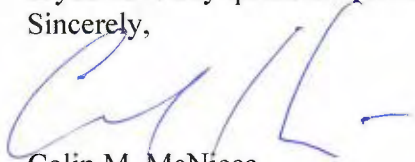
year period: (1) when the Applicant applies to the local ZBA for a Comprehensive Permit, (2) when the ZBA issues a decision and (3) if applicable, when any appeals are filed.

Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBank Boston, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a “final draft” of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.

If you have any questions concerning this letter, please contact Kat Miller at (617) 854-1217.

Sincerely,



Colin M. McNiece
General Counsel

cc: Ed Augustus, Secretary, EOHLC
The Honorable Jason M. Lewis
The Honorable Donald H. Wong
Mehreen N. Butt, Chair, Wakefield Town Council
Thomas J. Lucey, Chair, Wakefield Zoning Board of Appeals
Stephen P. Maio, Wakefield Town Administrator
Erin Kokinda, Director of Community and Economic Development

Attachment 1

760 CMR 56.04 Project Eligibility: Other Responsibilities of Subsidizing Agency
Section (4) Findings and Determinations

The Residences at Nahant, Wakefield, MA #1181

MassHousing hereby makes the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income, adjusted for household size, as published by the U.S. Department of Housing and Urban Development (“HUD”). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Wakefield is \$118,450.

Proposed rent levels of \$1,975 for a studio affordable unit, \$2,097 for a one-bedroom affordable unit, \$2,517 for a two-bedroom affordable unit and \$2,796 for a three-bedroom affordable unit, less utility allowances for the area, are within current affordable rent levels for the Boston-Cambridge-Quincy HMFA under the NEF Program.

The Applicant submitted a letter of financial interest from Enterprise Bank, a member bank of the FHLBank Boston under the NEF Program.

(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

Section IV-A (3) (a) of the Guidelines provide guidance to Subsidizing Agencies for evaluating a municipality’s actions intended to meet affordable housing needs.

The Town of Wakefield does not have an EOHLC-approved Housing Production Plan, however the Municipality noted its commitment to the creation of both market rate and affordable housing citing the following previous municipal actions towards meeting affordable housing needs:

- The 2015 adoption of an inclusionary zoning/mixed-used district with an 18% affordability component. According to information provided by the Municipality, 76 units permitted as a result of this bylaw are currently built, 99 are under construction, and 7 have been ZBA-approved.
- Recent approvals of local 40B Comprehensive Permits, including for Tarrant Lane (173 rental units) and 998-1000 Main Street (24 rental units) in 2019, and 44-48 Crescent Street (40 rental units) in 2022.
- Recent designation as a Housing Choice Community on April 18, 2023.

MassHousing recognizes Wakefield's recent efforts as meaningful; however, municipal actions to date have not been of a character and scale that meets the municipality's need for affordable housing as measured by the Statutory Minima. According to EOHLC's Chapter 40B Subsidized Housing Inventory, updated through August 10, 2023, Wakefield has 995 Subsidized Housing Inventory (SHI) units (8.84% of its housing inventory), which is 131 units below the statutory minima requirement of 10%.

Based on a site inspection by MassHousing staff, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses and would address the local need for housing.

(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

Relationship to adjacent streets/Integration into existing development patterns

The Site is located at 0, 119, 127, and 135 Nahant Street, approximately 0.8 miles southeast of the center of Wakefield and the MBTA commuter rail station located on North Avenue. Nahant Street is a well-traveled route that serves as a connector between Main Street and points east, including Wakefield High School. The immediate neighborhood consists primarily of single-family and multifamily residential uses with limited commercial uses as well. A mix of retail and dining, services and recreation are accessible in and around the downtown area. Lake Quannapowitt, Wakefield Memorial Library, Wakefield Town Hall and a Shaw's supermarket are located within 1.5 miles of the Site. Access to Route 128, the principal highway serving Wakefield and several regional commercial employment centers, is approximately 2 miles north of the Site. Given its transit-oriented location near employment and services, the Site is able to successfully integrate into existing development patterns and is well positioned to support the proposed multifamily residential use.

Relationship to Adjacent Building Typology (Including building massing, site arrangement, and architectural details):

The Applicant intends to build a 5-story, 100-unit apartment building on the Site. The proposed building design takes influence from local mill building architecture. While the scale of the proposed building is a departure from immediately adjacent properties, developments of a similar scale are located nearby. The building footprint is L-shaped, with an additional 'bend' at the rear so that the appearance of its overall size from Nahant Street and abutting properties to the east is reduced. Stepbacks are incorporated into the design to mitigate the height of the building, in particular at the rear, where the 5th story is stepped back approximately 45 feet, away from Starke Avenue and Wilson Road abutters. A 5-foot stepback on the building's Nahant Street façade adds additional relief and modulation to the building's massing. Proposed building materials include brick at the base of the building where the parking garage is located, with black metal grillwork covering arched window openings, reflective of mill architecture. The brick materiality is also carried up vertically at the corners of the building and where the stair towers are located. The remainder of the exterior primarily employs cementitious lap siding in a historical grey New England hue. The fifth floor incorporates cementitious panels with aluminum reveals. These material and color changes aim to reduce the apparent visual height and bulk of the building. In addition to material changes, the building elevations are articulated with unit balconies to modulate the massing further and provide visual interest.

Density

The Developer intends to build 100 homes on approximately 1.72 acres, all of which are buildable. The resulting density is approximately 58.14 units per buildable acre. The proposed density is acceptable given the proposed housing type and similar patterns of development found within the surrounding regional context.

Conceptual Site Plan

The proposed Project will be situated across four existing parcels, three of which have frontage on Nahant Street, and one of which is landlocked. The proposed site layout consists of one 5-story L-shaped building with the short wing of the L fronting Nahant Street. The long wing extends south into the Site, bending at the landlocked parcel. The building footprint occupies the west portion of the Site. Site access is proposed at the east by a curb cut that accesses the building garage and then extends south along the eastern property boundary to access the remaining surface parking. A total of 135 parking spaces results in a parking ratio of 1.35 parking spaces per rental unit. The Site plan includes a small terrace for outdoor amenity space. Tree and shrub plantings are shown along the property lines for screening. An underground stormwater management basin is proposed under the surface parking area. All utilities will be extended to the Site from Nahant Street.

Environmental Resources

The property does not contain any areas of significant natural or cultural resources, endangered species habitat, or areas of flood hazard.

Topography

The Site slopes slightly downward from Nahant Street in a southerly direction and then upwards towards the rear, resulting in a net increase in grade. Limited areas of rock ledge outcroppings exist on the Site, primarily at its southern and eastern boundaries. The Site's topography is not a significant impediment to development of the Site.

(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

According to market data for the region, the residential real estate market appears stable, with home prices showing year-over-year increases, and an overall upward trajectory in rents. The Multifamily market has an overall vacancy rate of 4.3%. Rents have increased 4.2% over the last year, with a cumulative increase of 21.8% over the past three years.

The Applicant proposes 100 rental apartments to be financed under the NEF Program. There will be 75 market-rate units with proposed average rent levels of \$2,200 for the studios, \$2500 for the one-bedroom units; \$2,800 for the two-bedroom units; and \$3,100 for the three-bedroom units. MassHousing's Appraisal and Marketing team (A&M) performed a market analysis and found that proposed market rents for each unit type fall within comparable market rent averages.

(e) that an initial pro forma has been reviewed, including a land valuation determination consistent with the Secretariat's Guidelines, and the Project appears financially feasible and consistent with the Secretariat's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

MassHousing has commissioned an as “As-Is” appraisal which indicates a land valuation of \$2,370,000. Based on a proposed investment of \$38,342,640 in equity and permanent financing the development pro forma appears to be financially feasible and within the limitations on profits and distributions.

(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

MassHousing finds that the Applicant must be organized as a Limited Dividend Organization. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program and has executed an Acknowledgment of Obligations to restrict their profits in accordance with the applicable limited dividend provisions.

(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

The Applicant controls the Site by virtue of a Purchase and Sale Agreement between Kearney Nahant LLC (119 Nahant Street); Jason W. Kearney, Trustee of 127 Nahant Street Realty Trust (0 & 127 Nahant Street); and Jason W. Kearney and Christine A. Kearney (135 Nahant Street) (**Seller**) and The Residences at Nahant LLC (**Buyer**) dated April 3, 2023, as amended, with an expiration date of April 3, 2025.



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001632827

1. The exact name of the limited liability company is: THE RESIDENCES AT NAHANT LLC

2a. Location of its principal office:

No. and Street: 246 ANDOVER STREET
SUITE 301
 City or Town: PEABODY State: MA Zip: 01960 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 246 ANDOVER STREET
SUITE 301
 City or Town: PEABODY State: MA Zip: 01960 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE GENERAL CHARACTER OF THE BUSINESS OF THE LLC IS TO: (A) OWN, MAINTAIN, DEVELOP, MANAGE, OPERATE, SELL, FINANCE, REFINANCE, DISPOSE OF, AND INVEST IN, AND OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY, INCLUDING, WITHOUT LIMITATION, AFFORDABLE HOUSING DEVELOPMENT, DIRECTLY OR INDIRECTLY, IN ITS OWN CAPACITY, OR THROUGH JOINT VENTURES, PARTNERSHIPS, AND OTHER ENTITIES, AS A MEMBER, EQUITY HOLDER, BENEFICIARY, OR PARTNER IN ANY LEGAL ENTITY OR SOLE PROPRIETORSHIP INCLUDING, WITHOUT LIMITATION, A LIMITED LIABILITY COMPANY, CORPORATION, TRUST, OR GENERAL, OR LIMITED PARTNERSHIP; (B) ENGAGE IN ANY AND ACTIVITIES RELATED TO THOSE PURPOSES DESCRIBED ABOVE IN (A); AND (C) TAKE ANY ACTION OR CONDUCT ANY ACTIVITY NOT PROHIBITED BY THE ACT OR OTHER APPLICABLE LAW.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: PETER PANTAZELOS
 No. and Street: 246 ANDOVER STREET
SUITE 301
 City or Town: PEABODY State: MA Zip: 01960 Country: USA

I, PETER PANTAZELOS resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name	Address (no PO Box)
	First, Middle, Last, Suffix	Address, City or Town, State, Zip Code

MANAGER	PETER PANTZELOS	246 ANDOVER STREET PEABODY, MA 01960 USA
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7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	PETER PANTAZELOS	246 ANDOVER STREET PEABODY, MA 01960 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	PETER PANTAZELOS	246 ANDOVER STREET PEABODY, MA 01960 USA

9. Additional matters:

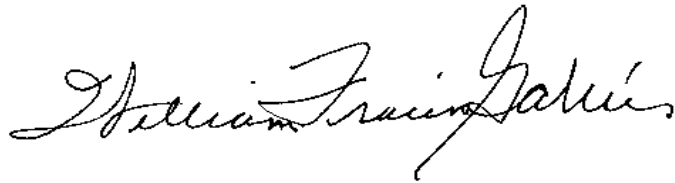
**SIGNED UNDER THE PENALTIES OF PERJURY, this 27 Day of January, 2023,
PETER PANTAZELOS**

(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

January 27, 2023 02:37 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

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Appendix C:

*Property Deeds, Assessors Property Cards, USGS Locus Map, Assessor's Map,
Aerial Photo of the Property*

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Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

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

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

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
 208 Cambridge Street
 Cambridge, MA 02141
 617-679-6300
www.middlesexsouthregistry.com

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

QUITCLAIM DEED

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

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

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

with Quitclaim Covenants

PARCEL No. 1

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

Containing 10,357 square feet more or less.

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

PARCEL No. 2

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

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

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

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

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

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

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

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

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

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

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

P&M Gallugi Family Trust,

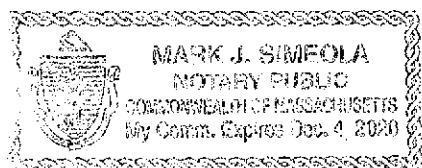
By

Anthony M. Gallugi, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

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



Notary Public:
My Commission Expires:



2012 01624433
 Bk: 1427 Pg: 125 Cert#: 252914
 Doc: DEED 12/10/2012 02:45 PM

DUP
 REC

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

DEED

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

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

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

Boundaries
 plan

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

164225

William D. Gardiner
 Brodigan and Gardiner
 40 Broad Street
 Boston, MA 02109

MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 12/10/2012 02:45 PM
 Ctr# 178946 29425 Doc# 01624433
 Fee: \$1,482.00 Com: \$325,000.00

70

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

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

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

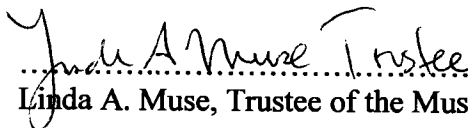
Also, another Parcel of land situated in said Wakefield, being shown as Lot 149B on a plan entitled "Plan of Land, Nahant Street, Wakefield, Mass." Dated Nov. 2, 1968, David E. Beede, C.E., 3 Mt. Vernon Street, Reading, with said plan being recorded with the Middlesex South District Registry of Deeds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

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

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

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

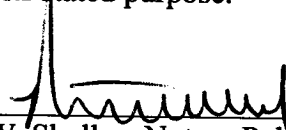
Witness my hand and seal this 10th day of December, 2012.


