

Regnante, Sterio & Osborne LLP

Theodore C. Regnante
James F. Sterio
David J. Gallagher*
Michael P. Murphy*
Robert P. Yeaton
Seth H. Hochbaum
Paul G. Crochiere

Attorneys at Law
Edgewater Office Park
401 Edgewater Place, Suite 630
Wakefield, Massachusetts 01880-6210
Telephone (781) 246-2525
Telecopier (781) 246-0202
Website: www.regnante.com
e-mail: tregnante@regnante.com

Laura A. Tilaro
Laura McKelligott Kahl
Angie Guarracino
Jesse D. Schomer
Neil Cohen

*Also admitted in New Hampshire

October 10, 2018

Via Hand Delivery

Wakefield Board of Appeals
Attn: David W. Hatfield, Chairman
One Lafayette Street
Wakefield, MA 01880

Re: M.G.L. c. 40B Comprehensive Permit Application
Applicant: DB5 Development Group LLC ("Applicant")
Property Location: 0 Tarrant Lane, Wakefield MA ("Property")

Dear Board Members:

Enclosed herewith please find DB5 Development Group LLC's application for a Comprehensive Permit pursuant to M.G.L. c. 40B and 760 CMR 56.00, by which the Applicant seeks authorization to construct a 190-unit rental development at the above-referenced Property. This application consists of one original and 24 copies of all application materials required under Chapter 40B, per the Board's application instructions. Also included are electronic copies of the enclosed documents, certified abutter lists, and payment of all application and advertisement fees.

Pursuant to Chapter 40B regulations, the Board would be required to open the public hearing on this application within thirty (30) days. However, we hereby consent to the extension of that 30-day period through and including November 14, 2018. We would request that the Board open the public hearing on that night for a brief project overview and then vote to continue the public hearing to a date to be determined by the Board for a hearing dedicated to this project.

As an alternative, we would suggest that the Board hold the initial hearing on a night that could be devoted exclusively to our application and that hearing be held on or before December 1, 2018. We would also assent to the extension of the 30 day period to accommodate that hearing.

We expect a large attendance at the initial hearing since 424 abutters will be notified. That large number is due to the fact that there are four condominium complexes within the notice area.

Wakefield Board of Appeals
Tarrant Lane Apartments
October 10, 2018
Page 2

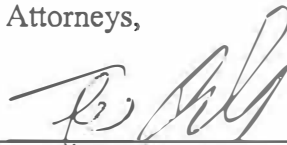
The neighbors will probably resent the initial hearing being opened without the ability to participate. Having an entire night for the presentation and listening to abutters would address that potential issue.

If anything is not in order with the within application materials, kindly contact this office.

Respectfully Submitted,

DB5 DEVELOPMENT GROUP LLC

By its Attorneys,

By 

THEODORE C. REGNANTE, ESQ.
JESSE D. SCHOMER, ESQ.
REGNANTE, STERIO, & OSBORNE LLP
401 Edgewater Place, Suite 630
Wakefield, MA 01880
(781) 246-2525
tregnante@regnante.com
jschomer@regnante.com

Encls.

cc. Stephen P. Maio, Town Administrator
Paul Reavis, Town Planner
Betsy Sheeran, Town Clerk

Regnante, Sterio & Osborne LLP

Attorneys at Law

Theodore C. Regnante
James F. Sterio
David J. Gallagher*
Michael P. Murphy*
Robert P. Yeaton
Seth H. Hochbaum
Paul G. Crochiere

Edgewater Office Park
401 Edgewater Place, Suite 630
Wakefield, Massachusetts 01880-6210
Telephone (781) 246-2525
Telecopier (781) 246-0202
Website: www.regnante.com
e-mail: tregnante@regnante.com

Laura A. Tilaro
Laura McKelligott Kahl
Angie Guarracino
Jesse D. Schomer
Neil Cohen

