



# Town of Wenham

Town Hall  
138 Main Street  
Wenham, Massachusetts 01984

## PLANNING BOARD

### MEMORANDUM

TO: Wenham BOS and ZBA

FROM: David Geikie, Chair

Re: Maple Woods Senior Housing Proposal

Date: March 5, 2015

At a previous regularly scheduled meeting the Planning Board heard the proposal for a Comprehensive Permit for the Maple Woods Senior Housing project. After ample discussion and deliberation the Board voted unanimously to support the current proposal. The PB previously received \$150,000 from (the late) James Brady (The Maples) and \$300,000 from Windover Corp. (The Boulders), funds currently under the control of the Wenham Affordable Housing Trust and dedicated to the development of affordable housing in Wenham. The PB voted to support using all these funds for the Maple Woods project.

Additionally, the PB voted to support committing CPA funds, including funds previously dedicated to affordable housing and to purchasing a bond, if expedient, to leverage additional funding from the Commonwealth.

In addition to supporting this proposal on its own merits because it's the right thing to do, we are confident that the Harbor Light group will produce an excellent result. Also, the Planning Board is unanimous in its feeling that this is a "once in a lifetime" opportunity to free Wenham from the threat of another unfriendly 40B comprehensive permit, which we know from experience could be very costly to the Town.



# Town of Wenham

Town Hall  
138 Main Street  
Wenham, MA 01984

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## BOARD OF HEALTH

TEL 978-468-5520 Ext. 4      FAX 978-468-8014

October 29, 2014

Wenham Zoning Board of Appeals  
138 Main Street  
Wenham, MA 01984

Dear Board of Appeals,

After reviewing the Comprehensive Permit Application for a 60 unit development submitted by Maple Woods Housing, LLC located off Maple Street, I submit the following comments.

Although a formal septic system application and design plan have not been submitted to the Board of Health, soil testing was performed over a three day period in May and June of this year. Based on these tests it was demonstrated that this site can support a development of this size.

Also, after preliminary discussions with the engineer involved in the septic design, the type of system proposed will pre-treat the sewer effluent before discharging into the ground. A quarterly Operation and Maintenance Agreement and Contract will be required as part of the Board of Health approval of compliance.

Respectfully,

Gregory P. Bernard  
Wenham Health Agent



# Town of Wenham

Town Hall  
138 Main Street  
Wenham, MA 01984

**PUBLIC WORKS DEPARTMENT**  
TEL 978-468-5520 Ext. #6 FAX 978-468-8014

## MEMORANDUM

**TO:** The Planning Board, Zoning Board, Board of Selectmen, and  
Conservation Commission

**FROM:** Bill Tyack, DPW Director

**RE:** Maple Wood

**DATE:** March 6, 2015

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After reviewing the plans and speaking with Harborlight and their engineers, I fully support this development. I do not anticipate any problems with the drainage structures and infiltration system or additional flooding with this project.

*Bill Tyack*

Bill Tyack, DPW Director

**Emilie Cademartori**

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**From:** <HpDavis@aol.com>  
**To:** <ecademartori@wenhamma.gov>  
**Sent:** Thursday, March 12, 2015 12:08 PM  
**Subject:** CPC response to Maple Woods

**Sent:** Thursday, March 05, 2015 11:38 AM  
**Subject:** Re: ZBA Invitation Maple Woods

The CPC has not discussed this particular 40B project this year as no application was made, however, in general the committee seems in support of closing the 40B loophole to protect open space and the tax rate.

Harriet Davis  
(978) 468-4804

**Emilie Cademartori**

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**From:** "Jeff Baxter" <jbaxter@wenhamma.gov>  
**To:** "Emilie Cademartori" <ecademartori@wenhamma.gov>  
**Sent:** Thursday, January 29, 2015 2:14 PM  
**Subject:** Maple Woods Project  
Wenham Zoning Board,

Please be advised that the Wenham Fire Department has reviewed the modified site plan from MDM traffic consultants, dated 1/14/2015 and accept that dated revised plan for the project. Should you have any further questions please contact us.

*Jeffrey Baxter  
Captain*

*Wenham Fire Department  
140 Main St.  
Wenham, MA 01984  
Ph: 978-468-5508  
Fax: 978-468-5509  
Email: [jbaxter@wenhamma.gov](mailto:jbaxter@wenhamma.gov)*

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WENHAM FIRE DEPARTMENT  
140 MAIN STREET  
WENHAM, MA 01984-1497  
"HOME OF ENON No. 1"

Emergency 9-1-1  
Fire Prevention  
Voice 978-468-5508  
Fax 978-468-5509

11/4/2014

Town of Wenham  
Zoning Board of Appeals  
138 Main St.  
Wenham, MA 01984

Re: Maple Woods Housing project

Zoning Board Members,

Wenham Fire Department does have concerns with this project being proposed in two phases and the need to maintain fully sprinkled and fire alarm protection throughout all structures if they were looking to occupy phase 1 and build phase two.

2 Fire hydrants to be located on the property at the Fire Departments direction for placement.

Exterior Building access for apparatus and how is access to the rear of building going to be achieved.

In their document under 9.0 (4) should read communications equipment will be provided by applicant for public safety communications throughout building as needed per code and tested before final sign offs.

Fire lane posting to be determined by Fire Department and installed before final sign off.