.....
Linda A. Muse, Trustee of the Muse Realty Trust

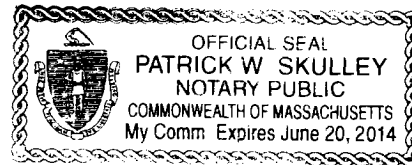
The Commonwealth of Massachusetts

Middlesex County

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



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



DOCUMENT 01624433

Southern Middlesex Land Court
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Dec 10, 2012 at 02:45P

Document Fee: 125.00
Receipt Total: \$1,982.00

NEW: CERT 252914 BK 01427 Pg 125

OLD: CERT 188225 BK 1071 Pg 75

I, BARBARA A. GALLUGI

of WAKEFIELD

MIDDLESEX

County, Massachusetts,

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

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

with quitclaim covenants

of 135 NAHANT STREET

the land in WAKEFIELD

[Description and encumbrances, if any]

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

FEE \$1208.40

CASH \$1208.40
CANCELLED

CAMBRIDGE
DEEDS REG15
MIDDLE SOUTH

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

Barbara A. Gallugi
BARBARA A. GALLUGI

The Commonwealth of Massachusetts

MAY 1, 2001

MIDDLESEX

SS.

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

BARBARA A. GALLUGI

HER free act and deed before me

Lisa A. Gulligan
LISA A. GULLIGAN Notary Public — Justice of the Peace

APRIL 29, 2005

My commission expires

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

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

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

~~(RECORDED IN MIDDLESEX COUNTY DEEDS BOOK 32796 PAGE 327)~~

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

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

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

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

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

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

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

FOR title, see deed at Book 9021
Page 121.

Unofficial Property Record Card - Wakefield, MA

General Property Data

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

Account Number **37356**

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

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

Grantor **GALLUGI, BARBARA A**

City **WAKEFIELD**
Mailing State **MA** Zip **01880**
Parcel Zoning **B**

Sale Price **264,900**

Land Area **0.275 acres**

Current Property Assessment

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

Xtra Features Value **1,900**

Land Value **366,000**

Total Value **643,300**

Building Description

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

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

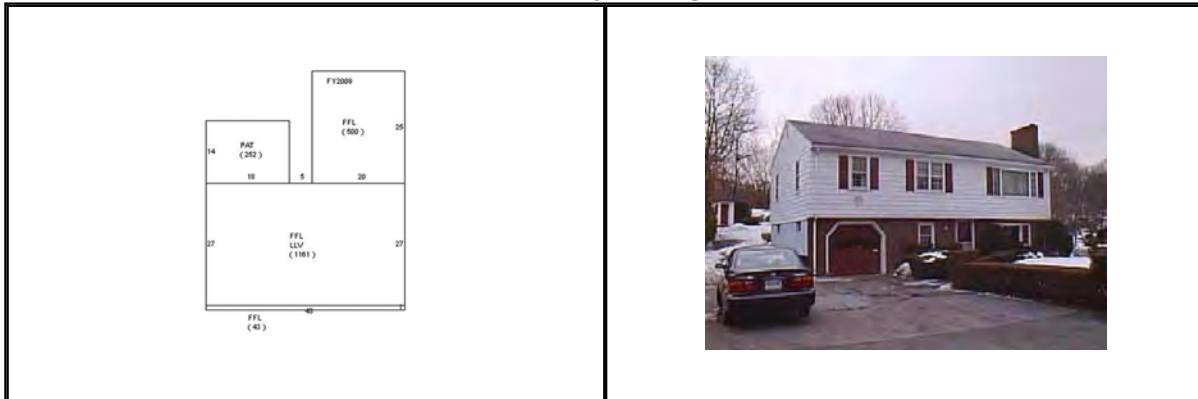
Flooring Type **PARQUET**
Basement Floor **N/A**
Heating Type **FORCED H/W**
Heating Fuel **OIL**
Air Conditioning **0%**
of Bsmt Garages **1**
of Full Baths **1**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

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

Property Images



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

Unofficial Property Record Card - Wakefield, MA

General Property Data

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

Current Property Assessment

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

Building Description

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

Legal Description

Narrative Description of Property

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

Property Images



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

Unofficial Property Record Card - Wakefield, MA

General Property Data

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

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

Current Property Assessment

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

Building Description

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

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

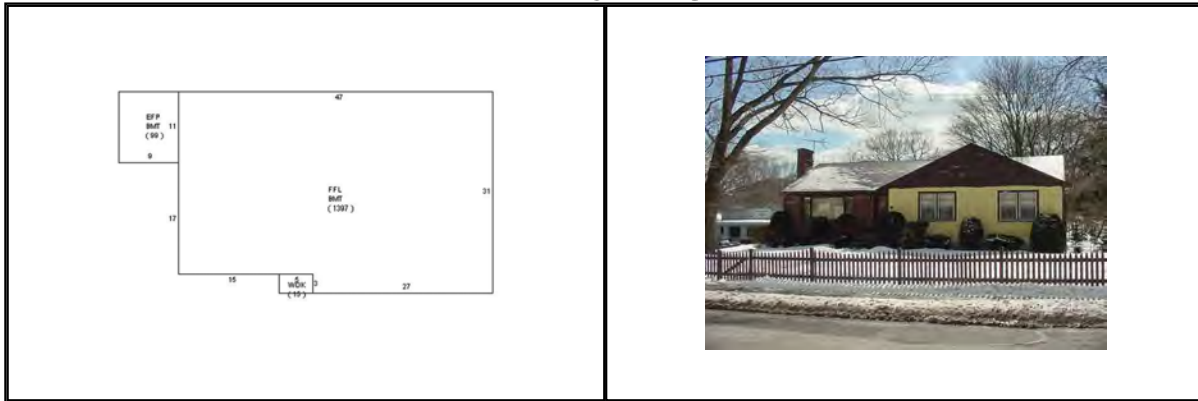
Flooring Type **HARDWOOD**
Basement Floor **N/A**
Heating Type **FORCED H/W**
Heating Fuel **OIL**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **1**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

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

Property Images



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

Unofficial Property Record Card - Wakefield, MA

General Property Data

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

Current Property Assessment

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

Building Description

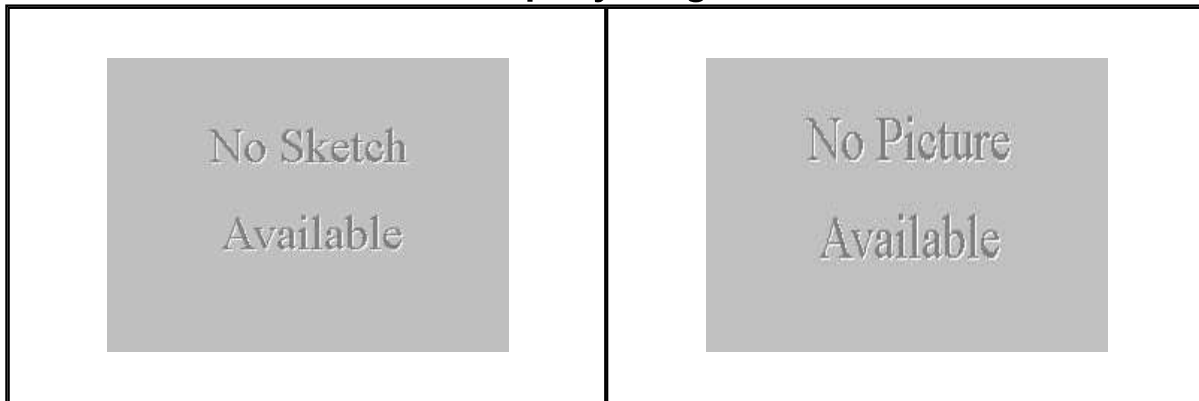
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0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

Legal Description

Narrative Description of Property

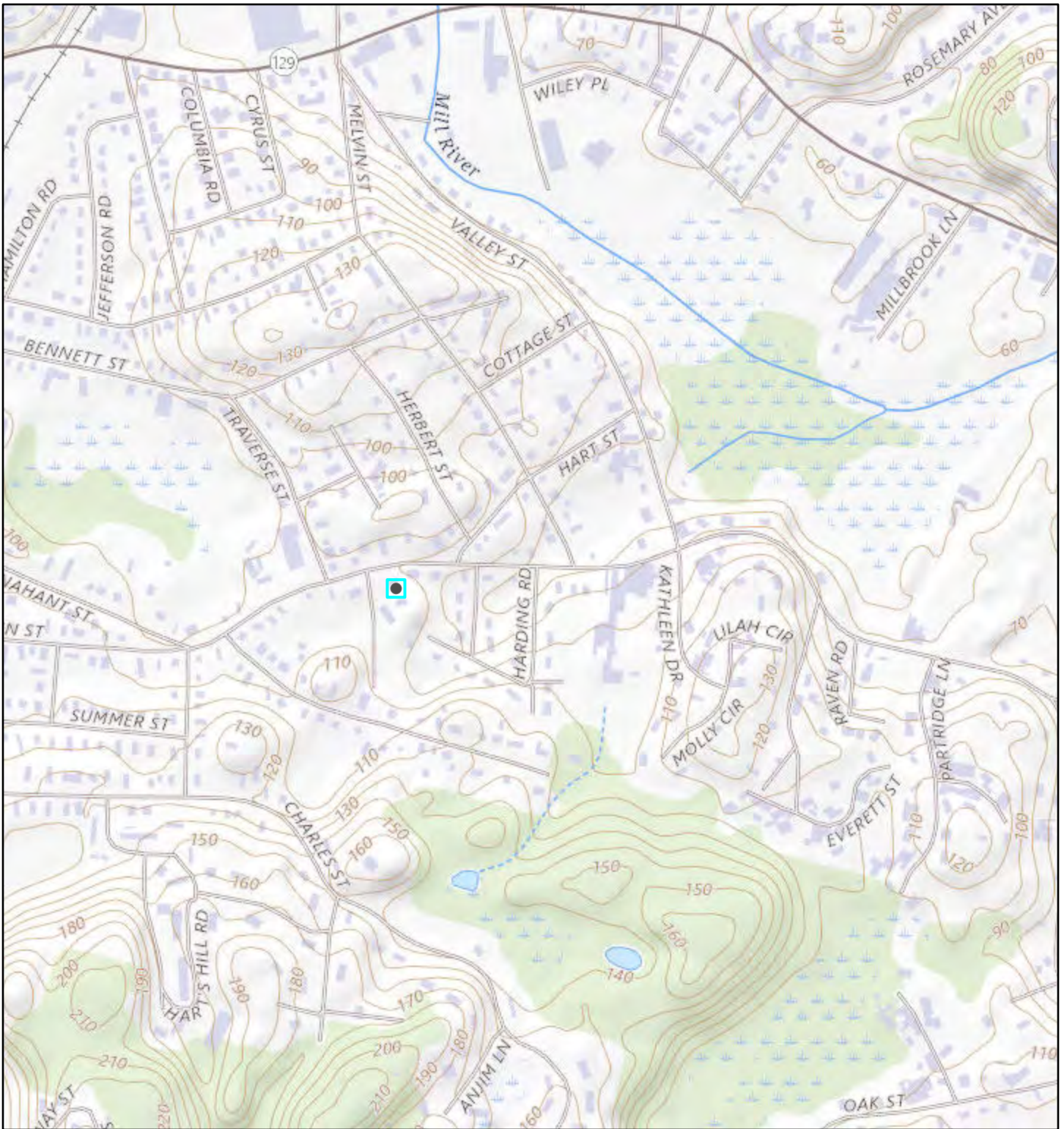
This property contains 0.347 acres of land mainly classified as UNBUILDABLE with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



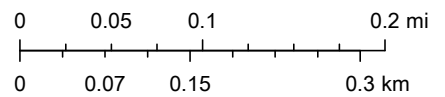
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Figure 1.1 USGS Locus Map



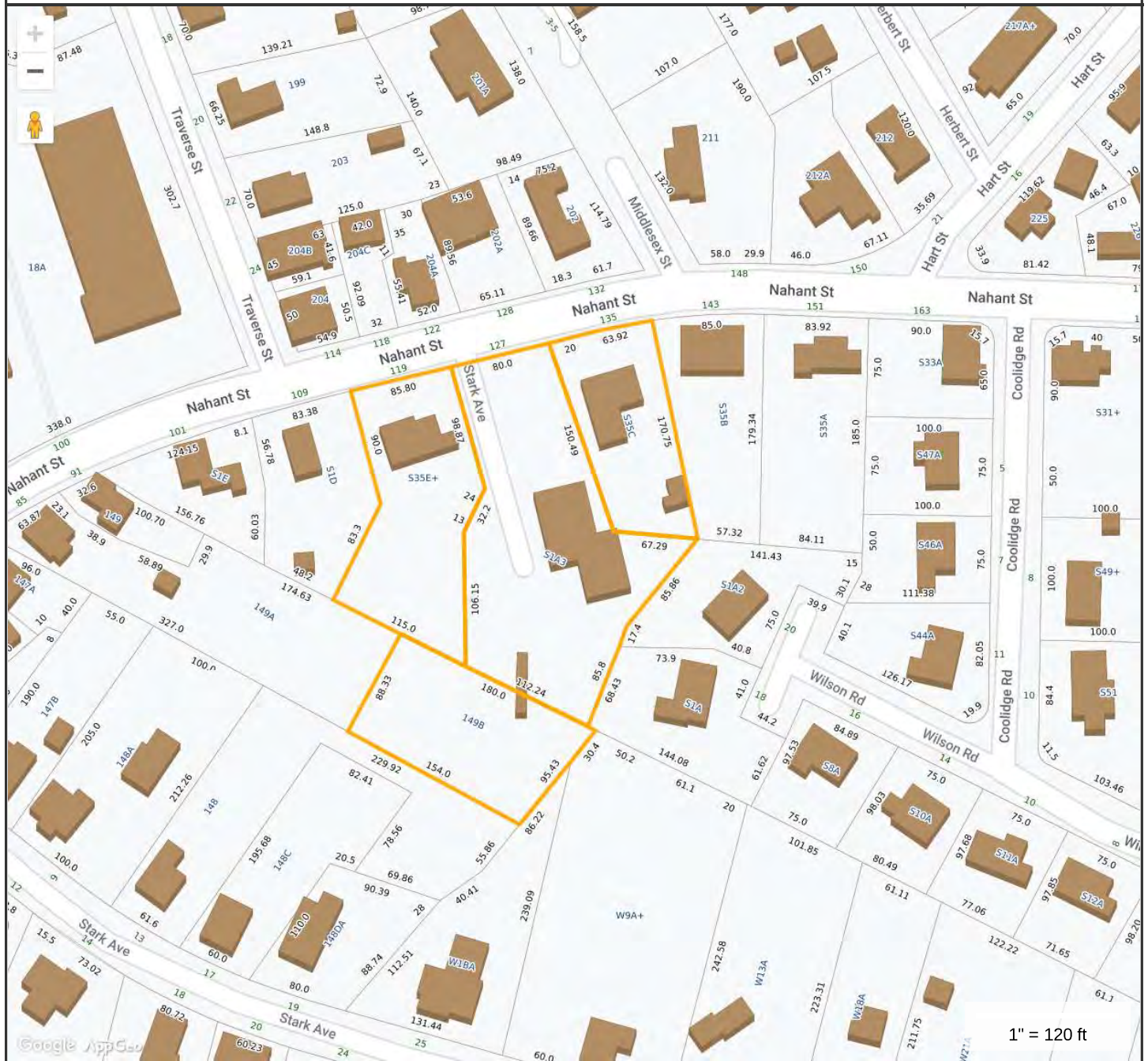
3/21/2023, 11:23:02 PM

1:9,028



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

Figure 1.2 - Wakefield Assessor's Map



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

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

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

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



FIGURE 2.2 - AERIAL PHOTOGRAPH

SCALE: 1" = 50'