*Also admitted in New Hampshire

October 10, 2018

Via Hand Delivery

Wakefield Board of Appeals
Attn: David W. Hatfield, Chairman
One Lafayette Street
Wakefield, MA 01880

Re: M.G.L. c. 40B Comprehensive Permit Application
Applicant: DB5 Development Group LLC ("Applicant")
Property Location: 0 Tarrant Lane, Wakefield MA ("Property")

Dear Board Members:

This letter comprises an application pursuant to Chapter 40B of the Massachusetts General Laws and the regulations promulgated thereunder (760 CMR 56.00) ("Act"), and the regulations promulgated by the Wakefield Board of Appeals ("Board"), for a Comprehensive Permit ("Permit") to authorize the construction of a 190-unit, 3-building rental apartment development on the above-referenced Property ("Project").

The Applicant

This application is filed on behalf of the Applicant, which is a Massachusetts limited liability company with an address c/o its Manager, Anthony P. Bonacorso, 9 Wildwood Road, Middleton, MA 01949. A copy of the Applicant's certificate of organization is enclosed in the within binder of application materials under Tab 1. The Applicant has stipulated and agreed to a limitation on its return on total investment in the Project pursuant to the requirements of the Act. Accordingly, the Applicant qualifies as a limited dividend entity within the meaning of the Act.

The Applicant is the owner of the Property and will be the developer of the Project. As evidence of site control of the Property within the meaning of the Act, a copy of the applicant's Deed to the Property, recorded in the Middlesex South Registry of Deeds at Book 70330, Page 401, can be found under Tab 2.

Development Team

The Applicant's development team for the Project is as follows:

Developers

Anthony Bonacorso
Doreen Bonacorso
DB5 Development Group LLC

Attorneys

Theodore C. Regnante, Esq.
Jesse D. Schomer, Esq.
Regnante Sterio & Osborne LLP

40B Advisor

Robert Engler
SEB LLC

Civil Engineering

Chris Sparages, P.E.
Matt Moore, P.E.
Williams & Sparages LLC

Architecture

Robert A. Schaefer, R.A., AIA
R.A. Schaefer & D.M. White, Architects

Landscape Design

Elliott Brundage, PLA

Traffic

F. Giles Ham, P.E.
Vanasse & Associates, Inc.

Fiscal Analysis

Mark J. Fougere, AJCP
Fougere Planning & Development, Inc.

Contact information and biographical information for the Development Team can be found under Tab 3.

Project Eligibility

The Applicant has received a site approval letter from the Massachusetts Housing Finance Agency ("MassHousing"). A copy of this letter ("PEL") can be found under Tab 4. Obtaining the PEL satisfies the jurisdictional subsidy requirements of the regulations under the Act. Funding will

be provided through a Massachusetts bank (to be determined) that is a member of the New England Fund. The New England Fund is a qualifying subsidy program designed to facilitate the development of affordable housing. The site approval issued by MassHousing satisfies the jurisdictional subsidy requirements established under the Act. MassHousing has given required notices of the Project and the issuance of said site approval letter to the Town of Wakefield Board of Selectmen and the Massachusetts Department of Housing and Community Development.

The PEL issued by MassHousing discusses a number of issues that it and the Town of Wakefield suggested should be addressed during the hearing before the Board. Specifically:

The Wakefield Board of Selectmen submitted a letter dated April 24, 2018 in support of the Project. In summary, the Municipality notes that there remains a need for affordable housing in Wakefield and that the Project will fulfill the objectives of Wakefield's 2015-2020 Housing Production Plan. It was noted that the development team provided an initial presentation to the Board of Selectmen, responding openly to questions about the project's potential traffic impacts, strain on municipal services, and enrollment in Wakefield's schools. Given the preliminary nature of the Project, these issues remain primary concerns. The Board of Selectmen may request additional analysis as the project moves forward to public hearings before the local Zoning Board of Appeals ("ZBA").