Appendix D:

Amended and Restated Purchase and Sales Agreement dated April 3, 2023

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

**Amended and Restated
Purchase and Sales Agreement**

April 3, 2023

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

RE: Property located at 119, 0 & 127-135 Nahant Street, Wakefield, Middlesex County, MA

To Whom It May Concern:

I, the undersigned on behalf of The Residences at Nahant LLC, wish to set forth the terms of the acquisition of property located at **119, 0 & 127-135 Nahant Street, Wakefield, Middlesex County, MA** (the "Property") more particularly described below. Please accept this as a Purchase and Sales Agreement setting forth the material terms and provisions to Purchase the Property on the terms and conditions set forth herein. This constitutes the final expression of our mutual intent to convey the Property.

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

1. **Location:** 119, 0 & 127-135 Nahant Street, Wakefield, Middlesex County, Massachusetts 01880
2. **Seller:** Kearney Nahant LLC (119 Nahant Street); Jason W. Kearney, Trustee of 127 Nahant Street Realty Trust (0 & 127 Nahant Street); and Jason W. Kearney and Christine A. Kearney (135 Nahant Street), jointly and severally
3. **Buyer:** The Residences at Nahant LLC, a Massachusetts limited liability company or its nominee.

4. **Property:** 119 Nahant Street, Wakefield, Middlesex County, Massachusetts 01880 as more particularly described on a Deed recorded with the Middlesex South District Registry of Deeds in Book 72411, Page 190; 0 & 127 Nahant Street, Wakefield, Middlesex County, Massachusetts 01880 as more particularly described on a Deed recorded with the Middlesex South District Registry of Deeds in Book 60694, Page 240; and 135 Nahant Street, Wakefield, Middlesex County, Massachusetts 01880 as more particularly described on a Deed recorded with the Middlesex South District Registry of Deeds in Book 32796, Page 325. (collectively, the “Property”).
5. **Purchase Price:** Nominal, less than \$100.00 subject to the provisions of a mutually agreeable purchase and sale agreement referred to in paragraph 12 below.
6. **Deposits:** None.
7. **Title:** Seller to provide clear and marketable title to the Property, by Quitclaim Deed, free and clear of any and all taxes, liens, and encumbrances of any type whether voluntary or involuntary.
8. **Financing:** None.
9. **Closing:** Closing to occur on or before twenty (20) days after Buyer’s receipt of all Approvals outlined below in paragraph 11.A.
10. **Broker Fees:** None.
11. **Permitting/Due Diligence:**
- A. APPROVAL PERIOD. Buyer shall have three hundred sixty-five (365) days with three (3) automatic rights of extension of one hundred twenty (120) days each to seek permits and approvals for Buyer’s proposed development and/or use of the Property for use as a multifamily, apartment style development for up to 120 apartment style rental units under the Comprehensive Permit Statute, M.G.L. 40B, §§ 21-23 and 760 CMR 56.00 *et sec.* During such Approval Period, Buyer may seek any and all permits and approvals as Buyer deems necessary in order to proceed with its proposed development (collectively, the “Approvals”), allowing the proposed use and any dimensional relief needed to accommodate such use. .
 - B. Buyer shall be entitled to seek the Approvals for the intended use and all other required permits and approvals for the intended use, each beyond applicable appeals periods, during the Approval Period as may

be extended. In the event that any Approvals are appealed, Seller shall grant Buyer additional time needed to pursue any and all appropriate action to challenge such appeals and obtain final approvals, as applicable. Buyer shall use commercially reasonable efforts to pursue such Approvals in a diligent and timely manner. TIME IS OF THE ESSENCE.

12. Other Conditions:

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

[signatures on following page]

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

BUYER: The Residences at Nahant LLC

By: 
Peter Pantazelos, Manager

Dated: _____

SELLER:

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

Dated: _____

Jason W. Kearney

Dated: _____

Christine A. Kearney

Dated: _____

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

BUYER: The Residences at Nahant LLC

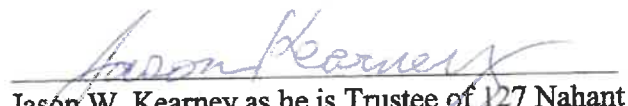
By: _____
Peter Pantazelos, Manager

Dated: _____


SELLER:
Kearney Nahant LLC

By: 
Jason W. Kearney, Manager

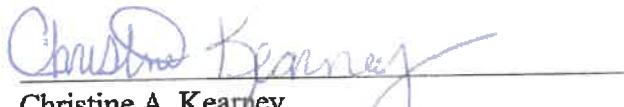
Dated: 4/10/23


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

Dated: 4/10/23


Jason W. Kearney

Dated: 4/10/23


Christine A. Kearney

Dated: 4-10-23

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Appendix E:

*Site Context Map, Transportation Map, Neighborhood Context Photos,
Site Context Key Map, FEMA/FIRM Map, and Design Precedent*

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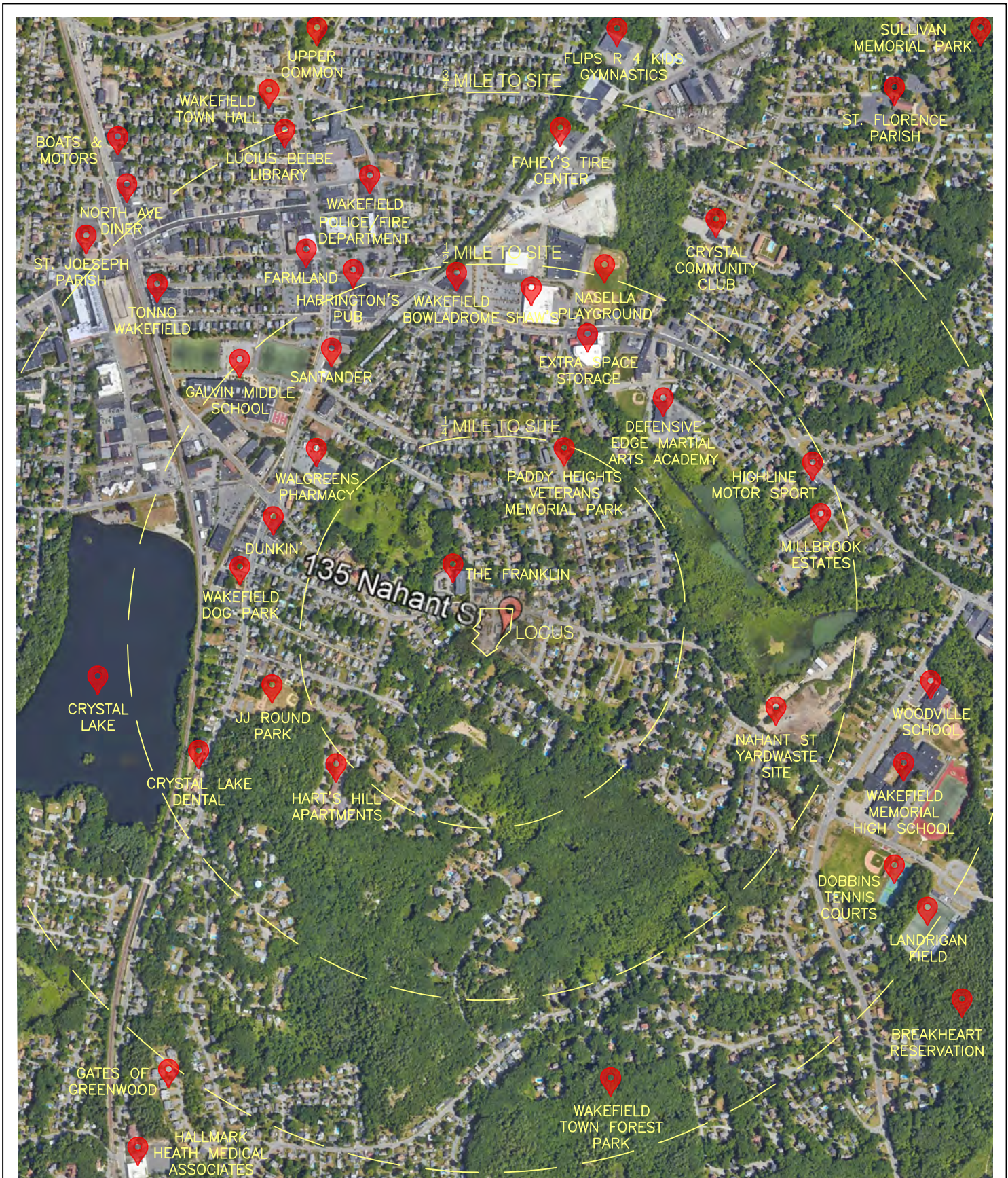