PEL, p. 2. Further:

Based on MassHousing's consideration of comments received from the Municipality, and its site and design review, the following issues should be addressed in your application to the local ZBA for a Comprehensive Permit and fully explored in the public hearing process prior to submission of your application for final approval under the Program:

- 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 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 provide detailed information regarding arrangements for proposed water supply from the Town of Reading.
- The Applicant should provide a detailed landscaping plan. Particular consideration should be given to enhancing vegetative buffers to break up the mass of the surface parking area and to provide screening along the border of the Site where the adjacent townhouses are located.

PEL, p. 2. The within Application addresses each of these issues, which will be addressed by the Development Team at the public hearings on this Application. With respect to MassHousing's request for information regarding public water supply from the Town of Reading, the Applicant hereby provides a letter from the Robert W. LeLacheur, Jr., Town Manager of the Town of Reading, affirming Reading's commitment to provide water to the Project. See Tab 5.

Description of Existing Condition of the Property

The following summary of the existing condition of the Property and the surrounding site area is submitted in compliance with 760 CMR 56.05(2)(b). Enclosed under Tab 6 are a series of maps and aerial plans showing the location of the Property and surrounding site, including 2 aerial site views, tax maps from the Town of Wakefield Assessor's Office, the Town of Wakefield Zoning Maps, the Town of Wakefield School District Map, and the Town of Wakefield Precinct Map.

The Property is known as and located at 0 Tarrant Lane, at the intersection of Hopkins Street and Tarrant Lane in Wakefield, MA. The Property is in the northwest section of Wakefield, just north of Route 128, near the town line of Reading, MA. The Property contains an existing residential development previously owned and operated by the United States government consisting of twelve existing single-family homes that are accessed via a 20-foot wide paved

private driveway known as Tarrant Lane. The total land area of the Property is approximately 3.75 acres. Photos of the Property and surrounding properties are enclosed under Tab 7.

The Property was taken by eminent domain by the United States government in the 1950s for use as a United States Army NIKE base. The Property was later converted for use as a location for housing for officers of the United States Coast Guard. Use of the Property for that purpose ended prior to the sale of the Property to the Applicant. Presently, four of the existing single-family houses are rented to private residents pending the approval of the Project.

The abutting property to the north of the Property is an existing fourteen-unit townhouse-style 40B multifamily development. Similarly, the abutting property to the north and east is also a multifamily residential 40B rental development consisting of a series of garden-style apartments in two buildings. The properties abutting these two existing multifamily developments (just over the town line in Reading) also consist of multifamily townhouse-style and garden-style apartments. Across Hopkins Street from Tarrant Lane is South Street, which is a neighborhood of single-family homes. The Property abuts the layout of U.S. Route 128 to the south. The Property has easy access to Route 128 at the Main Street Reading exit, located approximately one quarter mile from the Property.

The existing condition of the Property is shown on Sheets 2 and 3 of a set of engineering plans enclosed herewith under Tab 8, which were prepared by Williams & Sparages LLC ("Engineering Plans"). Such plans fulfill the requirements of 760 CMR 56.05(2)(1) (preliminary site development plans). See also Tabs 6 (aerial plans) and 7 (photos). These plans and photographs, together with the above-noted existing condition plans and the existing condition

narrative set forth above, fulfil the requirement of 760 CMR 56.05(2)(b) for an existing conditions summary for the Project.

Existing public utilities servicing the Property include public sewer, public water (from the Town of Reading), electricity, cable TV, telephone, and other communication lines.

During a recent site walk by Gregory Hochmuth, professional wetland scientist from the office of Williams & Sparages LLC, it was determined that there are no wetland resource areas affecting the Property. A review of the current Massachusetts Department of Environmental Protection wetlands GIS data confirms that no identified wetlands areas are located on or in the vicinity of the Property. See Tab 9. A review of the Federal Emergency Management Agency Flood Insurance Rate Maps also shows that there are no flood hazard areas affecting the property. See Tab 10.

The Property does not have any significant historic or archeological features. The Applicant has reviewed the inventory of properties protected by the Town of Wakefield Historic Structures Bylaw and determined that the existing single-family houses at the Property are not protected by that Bylaw. See Tab 11.

The Applicant has reviewed the current Massachusetts Natural Heritage Atlas, 14th Edition (2017), which indicates that no portion of the Property is within any protected Priority Habitat or Estimated Habitat for species protected by the Natural Heritage & Endangered Species Program (NHESP). See Tab 12. NHESP GIS data also confirms that there are no certified vernal pools on or in the vicinity of the Property. See Tab 13.

Description of the Project

The proposed site conditions of the Project are shown on Sheets 4-13 of the Engineering Plans. See Tab 8. Proposed design features, floorplans, elevations, sections, and renderings for the Project are shown on a set of architectural plans prepared by Robert A. Schaefer, A.I.A. (“Architectural Plans”). See Tab 14. The Architectural Plans fulfil the requirement of 760 CMR 56.05(2)(c) to submit preliminary, scaled architectural plans. The Engineering Plans and Architectural Plans are filed with this application and are made a part hereof by reference. Under the Act, plans filed with a Comprehensive Permit application may be preliminary plans, and the Applicant reserves the right to revise said plans prior to final approval of the Project. A tabular analysis of the proposed buildings, in compliance with 760 CMR 56.05(2)(d) is enclosed under Tab 15.

The Project will consist of three buildings with five residential stories above a parking level containing a total of 190 residential apartments. The breakdown of these units is as follows: 4 studio units, 108 one-bedroom units, 59 two-bedroom units, and 19 three-bedroom units. The three buildings will contain 44 units, 64 units, and 82 units respectively. Access to the apartments above will be directly from the garage, with an elevator and stairs in each building. This underground garage will provide parking convenience while hiding half of the cars parked on the site. This will avoid the visual impact of the large amount of parking required for this number of apartment units.

The buildings will be five residential stories of wood-framed, light-commercial construction over a parking level. At the bottom, they will be clad with stone veneer resembling the granite on site. Above that will be an assortment of fiber cement siding and panels, including wide and narrow clapboard siding. The stone and siding will vary in height around the buildings

to disrupt the vertical and horizontal appearance of the buildings. The panels of the various sidings will break the elevation down into smaller areas that are representative of the apartment units inside the buildings. At the top is a wide soffit, fascia, and plenty of angle brackets to cap the buildings. This will serve to lower the appearance of the buildings. In addition, the large window sizes will reduce the scale and the amount of exterior wall space, which will minimize the overall building mass. The blend of rich materials will be presented in a contemporary style, utilizing cladding and details commonly seen on residential buildings.

Between the buildings will be a living courtyard plaza offering outdoor gathering areas for residents. Recreational features such as a water feature, fire pit, and gathering areas will allow residents to socialize and enjoy the private spaces. Large lawn areas will provide space for recreational activities. The courtyard and surrounding area will make the buildings appear to be just five story buildings on the ground.

Connected to the courtyard at the end will be a community building, which will contain common spaces available to residents, such as a community room, a fitness center, mail/package center, business rooms, and coffee service, along with other small support spaces to enhance residents' experience of living in this community. Large windows will provide abundant natural light into these community spaces. The leasing and management offices will also be in this area for the convenience of current and prospective residents.

The rental spaces for the residents will be Class A apartments. Each will have large windows to provide plenty of natural light, and decks accessed through a large sliding glass door. The interior finishes will be upscale, such as granite countertops, natural wood cabinets, vinyl wood planks, ceramic tile floors, and thick carpeting. The apartments will be sized to be consistent

with market demand, and will offer open-space living areas, giving flexibility and a large sense of space for the residents. Ten of the units will be fully-accessible HC units. Tarrant Lane Apartments will be a desirable place to live due to the comfortable apartments and attractive amenities serving the interests of the residents in today's market.