FIGURE 2.3a - CONTEXT MAP

SCALE: 1" = 1,000'±



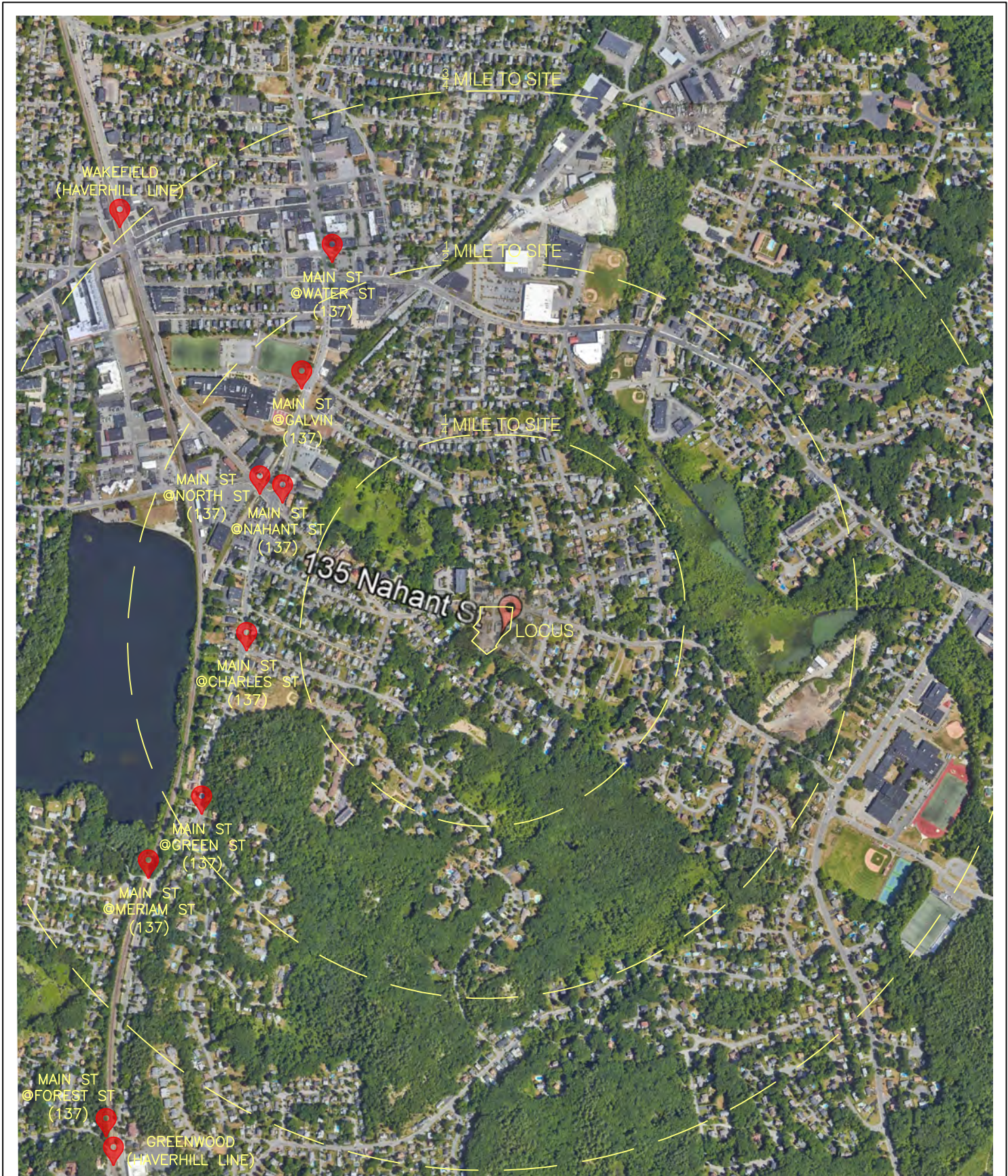


FIGURE 2.3b - TRANSPORTATION MAP

SCALE: 1" = 1,000'±



H. 259 Water Street:
4 stories
16 units

E. Millbrook Estates:
3 stories
40 units

G. 100 Nahant Street:
3 stories
20 units

proposed project site

F. Wakefield Landing:
5 stories
34 units

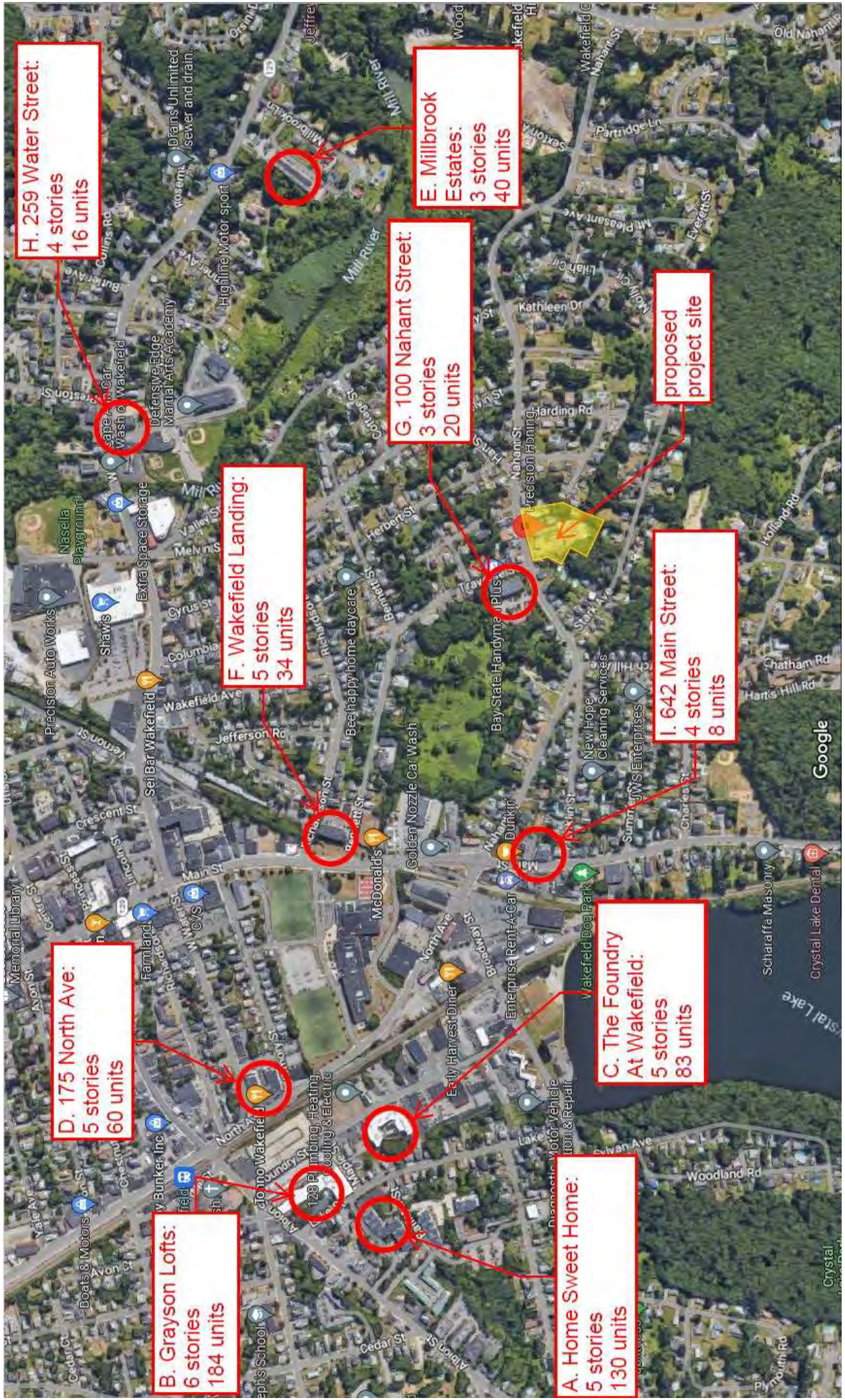
I. 642 Main Street:
4 stories
8 units

D. 175 North Ave:
5 stories
60 units

C. The Foundry At Wakefield:
5 stories
83 units

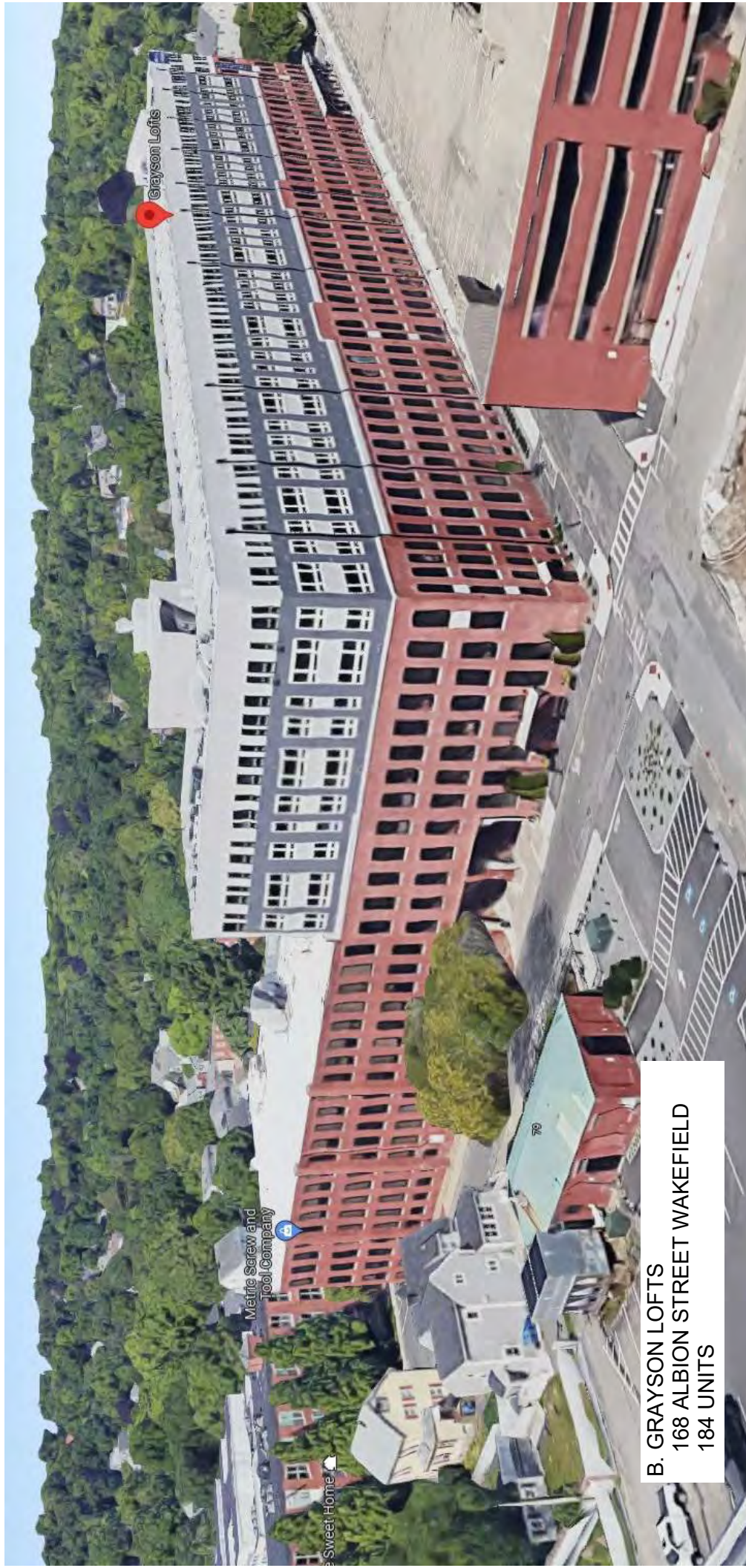
B. Grayson Lofts:
6 stories
184 units

A. Home Sweet Home:
5 stories
130 units





A. HOME SWEET HOME
248 ALBION STREET WAKEFIELD
130 UNITS



B. GRAYSON LOFTS
168 ALBION STREET WAKEFIELD
184 UNITS

Massachusetts Board of
Registration in Medicine

128 Plumbing, Heating,
Cooling & Electric

The Foundry
At Wakefield

Line Auto C
Auto bod

JML Electric

C. THE FOUNDRY
69 FOUNDRY STREET WAKEFIELD
83 UNITS





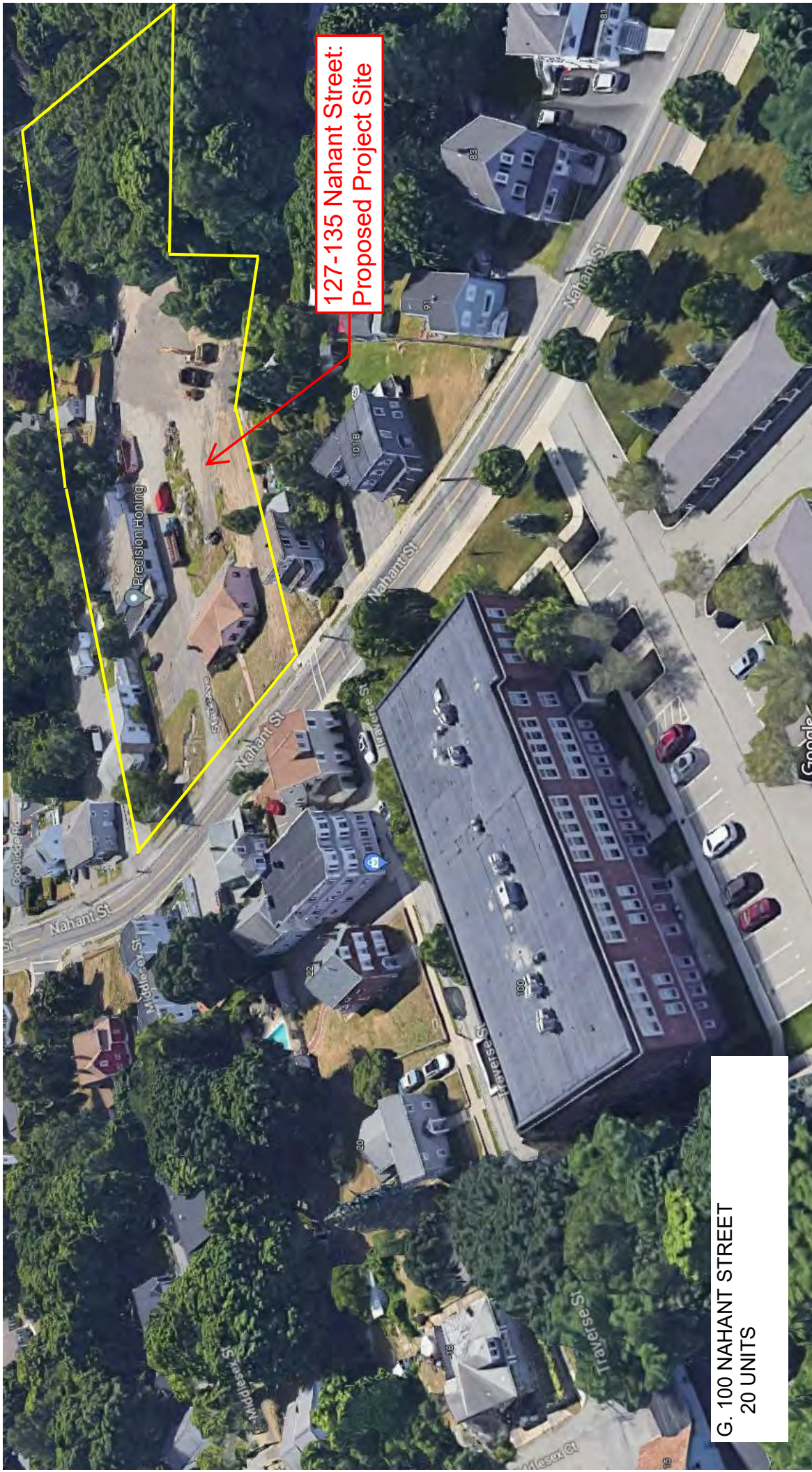
D. 175 NORTH AVE
60 UNITS



E. MILLBROOK ESTATES
1 MILLBROOK LANE WAKEFIELD
40 UNITS



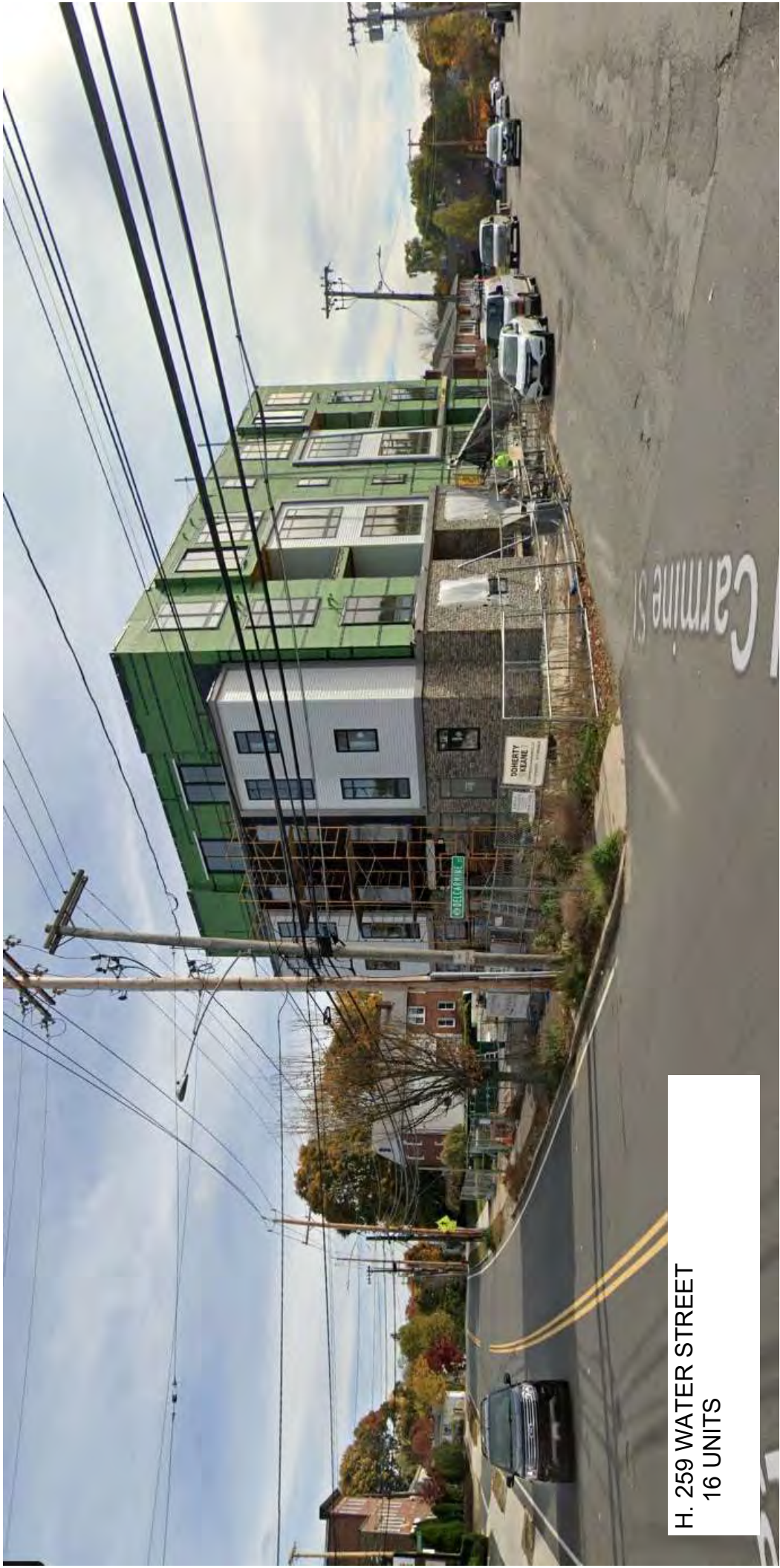
F. WAKEFIELD LANDING
3 BENNET STREET WAKEFIELD
32 UNITS



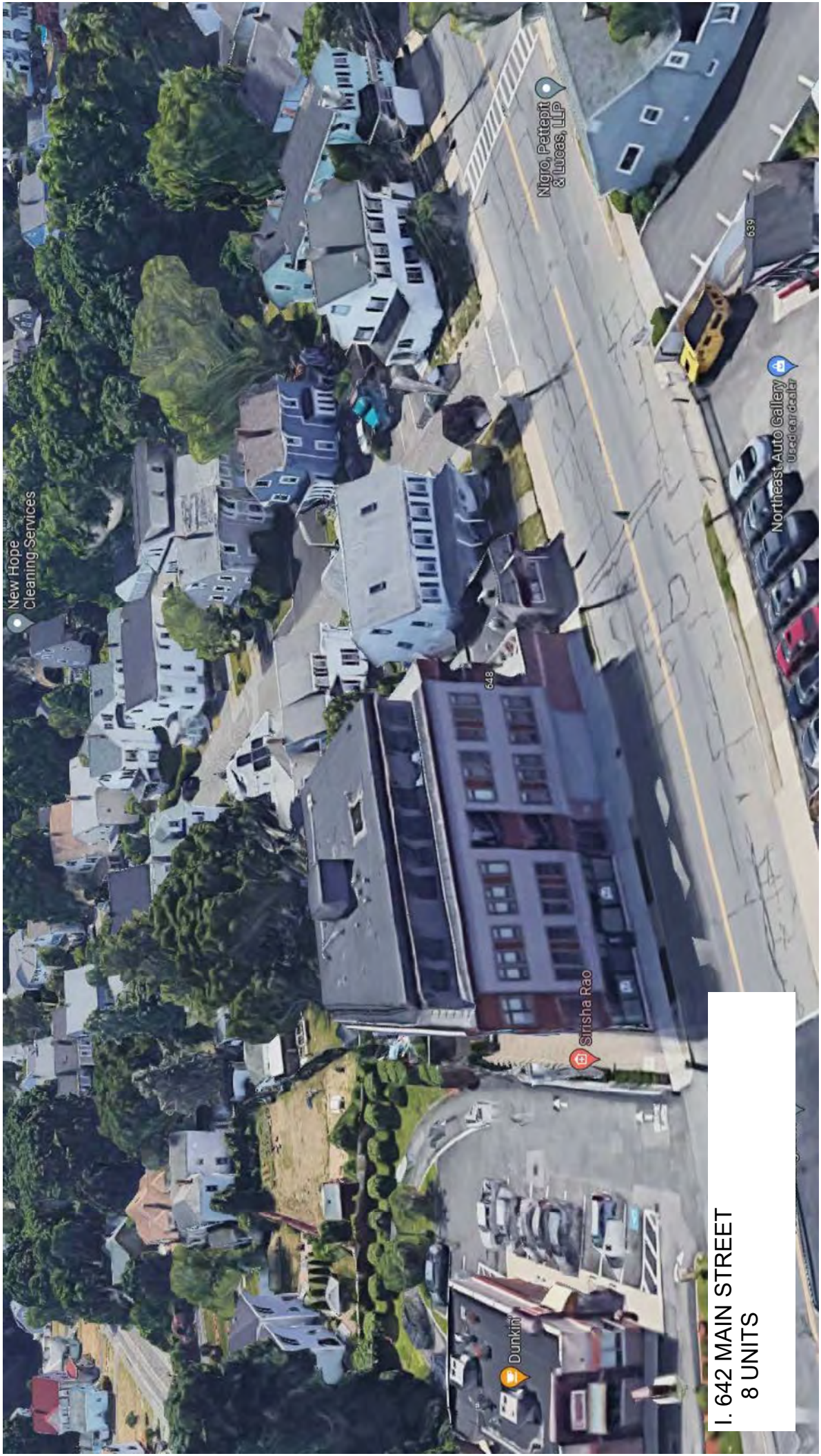
127-135 Nahant Street:
Proposed Project Site

G. 100 NAHANT STREET
20 UNITS

Google



H. 259 WATER STREET
16 UNITS



New Hope
Cleaning Services

648

Dunkin'

Sirisha Rao

Nigro, Petepit
& Lucas, LLP

639

Northeast Auto Gallery
Used Car Dealer

I. 642 MAIN STREET
8 UNITS

National Flood Hazard Layer FIRMette

71°43'W 42°30'2"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

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

OTHER AREAS OF FLOOD HAZARD

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

OTHER AREAS

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

GENERAL STRUCTURES

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

OTHER FEATURES

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

MAP PANELS

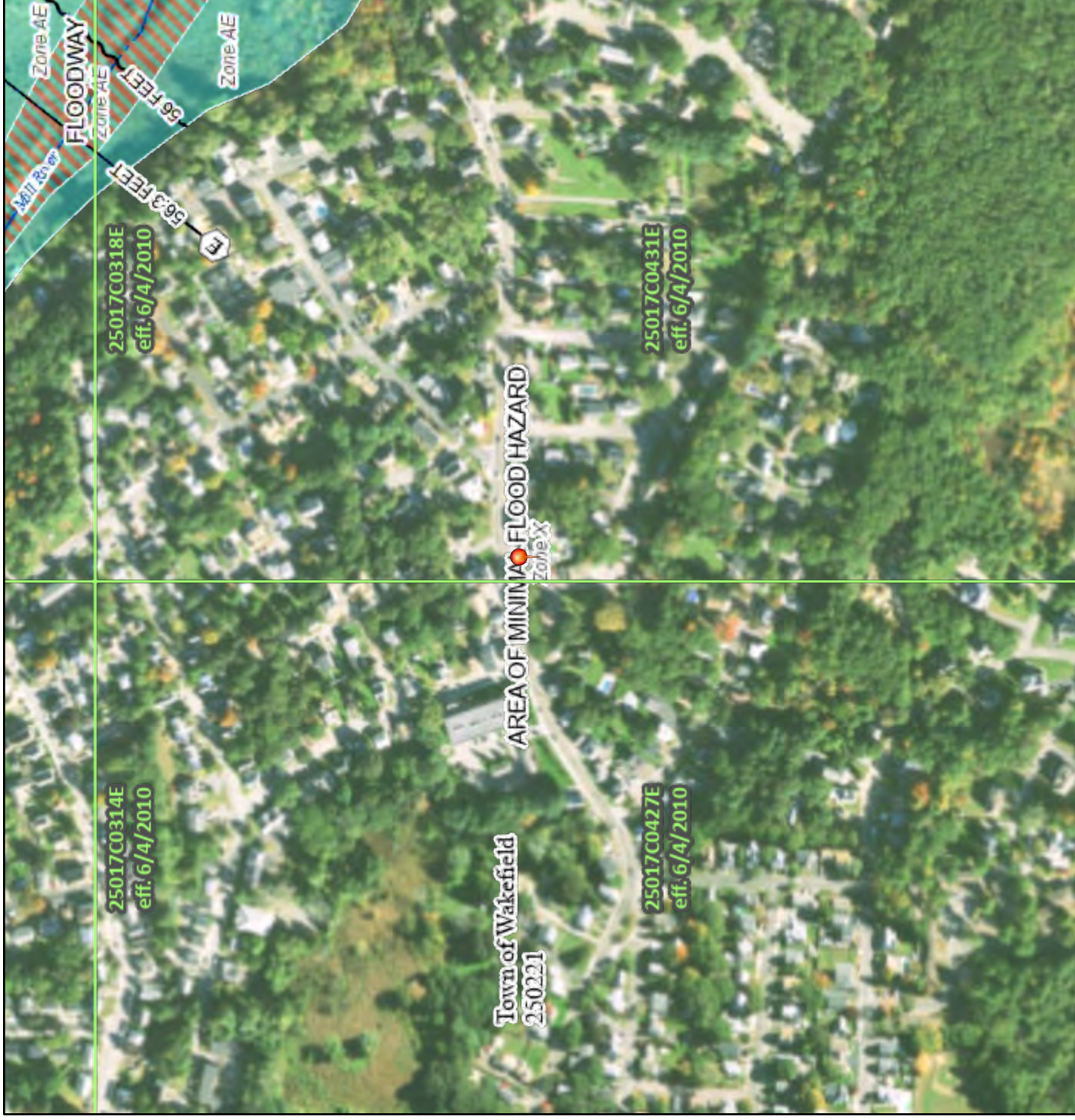
- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/21/2023 at 1:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Appendix F:
Waiver Requests and Zoning Exceptions

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**LIST OF REQUESTED EXEMPTIONS/
EXCEPTIONS/WAIVERS FROM THE APPLICABLE
TOWN OF WAKEFIELD BY-LAWS AND REGULATIONS
FOR THE RESIDENCES AT NAHANT**

Property:	0 Nahant Street, Wakefield, MA (Parcel ID 19-289A-149B)	Zoning District:	Single Residence (SR) District/ Business (B) District
	119 Nahant Street, Wakefield, MA (Parcel ID 19-284-S35E+)	Zoning District:	Single Residence (SR) District/ Business (B) District
	127 Nahant Street, Wakefield, MA (Parcel ID 19-283-S1A3)	Zoning District:	Single Residence (SR) District/ Business (B) District
	135 Nahant Street, Wakefield, MA (Parcel ID 19-282-S35C)	Zoning District:	Single Residence (SR) District/ Business (B) District

**CHAPTER 190: ZONING BY-LAW (adopted and revised December 15, 1997 , AS AMENDED,
UPDATED OR REVISED)**

<u>Article</u>	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers</u>
Art. III Districts	§ 190-6, Districts General Description;	Multi-family Residential Uses are prohibited in the SR District; Multi-family Residences Uses are allowed in B Districts with a Special Permit.	Waiver sought from entire Article and Sections referenced generally to the extent the proposed development shown on the Plans is not in compliance with the provisions of the Zoning By-law.
	§ 190-9, Lots in two districts.	Where a district boundary line divides a lot in single ownership at the time of the adoption of such line, the regulation for the less restricted portion of such lot shall extend not more than 30 feet into the more restricted portion, provided that the lot has the required	The Applicant seeks waiver of the referenced provisions, without limitation, and seeks zoning relief to allow construction of 100 units of apartment style, rental, multi-family housing and exception is sought from the cited Zoning By-law prohibitions accordingly to allow the proposed Multi-family Development as shown on the Plans as may be amended and superseded. The Zoning Board of Appeals shall act on behalf of all