The site layout has been designed to create as much of a buffer between the Project and the abutting townhouses located along Summit Drive to the north. As shown on the within preliminary landscaping plan dated September 24, 2018 and prepared by Elliott M. Brundage, R.L.A. and the within landscaping rendering, extensive landscaping is proposed around the buildings and surface parking areas to further buffer the Project from neighbors and to break up the mass of pavement. See Tab 16. Proposed landscaping will include a wide variety of trees, shrubs, and ground cover to enhance the overall appearance of the Project. To the extent that existing foliage and mature trees can feasibly be salvaged on the proposed development plan, the Applicant will endeavor to do so.

A total of approximately 294 parking spaces are proposed, including both covered and open surface spaces. At 190 units, this translates to a parking ratio of 1.5 parking spaces per unit, which complies with statewide standards for 40B development projects. The covered parking area will be located under the footprints of the three buildings and the proposed courtyard plaza, and will provide 176 parking spaces. The surface parking area will provide 118 additional parking spaces. A total of 8 of these spaces (3 in the garage and 5 on the surface) will be handicapped-accessible spaces. Access to and from the underground parking will be provided via two driveways off of Hopkins Street. Access to the surface parking will be via two 24-foot wide access driveways, also off of Hopkins Street. The surface driveway system will allow for emergency vehicles to access

the site, and has been designed to allow local firefighting apparatus to access all areas of the surface parking area without need to back up. Also proposed is a dedicated access space for vehicle loading, which can be used by emergency vehicles to access the courtyard plaza in cases of emergency. In addition, sidewalks are proposed throughout the site to allow for easy pedestrian access to all buildings and parking areas. Bike rack areas will also be provided in each parking garage. Collection of garbage and recyclables will be handled at a single location on the easterly side of the site.

Fire sprinkler systems will be provided for in each of the buildings, and fire hydrant placement will be coordinated with the Wakefield Fire Department and Water Department. Communication systems within the parking garages of the buildings will also be coordinated with the Wakefield Police and Fire Departments to ensure that these systems meet all specifications of these departments. Finally, the Applicant will provide the Wakefield Fire Department with a fire apparatus vehicle turning movement plan to show that there will be adequate space within the Property for fire truck turning movements.

The stormwater management system for the Project is to utilize a combination of stormwater best-management practices, including deep sump catch basins, oil/water separation devices, and subsurface infiltration basins. This system is outlined in the Applicant's Stormwater Management Report and on Sheets 4-7 and 10-13 of the Engineering Plans. An executive summary of the Stormwater Management Report can be found at Tab 17 of the within binder, and the full report is also separately enclosed with this Application. This system has been designed to meet Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, as outlined in MassDEP's Stormwater Handbook. When a project complies with these

standards, the presumption is that the project will adequately protect public and private water supply, groundwater supplies, provide for appropriate flood control and storm damage prevention, prevent pollution, protect fisheries, and protect wildlife habitat.

Public sewer service from the Town of Wakefield is available to the Property via a connection on Hopkins Street. The Applicant does not anticipate the Project will have any material adverse impact on the Wakefield sewer system. Public water is currently provided to the Property by the Town of Reading. As noted above, the Town of Reading, through its Town Manager Robert LeLacheur, has committed, in writing, to continue to provide public water to the Property. See Tab 5. The Applicant does not anticipate the Project will have any material adverse impact on the Reading water supply. The Wakefield Municipal Gas and Light Department also maintains utility poles that run along Hopkins Street adjacent to the Property that can be utilized by the project to provide electricity, cable TV, telephone, and other communication lines to the Property. The Applicant does not anticipate that the Project will have any adverse impact relative to public services or utilities to abutting properties or to the Town in general.