	<p>§ 190-15. Applicability of use regulations</p> <p>§ 190-16. Uses subject to other regulations</p> <p>§ 190-23. Table of Use Regulations/Table 1 Table of Use Regulations</p>	<p>Except as provided in this chapter, no building, structure or land shall be used except for the purpose permitted in the district, by right or by special permit, as described in this chapter.</p> <p>Uses permitted by right or by special permit shall be subject, in addition to use regulations, to all other provisions of this chapter.</p> <p>Garden Apartment of attached dwelling complex; Mid-Rise Apartment are prohibited in the SR District; Garden Apartment of attached dwelling complex; Mid-Rise Apartment are allowed by Special Permit in the B District;</p>	<p>allow for the development of the property.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Multi-family Development to meet the local and regional Housing Need in the Town of Wakefield.</p>
<p>Art. VI Dimensional Regulations</p>	<p>§ 190-31. General regulations.</p>	<p>C. Yard requirements for all districts. Where a side or rear yard is adjacent to a street, the side or rear yard requirement shall be the same as the distance specified for front yard setback (unless specifically excepted herein) and Subsections (1) through (8).</p> <p>D. Minimum open area requirements. See § 190-4 for the definition of "open area." Requirements are shown in Table 2.4</p>	<p>Waiver sought from entire Article and Sections referenced generally to the extent the proposed development shown on the Plans is not in compliance with the provisions of the Zoning By-law.</p> <p>The Applicant seeks waiver of the referenced provisions, without limitation, and seeks zoning relief to allow construction of 100 units of apartment style with provision 135 parking spaces at a ratio of 1.35 parking spaces per unit, rental, multi-family housing and exception is sought from the cited Zoning By-law prohibitions accordingly to allow the</p>

		<p>E. Exemptions to maximum height regulations. See § 190-4 for the definition of "height of building."</p> <p>G. Screening and buffer strips in industrial, business, and multiple residence districts.</p> <p>(1) Screening and buffer strips containing no buildings, parking areas or accessory uses shall be required in any industrial, business or multiple residence district which abuts a residential district. The minimum width of this strip shall be 15 feet, of which 10 feet shall not be paved.</p> <p>(2) The strip shall contain a screen of plantings of vertical habit not less than three feet in width and four feet in height at the time of occupancy of such lot and shall grow to a minimum of four feet in width and five feet in height at maturity. Individual shrubs or trees shall be planted not more than 10 feet on center and shall thereafter be maintained by the owner or occupants so as to maintain a dense screen year round. At least 50% of the plantings shall consist of evergreens. A solid wall or fence, five feet in height, complemented by</p>	<p>proposed Multi-family Development as shown on the Plans as may be amended and superseded. The Zoning Board of Appeals shall act on behalf of all "Local Boards" as defined in 760 CMR 56 in the grant of any and all required variances, special permits, site plan review, local conservation relief pursuant to the Town of Wakefield Wetlands Regulations and any and all other relief required to allow for the development of the property.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Multi-family Development to meet the local and regional Housing Need in the Town of Wakefield.</p>
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		<p>suitable plantings, may be substituted for such landscaped screen planting. No screen shall be closer than five feet to a public or private street right-of-way line.</p> <p>J. All lots in residential districts only shall have upland area equal to at least 75% of the required lot area.</p> <p>K. No residential lot shall be substantially irregular in shape. For purposes of this provision, "substantially irregular" is defined as having a coefficient of regularity lower than 0.65 as determined by the formula: $r = \frac{16 A}{p^2}$ Where: r = coefficient of regularity, A = area of the lot in square feet, p = perimeter of the lot in linear feet.</p> <p>Upon approval of the Planning Board, the requirements of this section may be waived for any lot that can contain an inscribed shape meeting the requirements of minimum lot area and coefficient of regularity and when, in the opinion of the Planning Board, the lot satisfies the purpose of this section.</p>	
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	<p>§ 190-32. Multifamily dwellings, mixed-use development.</p>	<p>This Section regulates the construction of multifamily dwellings allowed by Special Permit applicable, in this case, only to the B District.</p> <p>B. Minimum lot size and density.</p> <p>(1) The minimum lot size for a housing or mixed use project under this section is 4,000 square feet.</p> <p>(2) Where housing, whether mid-rise apartments, garden apartments, attached dwellings, or combinations of same are proposed within walking distance of commuter rail stations (measured as a 2,500 foot radius from the commuter rail station's boarding area to the nearest lot line of the development parcel) a minimum of 750 square feet of lot area per unit is required. Otherwise a minimum of 1,200 square feet of lot area per unit is required.</p> <p>(3) There is no additional lot area requirement for other uses, whether permitted by-right or by special permit within the zoning district, as provided in § 190-23, Table of Use Regulations.</p> <p>C. Parking areas and open space for multifamily dwellings.</p>	
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	<p>§ 190-32.1. Multifamily dwelling dimensional control and exclusive use area relief.</p>	<p>(1) No open parking or driveway shall be closer than 12 feet to a wall containing windows to habitable rooms of a dwelling unit which is on the ground floor or basement floor. This shall not apply, however, to the following: (i) to an individual driveway exclusively serving a single unit and/or dwelling or (ii) underground or structured parking.</p> <p>(2) At least 30% of the total area of the multifamily dwelling complex shall be maintained as open area. (See § 190-4 for the definition of "open area".)</p> <p>D. Summary of dimensional regulations for multifamily dwellings.</p> <p>E. Parking and loading. The minimum parking and loading requirements shall be as specified in Article VII of this chapter.</p> <p>F. Additional requirements. (1) through (6).</p> <p>A. The Special Permit Granting Authority, as provided in § 190-32, may allow reductions and/or alterations in the dimensional controls for multifamily dwellings as required under § 190-32D and Table 2 (Table of Dimensional Regulations)</p>	
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	<p>§ 190-34. Table of Dimensional Regulations/Table 2 (See Attachment hereto).</p>	<p>of the Zoning Bylaw by special permit, according to procedure contained in Article VIII, and if it deems the reductions will enhance the multifamily project as a whole or allow it to benefit the neighborhood in which it is situated or the Town of Wakefield as a whole. (See also Attachment 2 hereto).</p> <p>B. The Special Permit Granting Authority, as provided in § 190-32, may reduce the requirements of § 190-32F(3) by special permit, according to procedure contained in Article VIII, and if it deems the common open space is adequate to accommodate all of the units and/or dwellings.</p> <p>A. The dimensional regulations set forth in this article applicable to every lot of land in the Municipal District shall be the same as the dimensional regulations applicable to the zoning district surrounding such lot of land as set forth in Table 2, the Table of Dimensional Regulations;^s except that in the case of a lot of land in the Municipal District which is adjacent to two or more zoning districts, the dimensional regulations applicable to such lot of land shall be the same as the dimensional</p>	
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	<p>Table 2 Table of Dimensional Regulations (See Attachment 1)</p>	<p>regulations applicable to the least-restrictive such adjacent zoning district.</p> <p>B. Variation from the dimensional regulations of Article VI applicable to a particular lot of land in the Municipal District shall be allowed by a special permit granted by the special permit granting authority, according to the procedure contained in Article VIII.</p> <p>No structure shall be erected or used, premises used, or lot changed in size or shape except in conformity with the requirements of this section, unless otherwise provided in this By-Law or by statute.</p> <p>See Table with Specific Attention to Dimensional Requirements in the SR and B Districts.</p> <p>See also, Attachment 2, Comparative Dimensional Requirements Table (Required/Proposed) showing Development Variances from Zoning By-Law Requirements as shown on Plans submitted pursuant to which waivers from the Zoning By-Law dimensional requirements are requested.</p>	

<p>Art. VII Parking and Loading Requirements</p>	<p>§ 190-36. Intent and purpose (Generally)</p> <p>§ 190-37. Location and design of off-street parking spaces.</p>	<p>C. Size of parking spaces. Each required off-street parking space shall be marked and shall not be less than nine feet in width and 18 feet in length for angle parking or 22 feet in length for parallel parking, exclusive of drives, walks and maneuvering space.</p> <p>D. Aisles. Each required off-street parking space shall have direct access to an aisle or driveway having a minimum width of 24 feet in the case of two-way traffic (22 feet for aisles providing access primarily for overnight parking) or the following widths in the case of one-way traffic only: (Prescribing Parking Space Dimensions).</p> <p>E. Landscaping of parking lot. (1) Required setbacks. The surfaced areas of off-street parking areas shall be set back a minimum of 7.5 feet from all buildings, except as may be approved by the Planning Board where specifically authorized in acting under § 190-93, Open space development, or comparable provisions of other zoning provisions, upon its determination that</p>	<p>Waiver sought from entire Article and Sections referenced generally to the extent the proposed development shown on the Plans is not in compliance with the provisions of the Zoning By-law.</p> <p>The Applicant seeks waiver of the referenced provisions, without limitation, and seeks zoning relief to allow construction of 100 units of apartment style, rental, multi-family housing with provision for 135 parking spaces resulting in a parking ratio of 1.35 spaces per unit and exception is sought from the cited Zoning By-law prohibitions accordingly to allow the proposed Multi-family Development as shown on the Plans as may be amended and superseded. The Zoning Board of Appeals shall act on behalf of all “Local Boards” as defined in 760 CMR 56 in the grant of any and all required variances, special permits, site plan review, local conservation relief pursuant to the Town of Wakefield Wetlands Regulations and any and all other relief required to allow for the development of the property.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Multi-family Development to meet the local and regional Housing Need in the Town of Wakefield.</p>
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		<p>the required amounts of open space will be provided, and that locating that open space as proposed better serves the objectives of the Zoning Bylaw. Open parking areas shall be separated from the street line by a landscaped strip not less than 15 feet in width, except at entrances and exits, at which locations the provisions of § 190-31F, Traffic visibility, shall be observed.</p> <p>(2) Interior of parking lot. At least 5% of the interior of any parking lot with 40 or more parking spaces shall be landscaped (i.e., off-street parking areas, with the exception of parking structures, shall be planted with shade trees of a species and size approved by the Town Arborist. There shall be a minimum of one tree for each 2,000 square feet of parking area and located as approved by the Town Arborist. Any trees surrounded on three or more sides by pavement shall be planted with a raised island bound by a curb a minimum of six inches high, covered with a porous material for water drainage to the tree roots, and have a surface drainage area immediately around the tree a minimum of 30 square</p>	
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	<p>§ 190-41. Required off-street parking.</p>	<p>feet in area.), but planting or screening along the perimeter shall not be counted as part of this 5%.</p> <p>F. Screening in business, industrial and multiple residence districts next to residence. Any yard in a business, industrial or multiple residence district which adjoins a lot in a residential district and which is used for accessory parking or loading shall be screened as described in § 190-31G before construction commences.</p> <p>H. Wheel blocks. Wheel blocks (bumper logs) made of cement concrete or other suitable material shall be provided to prevent motor vehicles from being parked beyond the boundaries of the lot or within the required setback or buffer areas.</p> <p>I. Driveways. (Generally)</p> <p>B. Table of Required Off-Street Parking. Off-street parking shall be provided for new structures and new additions or for changes in use in accordance with the following table.</p> <p>Multifamily dwellings or attached dwellings</p>	
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	<p>§ 190-45. Site plan review in conjunction with special permit application (Generally).</p> <p>§ 190-48. Public hearing and review procedures.</p>	<p>Authority as prescribed therein in subsections A., B., C., and D.</p> <p>Site Plan Review is applicable with any Special Permit Application with prescribed regulations pursuant to subsections (A) through (G).</p> <p>The special permit granting authority shall follow the required public hearing and review procedures set forth in MGL c. 40A, § 9 and in § 190-68 hereof. The public hearing shall be held within 65 days of the filing of the petition, and a decision shall be made within 90 days of the public hearing.</p>	
Art. X Administration and Enforcement	Generally	<p>The cited Article X, is incorporated herein by reference and made a part hereof.</p> <p>The Specific Provisions of the Zoning By-law for Administration relating to any and all powers and duties of Town of Wakefield Boards and Commissions in addition to the Zoning Board of Appeals having jurisdiction over development of residential housing and zoning and land use matters generally (i.e., any “Local Board” as defined in 760 CMR 56, including, without limitation, the Select Board, the Planning Board, and the</p>	<p>The Applicant seeks waiver of the referenced Article, provisions and sections, without limitation, and seeks zoning relief from the specific and applicable requirements of these provisions to the extent they vest any powers and duties over the proposed development in any “Local Board” or municipal body other than the Zoning Board of Appeals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 and to allow the proposed Multi-family Development as shown on the Plans submitted herewith as may be amended and superseded.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Multi-family Development to meet the local</p>

		Conservation Commission).	and regional Housing Need in the Town of Wakefield.
Art. XIII Signs	Generally.	Generally.	Waiver sought from entire Article referenced generally to the extent the proposed development shown on the Plans is not in compliance with the provisions of the Zoning By-law.
Art. XV Residential Development	<p>§ 190-93. Open space development (OSD).</p> <p>§ 190-96. Housing affordability.</p>	<p>Generally.</p> <p>B. The applicant shall submit to the special permit granting authority (SPGA) for the use involved a use restriction or regulatory agreement for the designated affordable dwelling units. That agreement shall establish an affordability restriction for the maximum period allowed by law Together with the special permit application the applicant shall provide:</p> <p>(1) A site approval letter from either the subsidizing agency or other agency authorized by DHCD under Housing Appeals Committee regulations [CMR 31.01(2)]; and</p> <p>(2) A complete draft regulatory agreement among the above agency, the developer, and the Town Councilors.</p> <p>C. Prior to obtaining any building permit for the</p>	Waiver is sought from entire Article and Sections referenced generally to the extent the proposed development shown on the Plans is not in compliance with the provisions of the Zoning By-law.