Impacts to public safety would be associated with adequate access to and from the Property. As noted, public safety vehicles will have access to and from the Property via Hopkins Street, a public way, and the site layout has been designed to enable adequate access to the proposed buildings for firefighting equipment. With respect to traffic and safety, the Applicant has conducted a Traffic Impact Analysis dated August 2018 prepared by Vanasse & Associates, Inc. The executive summary of that report can be found under Tab 18, and the full report is also enclosed separately with this Application. That study concluded, among other things, as follows:

As documented in this study, project-related traffic increases will not result in significant increases on overall traffic volumes or traffic delays within the study area. The project-related traffic can be adequately accommodated within the existing infrastructure with minimal impact on the traffic operations. The site driveways will provide safe access and egress to the development.

As such, the Project will have no adverse impact on public safety, nor any significant traffic impacts to the surrounding roadway system.

The Project will be constructed in a single phase, which should take approximately 18-24 months to complete. Anticipated impacts of the Project associated with the construction process include erosion and sedimentation, noise, dust, and debris control. Although these impacts will be temporary in nature, mitigations controls will be in place, and best management practices will at all times be observed. Such procedures include the following:

1. Construction sequencing, best management practices for erosion control, equipment and vehicle management, materials storage and use, waste disposal, and spill prevention and response.
2. Daily inspections of Property conditions, as needed, to control dust during construction and to provide watering, as and to the extent required.

As noted, there are no notable historic or archeological features of the Property. As such, the Applicant is not aware of any historical or archeological impacts that will result from the Project.

As noted, there are no wetlands resource areas, certified vernal pools, or protected habitat areas on or in the vicinity of the Property. As such, the Applicant does not expect the Project to result in any adverse environmental impacts.

Requested Zoning Waivers (see 760 CMR 56.05(2)(h))

Pursuant to the Act and the regulations adopted pursuant thereto, the Project is exempt from all provisions of the Wakefield Zoning Bylaws, as well as all local non-zoning bylaws. Without limitation, and subject to the Applicant's reservation of its right to update the list of requested local waivers, the Applicant requests waivers from each and every of the bylaw provisions outlined in the chart contained in Tab 19.

In addition to these requested waivers, the Project is exempt from the following local rules and regulations:

1. Subdivision Rules and Regulations of the Wakefield Planning Board.
2. Rules and Regulations of the Wakefield Board of Health (including, without limitation, drainage requirements).
3. All filing fee requirements established by the Wakefield Zoning Board of Appeals, Wakefield Planning Board, Wakefield Conservation Commission, and any/all other Town of Wakefield board, commission, or department, except for fees specifically relating to Comprehensive Permit applications under the Act.
4. Any/all other applicable zoning or related municipal ordinances, codes, bylaws, rules, or regulations to the extent that the same may be at variance with the Project, the Site Plans, or the Architectural Plans as filed.

M.G.L. c. 40B and Local Housing Needs

The Act, also known as the Anti-Snob Zoning Act, provides in relevant part that all communities must have a minimum of 10% of their housing stock dedicated to low to moderate income housing within the meaning of the Act and the regulations promulgated pursuant thereto. See M.G.L. c. 40B, § 20 and 760 CMR 31.04. Based on the most recent applicable data available from the Massachusetts Department of Housing and Community Development (DHCD), the stock

of housing currently utilized in Wakefield for low to moderate income purposes is approximately 7.2%. See DHCD Chapter 40B Subsidized Housing Inventory (SHI) as of September 14, 2017, Tab 20.

With the Town of Wakefield being below the required 10% threshold, there exists a legal presumption that there is a regional housing need that outweighs local concerns. In such cases, the municipality generally must approve the Comprehensive Permit or approve it with conditions. In order to deny a Comprehensive Permit application under such circumstances, a municipality must prove that the project will impact municipal services in a manner that presents an “irremediable hazard of gravity that outweighs regional housing needs.” *Wilson St. Trust v. Town of Norwood*, No. 71-06 (slip op. at p. 26 (Mass. Housing Appeals Committee, Feb. 13, 1974).