		<p>project, the applicant shall submit proof to the special permit granting authority that the use restriction or regulatory agreement was recorded at the Registry of Deeds. The use restriction or regulatory agreement selected by the applicant shall be subject to the approval of the special permit granting authority using the Department of Housing and Community Development Guidelines. The use restriction or regulatory agreement shall include a right of first refusal for the Town of Wakefield upon the transfer of such restricted units.</p> <p>Subsections F. & G. Generally.</p>	
Chapter 190, Zoning Generally	Zoning By-law Generally	Any and all provisions contained in the Zoning By-law which are more restrictive than state requirements which are in effect as of the date hereof and which are NOT consistent with the development of housing to meet the local and regional Housing Need in the Town of Southborough.	The Applicant seeks waiver of the referenced provisions and sections, without limitation, and seeks zoning relief from the specific and applicable requirements of these provisions and to allow the proposed Multi-family Development as shown on the Plans submitted herewith as may be amended and superseded. A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Multi-family Development to meet the local and regional Housing Need in the Town of Wakefield.

CHAPTER 170: STORM DRAIN SYSTEM; STORMWATER MANAGEMENT (adopted April 7, 2008, AS AMENDED, UPDATED OR REVISED)

<u>Article</u>	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers</u>
Art. II. Stormwater Management and Land Disturbance	§ 170-18 Applicability, generally.	Application of Stormwater By-law to projects disturbing greater than 15,000 sf.	<p>Waiver sought from entire Sections referenced generally.</p> <p>The Applicant seeks waiver of the referenced provisions, without limitation, and seeks zoning relief to allow construction of a multi-family residence and exception is sought from the cited Zoning By-law prohibitions accordingly to allow the proposed Development as shown on the Plans as may be amended and superseded. The Applicant will comply with the Massachusetts Stormwater Standards and NPDES Construction General Permit requirements, as applicable.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Development to meet the local and regional Housing Need in the Town of Wakefield.</p>
	§ 170-19 Permits and procedure, generally.	Stormwater Management and Land Disturbance Permit	<p>Waiver sought from entire Sections referenced generally.</p> <p>The Applicant seeks waiver of the referenced provisions, without limitation, and seeks zoning relief to allow construction of a multi-family residence and exception is sought from the cited Zoning By-law prohibitions accordingly to allow the proposed Development as shown on the Plans as may be amended and superseded. The Applicant will comply with the Massachusetts Stormwater Standards and NPDES Construction General Permit requirements, as applicable.</p>

			<p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Development to meet the local and regional Housing Need in the Town of Wakefield.</p>
	<p>§170-20 Erosion and Sediment control plan, generally.</p>	<p>Erosion and Sediment Control Plan.</p>	<p>The Applicant seeks waiver of the referenced provisions and sections, without limitation, and seeks zoning relief to allow the proposed Development as shown on Plans, as may be amended and superseded contained within the referenced parcels. The Applicant has submitted an Erosion and Sediment Control plan as part of its comprehensive permit.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Development to meet the local and regional Housing Need in the Town of Wakefield.</p>
	<p>§170-21 Inspections and Site Supervision, generally.</p>	<p>Requirements of on-going inspections</p>	<p>Waiver sought from entire Sections referenced generally. The Applicant seeks waiver of the referenced provisions, without limitation, and seeks zoning relief to allow construction of a multi-family residence and exception is sought from the cited Zoning By-law prohibitions accordingly to allow the proposed Development as shown on the Plans as may be amended and superseded. The Applicant will comply with the Massachusetts Stormwater Standards and NPDES Construction General Permit requirements, as applicable.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760</p>

			CMR 56 enabling construction of the proposed Development to meet the local and regional Housing Need in the Town of Wakefield.
	§ 170-28 Land disturbance plan review fees.	Fee requirements	<p>The Applicant seeks waiver of the referenced provisions and sections, without limitation, and seeks zoning relief to allow the proposed Development as shown on Plans, as may be amended and superseded.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Development to meet the local and regional Housing Need in the Town of Wakefield.</p>
	§ 170-32 Applicability.	Generally	<p>The Applicant seeks waiver of the referenced provisions and sections, without limitation, and seeks zoning relief to allow the proposed Development as shown on Plans, as may be amended and superseded.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Development to meet the local and regional Housing Need in the Town of Wakefield.</p>
	§ 170-34. Permits and procedure.	Generally	<p>The Applicant seeks waiver of the referenced provisions and sections, without limitation, and seeks zoning relief to allow the proposed Development as shown on Plans, as may be amended and superseded.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the</p>

			proposed Development to meet the local and regional Housing Need in the Town of Wakefield.
	§ 170-35. Stormwater management plan.	Generally, to the extent By-Law requirements vary from those of the Massachusetts Stormwater Management Handbook and appurtenant Massachusetts laws, regulations and applicable guidelines.	<p>The Applicant seeks waiver of the referenced provisions and sections, without limitation, and seeks zoning relief to allow the proposed Development as shown on Plans, as may be amended and superseded.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Development to meet the local and regional Housing Need in the Town of Wakefield.</p>
	§ 170-36. Operation and maintenance plans.	Generally, to the extent By-Law requirements vary from those of the Massachusetts Stormwater Management Handbook and appurtenant Massachusetts laws, regulations and applicable guidelines.	<p>The Applicant seeks waiver of the referenced provisions and sections, without limitation, and seeks zoning relief to allow the proposed Development as shown on Plans, as may be amended and superseded.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Development to meet the local and regional Housing Need in the Town of Wakefield.</p>

CHAPTER 320: SUBDIVISION OF LAND, (adopted March 14, 2000, AS AMENDED, UPDATED OR REVISED)

1.	Wakefield Subdivision Regulations Regarding the Subdivision of Land Generally	Any and all provisions contained in the Town of Wakefield Rules and Regulations Regarding the Subdivision of Land which are more restrictive than state requirements which are in effect as of the date hereof and which are NOT consistent with the	While no subdivision of land is proposed in the instant application, waiver is sought from any applicable provision of this Regulation regarding, joining of lots, the regulation of roadways, driveways, passageways or which are otherwise applicable to the instant project and to allow the proposed Multi-family
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		<p>development of housing to meet the local and regional Housing Need in the Town of Wakefield.</p>	<p>Development as shown on the Plans as may be amended and superseded.</p> <p>To the extent any relief under the Town of Wakefield Rules and Regulations Regarding the Subdivision of Land would be required for the proposed development as depicted in the Plans as may be amended and superseded, the Zoning Board of Appeals will act instead of the Planning Board to grant such applicable and requested waivers, exemptions and relief.</p> <p>A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Multi-family Development to meet the local and regional Housing Need in the Town of Wakefield.</p>
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TOWN OF WAKEFIELD CHARTER, GENERAL BY-LAWS APPLICABLE TO THE DEVELOPMENT

<p>1.</p>	<p>Generally Applicable By-Laws, Charter and General By-laws</p>	<p>Any and all provisions contained in the Town of Wakefield Charter and General By-laws which are more restrictive than state requirements which are in effect as of the date hereof and which are NOT consistent with the development of housing to meet the local and regional Housing Need in the Town of Wakefield.</p>	<p>To exempt from and waive the specific and applicable requirements of these provisions, including, without limitation, any regulations and requirements which are more restrictive than state Building, Public Health and Fire Code requirements and/or from any conditions which may be imposed on the proposed development which require utility, water, waste water connection fees and inflow and infiltration (I/I) fees which are not required by local By-law or written regulation and which are not charged, in the normal course, to market rate and non-subsidized housing and to, generally allow the proposed Multi-family Development as shown on the Plans submitted herewith as may be amended and superseded.</p>
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			A Comprehensive Permit may provide all local permits and approvals pursuant to M.G.L. c. 40B §§ 21-23 and 760 CMR 56 enabling construction of the proposed Multi-family Development to meet the local and regional Housing Need in the Town of Wakefield.

Attachment 1 Zoning By-Law Dimensional Controls

Table 2
Wakefield Zoning Bylaw
Table of Dimensional Regulations
(Minimum requirements in feet, unless otherwise indicated) [Amended 6-7-1990 ATM by Art. 42]

District	Lot Area (square feet)	Maximum Density	Frontage and Width	Floor Area Ratio (FAR)	Minimum Yard Setback			Maximum Number of Stories	Maximum Height	Maximum Building Coverage	Minimum Open Area	Distance Between Buildings
					Front	Side	Rear					
Special Single Residence	20,000	--	100 ¹	--	30	15	25	2.5	35	30%	40%	¹⁰
Single Residence	12,000	--	100	--	20	15	25	2.5	35	30%	40%	¹⁰
General Residence	8,000	--	80	--	15	10	20	3	35	35%	30%	--
Multiple Residence:												
MR-1	40,000	²	150	--	30 ³	30 ³	30 ³	3	35	35% ⁹	30%	50 ⁴
MR-2	60,000	²	180	--	30 ³	30 ³	30 ³	5	50	35% ⁹	30%	50 ⁴
Business ⁶	--	⁶	40	1.5	--	7	7	--	60 ⁸	80%	10%	--
Neighborhood Business	20,000	--	80	1.0	15	10 ⁷	10 ⁷	3	35	50%	20%	--
Limited Business	40,000	--	150	1.25	50 ⁵	20	20	--	50	40% ⁹	30%	--
Industrial	20,000	--	80	1.5	15	20	20	--	60	50% ⁹	20%	--
Limited Industrial	80,000	--	150	1.5	50 ⁵	20	20	--	60	40% ⁹	30%	--

NOTES:

¹ Frontage shall be 100 feet and lot width shall be 125 feet (at the building line).

² See § 190-31 for complete requirements for multifamily and attached dwellings.

³ Or height of building, whichever is greater.

⁴ Or height of taller building, whichever is greater. (See § 190-31 for requirements for individual attached dwellings.)

⁵ Fifty feet from principal street; 20 feet from any other streets.

⁶ For multifamily and attached dwellings in the Business District, see § 190-31.

⁷ A minimum of 15 feet adjacent to a residential district, 10 feet of which shall not be paved.

⁸ Buildings over 50 feet shall provide a front yard setback of five feet plus one foot for each foot of height in excess of 50 feet.

⁹ Covered parking garages shall not count as part of building coverage, except that building coverage including parking garages shall not exceed 70%.

¹⁰ There is no minimum building separation between buildings on the same lot in the SR and SSR Zoning Districts. Additionally, all dwellings and accessory structures, other than fences, to be constructed on a lot in the SR and SSR Zoning Districts must maintain a minimum separation distance of 20 feet from any dwelling on any abutting parcel. This regulation shall not permit the reduction of any setback requirements but may increase those requirements.

Attachment 2
Comparative Table of Dimensions
(Required/Proposed)

Criteria	SR Required	B Required	190-32 Multifamily/ Mid-Rise	Existing	Proposed
Lot Area (sf)	12,000 sf	--	4,000 sf	75,010 sf	75,010 sf
Maximum Density	--	--	1,200 sf area per unit	--	--
Frontage and Width	100 ft	40 ft	180 ft	249.94 ft	249.94 ft
FAR	--	1.5	--	--	2.06
Front Yard	20 ft	--	Greater of 30 ft or building height	37.4 ft	9.0 ft
Side Yard	15 ft	15 ft ¹	Greater of 30 ft or building height	7.2 ft	8.0 ft
Rear Yard	25 ft	15 ft ¹	Greater of 30 ft or building height	177.5 ft	28.6 ft
Maximum No. of Stories	2.5	--	5	2	6
Maximum Height	35 ft	60 ft ²	50 ft	--	64.5 ft
Maximum Building Coverage	30 %	80%	35%	9%	34.2%
Minimum Open Area	40 %	20%	30 %	87%	21%

¹ When adjacent to a residential district

² Buildings greater than 50 feet shall provide a front setback of 5 feet plus 1 foot for each foot of height in excess of 50 feet

Distance Between Buildings	--	--	50 ft	32.2'	--
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Appendix G:

Certified Abutters List

(Certified by the Town of Wakefield Assessor's Office, September 20, 2023)

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Patriot Properties

09/20/2023

8:47:02AM

WAKEFIELD

Abutters List

Filter Used: DataProperty.ParcelID = '19-056-0A2' OR DataProperty.ParcelID = '19-057-0A1' OR DataProperty.ParcelID = '19-058-00B' OR DataProperty.ParcelID = '19-059-00C' OR DataProperty.ParcelID = '19-06..'