The Applicant proposes and agrees that 25% of the total number of units in the Project (48 units) will be dedicated as affordable units. Such units will be dispersed evenly throughout the Project and will be indistinguishable from the outside from market-rate units. The affordable units will be made available on a lottery basis, on terms acceptable to the Town of Wakefield, to qualified applicants. Qualified applicants are defined as families or individuals with incomes at not more than 80% of the annual median income for the region, as determined by DHCD. The total number of affordable units will be “locked in” as affordable in perpetuity. To the extent allowed by the subsidizing agency pursuant to fair housing laws, a preference in the award of 70% of the affordable units in the Project will be given to Wakefield residents, Town of Wakefield employees, or close relatives of Wakefield residents.

Filing With Other Boards

No other filings with other local Boards are required for the Project.

Additional Information

The applicant reserves the right to provide – and anticipates providing – additional information to the Board during the hearing process.

Phasing

The Applicant does not intend to phase the Project. Rather, construction will proceed on all units, buildings, and all other aspects of the Project in a single phase.

Abutters

Pursuant to the Act and the regulations thereunder, notice requirements for the public hearing on this Application are based on M.G.L. c. 40A, § 11, which provides, in pertinent part, as follows:

In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. *“Parties in interest” as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.* The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes.

* * *

Publications and notices required by this section shall contain the name of the petitioner, a description of the area or premises, street address, if any, or other adequate identification of the location, of the area or premises which is the subject of the petition, the date, time and place of the public hearing, the subject matter of

the hearing, and the nature of action or relief requested if any. No such hearing shall be held on any day on which a state or municipal election, caucus or primary is held in such city or town.

M.G.L. c. 40A, § 11 (emphasis added). In accordance with this statute, enclosed under Tab 21 are certified lists of abutters from the Town of Reading and Town of Wakefield Tax Assessors.

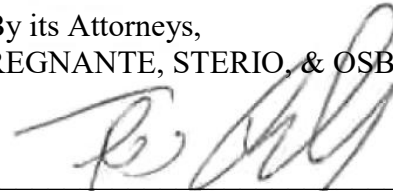
Conclusion

The Applicant proposes an attractive, well-designed, affordable housing development that will address a long-standing and serious shortage of such rental housing in the Town of Wakefield. The site design and existing conditions afford ample area to accommodate the proposed Project and provide substantial open space. Moreover, the Project has been designed to minimize and mitigate potential impacts to municipal systems and services.

The Applicant respectfully submits that the Project will meet a severe regional and local need for affordable housing will also addressing the health, safety, and environmental concerns of Wakefield residents.

Respectfully Submitted,

DB5 DEVELOPMENT GROUP LLC
By its Attorneys,
REGNANTE, STERIO, & OSBORNE LLP



THEODORE C. REGNANTE, ESQ.
JESSE D. SCHOMER, ESQ.
401 Edgewater Place, Suite 630
Wakefield, MA 01880
(781) 246-2525
tregnante@regnante.com
jschomer@regnante.com

Wakefield Board of Appeals

WILLIAM J. LEE MEMORIAL TOWN HALL
ONE LAFAYETTE STREET
WAKEFIELD, MASSACHUSETTS 01880



Tel. (781) 246-6388
Fax (781) 224-5020

OFFICE USE ONLY

APPLICANT: COMPLETE THREE (3) COPIES OF THIS FORM

1. Applicant: DB5 DEVELOPMENT GROUP LLC - ANTHONY BONACORSO (MANAGER)

Address: 9 WILDWOOD ROAD, MIDDLETON, MA 01949 Telephone: (978) 804-1607

Representative(s) THEODORE C. REGNANTE, ESQ. & JESSE D. SCHOMER, ESQ.

Mailing Address: REGNANTE STERIO & OSBORNE LLP Telephone: (781) 246-2525
401 EDGEWATER PLACE, SUITE 630, WAKEFIELD, MA 01880

TREGNANTE@REGNANTE.COM
JSCHOMER@REGNANTE.COM

2. Owner (if different from Applicant)

Address: SAME AS ABOVE Telephone: ()

Representative(s)

Mailing Address: Telephone: ()

3. If applicant is not owner, check interest in the premises.

a. Prospective Purchaser

b. Lessees

c. Other Explain OWNER - SEE ATTACHED DEED

4. Application is hereby made pursuant to Chapter 190 "Zoning By-laws 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 & 760 CMR 56.00

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

5. Characteristics of the Premises.

- a. Address of Premises affected TARRANT LANE, WAKEFIELD, MA 01880
- b. Premises affected is land with frontage on HOPKINS STREET,
(Street)
in a SR zoning district, with area 3.74 +/- AC. and frontage of 506.4 +/- feet.
- c. Assessors map No(s) 04 Lot/Parcel(s) 073-2A2C
- d. Has there been any previous appeal or decision to the Board involving these premises. If yes, attach application(s) and decision(s). (Check box if unknown) ☐ N/A

6. Building Description 12 EXISTING SINGLE-FAMILY HOMES (FORMER COAST GUARD HOUSING), ALL EXISTING STRUCTURES TO BE RAZED

- a. Size of existing building (if applicable) (Check box if unknown) ☐
length width height # of stories
- b. Present use of each floor – 1st 2nd 3rd (as applicable).
- c. Size of proposed building (Check box if unknown) ☐ 3 MULTIFAMILY BUILDINGS, 5 STORIES RESIDENTIAL & 1 STORY PARKING (SEE ATTACHED PLANS)
length width height # of stories

7. Description of proposed work and/or use COMPREHENSIVE PERMIT (M.G.L. c. 40B & 760 CMR 56.00)

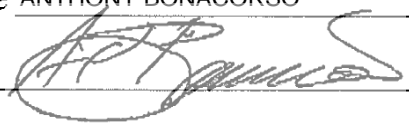
TO RAZE EXISTING STRUCTURES AND BUILD 3 MULTIFAMILY BUILDINGS WITH 190 TOTAL RENTAL UNITS. EXISTING ACCESS WAY (TARRANT LANE) TO BE REPLACED WITH A PARKING LOT WAY ACCESSING SURFACE PARKING, AND PROVIDING EMERGENCY VEHICLE ACCESS. ADDITIONAL PARKING TO BE LOCATED IN SUBSURFACE GARAGES.

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

COMPREHENSIVE PERMIT (M.G.L. c. 40B & 760 CMR 56.00) FOR THE ABOVE-DESCRIBED PROJECT, PER THE ATTACHED PLANS. SEE LETTER DATED JULY 17, 2018 OF MASSHOUSING, DETERMINING THAT THE PROJECT SITE IS ELIGIBLE FOR DEVELOPMENT UNDER CHAPTER 40B.

9. I ANTHONY BONACORSO - DB5 DEVELOPMENT GROUP LLC as the owner, prospective purchaser, lessees, 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 ANTHONY BONACORSO

Signature 

Date OCTOBER 10, 2018

*** INSTRUCTIONS ***

Applications must be typed or printed. If applications are submitted with incomplete information they will not be accepted. Applications must be reviewed by the Zoning Enforcement Officer prior to filing. Failure to comply will result in the revocation of the application.

Prepare and bring to the hearing a certified plot plan showing the lot, its area and dimensions, and the outline of any structures thereon and of the proposed structure together with distances from lot boundary lines. Bring photos of the project site and characteristics of the neighborhood. Plans of structures must be certified by a registered architect, structural engineer or professional engineer. All plot plans and site plans shall be certified by a registered land surveyor or a civil engineer.