300ft Abutters List of the Subject Parcel IDs

Requested by: Anthony Capachietti, Hayes Engineering

603 Salem St

Wakefield, MA 01949

(781) 246-2800

Parcel ID: 19-284-S35+ Parcel ID: 19-283-S1A3

Location: 119 Nahant St Location: 127 Nahant St

Parcel ID: 19-282-S35C Parcel ID: 19-289A-149B

Location: 135 Nahant St Location: 0 Nahant St

Scott W. Morrison

BOARD OF ASSESSORS

WAKEFIELD Abutters List

Subject Parcel ID: **SEE NOTES**

Subject Property Location: **SEE NOTES**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
19-056-0A2	34 STARK AVE	PATENAUDE KATHLEEN A		34 STARK AVE	WAKEFIELD	MA	01880
19-057-0A1	30 STARK AVE	POWERS MICHAEL S	POWERS LYNN SIMONETTI	30 STARK AVE	Wakefield	MA	01880
19-058-00B	28 STARK AVE	IARROBINO LEST TR ANTHONY	IARROBINO LEST TR DIANE	28 STARK AVE	WAKEFIELD	MA	01880
19-059-00C	26 STARK AVE	MELTON JOSEPH A	MELTON THERESA A	26 STARK AVE	WAKEFIELD	MA	01880
19-060-00D	24 STARK AVE	TRIPOLSKY DANIEL	BOBADILLA JILLIAN	24 STARK AVE	WAKEFIELD	MA	01880
19-061-W274A	20 STARK AVE	GYURINA, MARK E	CATHY CUNEO GYURINA	20 STARK AVE	WAKEFIELD	MA	01880
19-062-W277A	18 STARK AVE	WINCHELL, MARK R		18 STARK AVE	WAKEFIELD	MA	01880
19-063-W282A	14 STARK AVE	GRASSELLO JOSEPH J	GRASSELLO CATHY G	14 STARK AVE	WAKEFIELD	MA	01880
19-064-130A	12 STARK AVE	MANN LAURA C	MICHALOWSKI CHRISTOP	12 STARK AVE	WAKEFIELD	MA	01880
19-176-18A1	100 NAHANT ST 110	DANCHISE ROGER A TR	CURTIS ALYCEE TR	100 NAHANT ST UNIT 110	WAKEFIELD	MA	01880
19-176-18A10	100 NAHANT ST 280	CAPONE JUDITH A	SANTOS JASON R	100 NAHANT ST U280	WAKEFIELD	MA	01880
19-176-18A11	100 NAHANT ST 310	GALVIN TR BARTHOLOMEW J	GALVIN TR ELEANOR A	100 NAHANT ST U310	WAKEFIELD	MA	01880
19-176-18A12	100 NAHANT ST 320	LOZOV IRENE		100 NAHANT ST UNIT 320	WAKEFIELD	MA	01880
19-176-18A13	100 NAHANT ST 330	HERMAN ROBERT J		100 NAHANT ST UNIT 330	WAKEFIELD	MA	01880
19-176-18A14	100 NAHANT ST 340	DONAHOE STACEY		100 NAHANT ST U340	WAKEFIELD	MA	01880
19-176-18A15	100 NAHANT ST 350	LEVEQUE SARAH		100 NAHANT ST UNIT 350	WAKEFIELD	MA	01880
19-176-18A16	100 NAHANT ST 360	THOMSON ROBERT S JR		100 NAHANT ST UNIT 360	WAKEFIELD	MA	01880
19-176-18A17	100 NAHANT ST 370	CHASE NANCY ELLEN	CHASE KENNETH J JR	10 MOUNTAIN AVE	WAKEFIELD	MA	01880
19-176-18A18	100 NAHANT ST 380	MERRITHEW GAYLE E		100 NAHANT ST UNIT 380	WAKEFIELD	MA	01880
19-176-18A19	100 NAHANT ST 390	GREENE KARI-ANNE E		100 NAHANT ST #390	WAKEFIELD	MA	01880
19-176-18A2	100 NAHANT ST 120	TRAVALINI ANNE	TRAVALINI MICHAEL	100 NAHANT ST UNIT 120	WAKEFIELD	MA	01880
19-176-18A20	100 NAHANT ST 400	CLARK TR ANNE C	LOVETT FAMILY TRUST	100 NAHANT ST UNIT 400	WAKEFIELD	MA	01880
19-176-18A3	100 NAHANT ST 210	NELTING M B		100 NAHANT ST UNIT 210	WAKEFIELD	MA	01880
19-176-18A4	100 NAHANT ST 220	AHERN JULIE A		100 NAHANT ST UNIT 220	WAKEFIELD	MA	01880
19-176-18A5	100 NAHANT ST 230	SAKHARDANDE DURGESH		100 NAHANT ST UNIT 230	WAKEFIELD	MA	01880
19-176-18A6	100 NAHANT ST 240	BARLOW JOSEPH E	DESAL ANKITA	30 COUNTRY CLUB RD	STONEHAM	MA	02180
19-176-18A7	100 NAHANT ST 250	GIULIANO JERRY R TR	BARLOW LYNN	100 NAHANT ST UNIT 250	WAKEFIELD	MA	01880
19-176-18A8	100 NAHANT ST 260	GOUVEIA JOSEPH JR	GIULIANO AUDREY TR	100 NAHANT ST # 260	WAKEFIELD	MA	01880
19-176-18A9	100 NAHANT ST 270	OBRIEN PAUL J & CLARE M	MOULDEN SANDRA A	100 NAHANT ST UNIT 270	WAKEFIELD	MA	01880
19-194-199A	18 TRAVERSE ST	SULLO, DAVID J		18 TRAVERSE ST	WAKEFIELD	MA	01880
19-195-199	20 TRAVERSE ST	RILEY, JOHN M	T CLAIRE RILEY	20 TRAVERSE ST	WAKEFIELD	MA	01880
19-196-203	22 TRAVERSE ST	MASSA NEIL A	GRISWOLD KRISTOFER W	22 TRAVERSE ST	WAKEFIELD	MA	01880
19-197-2041	24 TRAVERSE ST 1	CURRIE JENNIFER B		17 TAFT DR	WINCHESTER	MA	01890
19-197-2042	24 TRAVERSE ST 2	MASSOURAS GEORGE	MASSOURAS MONICA CAB	52 MAIN ST UNIT 2G	STONEHAM	MA	02180
19-197-2043	24 TRAVERSE ST 3	STROIE ALINA-MARIA	FRANSIOLI DOUGLAS	24 TRAVERSE ST #3	WAKEFIELD	MA	01880
19-198-204B	114 NAHANT ST	VIOLA OLIMPIA	VIOLA FILIPPO	114 NAHANT ST	WAKEFIELD	MA	01880
19-199-204C	118 NAHANT ST	EAST MIDDLESEX ASSOCIATION	FOR RETARDED CITIZENS	20 GOULD ST	READING	MA	01867
19-200-204A	122 NAHANT ST	MEADOR PHILIP	MCKEOWN MEAGHAN	122 NAHANT ST	WAKEFIELD	MA	01880
19-201-2021	134 NAHANT ST A	RICCIO JOHN	CUMMINGS DIANE	134 NAHANT ST UNIT A	WAKEFIELD	MA	01880
19-201-2022	134 NAHANT ST B	MANOUN RACHID		134 NAHANT ST #B	WAKEFIELD	MA	01880

**WAKEFIELD
Abutters List**

Subject Parcel ID: SEE NOTES

Subject Property Location: SEE NOTES

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
19-201A-202A	128 NAHANT ST	PERIN VICTOR TR	P & C REALTY TRUST	128 NAHANT ST	WAKEFIELD	MA	01880
19-204-2001	3 MIDDLESEX CT	MOYNIHAN, MICHAEL F		164 CHESTNUT ST	NO READING	MA	01864
19-210-206E	6 MIDDLESEX ST	MATSON ANDREW C	MATSON ELIZABETH A	6 MIDDLESEX ST	WAKEFIELD	MA	01880
19-211-209	3-5 MIDDLESEX ST	CHAROS JUSTIN		5 MIDDLESEX ST	WAKEFIELD	MA	01880
19-212-211	148 NAHANT ST	MCLAREN SHIRLEY E		148 NAHANT ST	WAKEFIELD	MA	01880
19-213-212	21 HART ST	JAENA CARLOS D JR	JAENA ALLYSON L	21 HART ST	WAKEFIELD	MA	01880
19-213A-212A	150 NAHANT ST	CINTOLO JOSEPH P		150 NAHANT ST	WAKEFIELD	MA	01880
19-214-210	41 HERBERT ST	BRENNAN TRICIA C	GOVAERT ALFRED	41 HERBERT ST	WAKEFIELD	MA	01880
19-215-208	39 HERBERT ST	BONILLA CARLOS	OLIVEIRA ELLINA	39 HERBERT ST	WAKEFIELD	MA	01880
19-225-217A+	19 HART ST	GREEN TANYA C TR	GREEN FAM IRREVOC TRU	238 MAIN STREET	WAKEFIELD	MA	01880
19-238-225	16 HART ST	GREEN TANYA C TR	GREEN FAM IRREVOC TRU	238 MAIN STREET	WAKEFIELD	MA	01880
19-256-S11A	10 WILSON RD	GARDELLA, PAULA M		10 WILSON RD	WAKEFIELD	MA	01880
19-257-S10A	14 WILSON RD	KEEFE BARBARA M		14 WILSON RD	WAKEFIELD	MA	01880
19-258-S8A	16 WILSON RD	TURNER MICHAEL	GALANTE VICTORIA	16 WILSON RD	WAKEFIELD	MA	01880
19-259-S1A	18 WILSON RD	CONWAY JOSEPH P TR	CONWAY REVOCABLE NO	18 WILSON RD	WAKEFIELD	MA	01880
19-260-S1A2	20 WILSON RD	GIURLO MICHAEL V	GIURLO COURTNEY L	20 WILSON RD	WAKEFIELD	MA	01880
19-261-S44A	11 COOLIDGE RD	BERNARD, PETER L	PAULA ANN BERNARD	11 COOLIDGE RD	WAKEFIELD	MA	01880
19-262-S46A	7 COOLIDGE RD	PERRONE TR MICHAEL A	PERRONE GRANTOR TRUS	7 COOLIDGE RD	WAKEFIELD	MA	01880
19-263-S47A	5 COOLIDGE RD	GRANDE, DOMENICO T	ELISA GRANDE	5 COOLIDGE RD	WAKEFIELD	MA	01880
19-264-S31+	175 NAHANT ST	BROWN JAMES L		175 NAHANT ST	WAKEFIELD	MA	01880
19-265-S49+	8 COOLIDGE RD	CAPOCCIA TR COREY	CAPOCCIA TR MEGAN	8 COOLIDGE RD	WAKEFIELD	MA	01880
19-267-S51	10 COOLIDGE RD	GRATO JOSEPH E TR	GRATO REVOCABLE TRUS	10 COOLIDGE RD	WAKEFIELD	MA	01880
19-279-S33A	163 NAHANT ST	PERSON TRS JAMES A & KAREN L	PERSON FAMILY REALTY T	163 NAHANT ST	WAKEFIELD	MA	01880
19-280-S35A	151 NAHANT ST	SWEENEY, JAMES M	JANET SWEENEY	151 NAHANT ST	WAKEFIELD	MA	01880
19-281-S35B	143 NAHANT ST	EAST MIDDLESEX ASSOCIATION	FOR RETARDED CITIZENS	20 GOULD ST	READING	MA	01867
19-282-S35C	135 NAHANT ST	KEARNEY JASON W	KEARNEY CHRISTINE A	135 NAHANT ST	WAKEFIELD	MA	01880
19-283-S1A3	127 NAHANT ST	KEARNEY TR JASON	127 NAHANT STREET REAL	135 NAHANT ST	WAKEFIELD	MA	01880
19-284-S35E+	119 NAHANT ST	KEARNEY NAHANT LLC		135 NAHANT ST	WAKEFIELD	MA	01880
19-286-S1D	109 NAHANT ST	CURRAN PAUL J		109 NAHANT ST	WAKEFIELD	MA	01880
19-287-S1E	101 NAHANT ST	HEALEY BRIAN	HEALEY JILL	101 NAHANT ST	WAKEFIELD	MA	01880
19-288-149	91 NAHANT ST	DESROSIERS KEVIN T	AVERSA JACLYN	91 NAHANT ST	WAKEFIELD	MA	01880
19-289-149A	83 NAHANT ST	LEARY MATTHEW	LEARY ANNE E	83 NAHANT ST	WAKEFIELD	MA	01880
19-289A-149B	NAHANT ST	KEARNEY TR JASON	127 NAHANT STREET REAL	135 NAHANT ST	WAKEFIELD	MA	01880
19-290-147A	81 NAHANT ST	SZWAJA JOSEPH	SZWAJA MEGAN CLAFLIN	81 NAHANT ST	WAKEFIELD	MA	01880
19-291-146	75 NAHANT ST	MERCURIO JOSHUA		75 NAHANT ST	WAKEFIELD	MA	01880
19-293-147	5 STARK AVE	COSTA, JOAQUIM A	EMILY ROSE F COSTA	12 STAGECOACH LANE	LYNNFIELD	MA	01940
19-294-147B	7 STARK AVE	GOODCHILD ELIZABETH A	MACDONALD THOMAS J	7 STARK AVE	WAKEFIELD	MA	01880
19-295-148A	9 STARK AVE	SULLIVAN TR THOMAS X	SULLIVAN IRREV TRUST 2	9 STARK AVE	WAKEFIELD	MA	01880
19-296-148	13 STARK AVE	BROWNE EDMUND J		13 STARK AVE	WAKEFIELD	MA	01880
19-297-148C	17 STARK AVE	DEANE NICOLE R	DEANE ANDREW	17 STARK AVE	WAKEFIELD	MA	01880

WAKEFIELD Abutters List

Subject Parcel ID: SEE NOTES

Subject Property Location: SEE NOTES

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
19-298-148DA	19 STARK AVE	WHITE JILL E	WHITE WILLIAM S	19 STARK AVE	WAKEFIELD	MA	01880
19-299-W1BA	25 STARK AVE	JENNINGS CRAIG E	JENNINGS NICOLE B	25 STARK AVE	WAKEFIELD	MA	01880
19-300-W9A+	29 STARK AVE	BRADLEY MATTHEW	PONG FRANCES	29 STARK AVE	WAKEFIELD	MA	01880
19-303-W13A	35 STARK AVE	COSTANTINO MICHAEL P		35 STARK AVE	WAKEFIELD	MA	01880
19-304-W18A	37 STARK AVE	MCLAUGHLIN JR L EST WILLIAM &	MCLAUGHLIN III WILLIAM E	37 STARK AVE	WAKEFIELD	MA	01880

Parcel Count: 85

End of Report