If we can be of any further assistance please let us know.

Sincerely,

Jeffrey Baxter  
Fire Prevention Officer



Council on Aging  
10 School Street  
Wenham, Ma 01938

Town of Wenham  
Attn: Zoning Board  
138 Main Street  
Wenham, MA 01938  
Re: Comprehensive Permit Application Review – Maple Woods

To whom it may concern:

As Director of the Council on Aging for the Town of Wenham I would like to express our strong support for the proposed Maple Woods project. My support for this project, at this early stage, has much to do with fulfilling an important need in the Town of Wenham for affordable housing with onsite services for fixed income seniors, and control over our future development.

In addition, Maple Woods will not have any bearing on our current COA services and should help us identify broader needs within our community by having them focused in this community much the same way Enon Village does currently. We look forward to working with Harborlight Community Partners who have a successful track record as developers of two noteworthy projects, Turtle Creek and Turtle Woods in Beverly.

Regards,

James R. Reynolds



WATER DEPARTMENT  
91 GRAPEVINE RD.  
WENHAM, MA 01984

Erik G Mansfield  
Superintendent

Telephone: (978) 468-5520 x6  
Fax: (978) 468-1009

## MEMORANDUM

March 11, 2015

TO: Wenham Zoning Board of Appeals

FROM: Wenham Water Department

SUBJECT: Maple Woods Housing LLC, 62 Maple Street  
Application for Comprehensive Permit

The Wenham Water Commission reviewed the application from Maple Woods Housing LLC on October 29, 2014 and a memorandum was issued with our comments to the Zoning Board on October 31, 2014. The position of the Water Department remains that as long as there are no withdrawal ceilings likely to be impacted and we have communicated and received assurances of appropriate water saving measures, the Water Department does not have an objection to the project.

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Erik G. Mansfield  
Water Superintendent



## Town of Wenham Meeting Minutes

*Email postings to [dbucco@wenhamma.gov](mailto:dbucco@wenhamma.gov) or bring to the clerk's office.  
Notice of Public Meeting – (As required by M.G.L. Chapter 30A, section 20)*

Board/Committee: WATER COMMISSION

Day & Date: WEDNESDAY, OCTOBER 29, 2014

Time: 6:45 through 7:50

Location: WENHAM TOWN HALL  
2<sup>ND</sup> FLOOR CONFERENCE ROOM  
138 MAIN STREET  
WENHAM, MA 01984

### AGENDA

1. Review and approve bills, commitments, payroll and minutes
  - Bills, commitments and payroll approved
  - Minutes circulated and approved via email
2. Review monthly pumping record
  - Up due to a dry September, down in wet October.
3. End of seasonal water restrictions
  - Ended automatically 9/30 – started raining the next day
4. Update on Water Management Act withdrawal permit
  - MassDEP appears to be starting elsewhere (not Ipswich River Basin)
  - Maybe back to us in February or March
  - They will initially contact us, issue a permit, review comments and finalize
5. Leak detection results
  - Five leaks located and fixed in October
6. Water rates (to be revisited next meeting when Paul is present)
7. Online payment system changeover
  - New service, saves money, more options
8. FY16 Budget
  - Level funding, 2% standard raise in budget for Superintendent
  - Commission moved to include 1.5% merit increase based on appraisal
  - Capital required for well repair
  - Budget presentation to Finance Committee on November 22,
9. Permit Application – Maple Woods
  - Reviewed memorandum – multi-unit rate applies
  - Within existing capacity – have to go with existing permitted capacity
10. Mullen Property – proceeding.



WATER DEPARTMENT  
91 GRAPEVINE RD.  
WENHAM, MA 01984

Erik G Mansfield  
Superintendent

Telephone: (978) 468-5520 x6  
Fax: (978) 468-1009

October 31, 2014

MEMORANDUM

TO: Wenham Zoning Board  
FROM: Wenham Water Department  
SUBJECT: Maple Woods Housing LLC, 62 Maple Street  
Application for Comprehensive Permit

The Wenham Water Department submits to you the following comments:

1. All water mains and appurtenances shall be installed in accordance with the Wenham Water Department's "Standard Specifications for Water Main Extensions", dated December 8, 2004. Any special conditions encountered at the site which may be at variance with the requirements shall be referred to the Water Superintendent, who shall determine the methods and operations to be followed.
2. All water services and appurtenances shall be installed in accordance with the Wenham Water Department's "Standard Specifications for Installation of Domestic Water Services", dated 2004. Any special conditions encountered at the site which may be at variance with the requirements shall be referred to the Water Superintendent, who shall determine the methods and operations to be followed.
3. Domestic water and fire suppression shall have a separate water main connection.
4. As this is proposed as a Private Way, the maintenance/repair of the water system shall be the sole responsibility of the owner.
5. All water lines shall be a minimum of eighteen inches of vertical separation above sewer lines at all areas where water and sewer cross. There shall be a minimum of ten feet horizontal separation between water and sewer lines in all areas.
6. Maple Woods Housing LLC shall be responsible for any tests required in coordination with the Wenham Water Department to assess the pressure and flow available for fire protection and in sprinkler system design.

7. In order to lessen the demand of water use on the Wenham Water System, all landscape irrigation shall be provided by a separate, private well or other alternative means. All landscaping should be installed and maintained in strict accordance with Massachusetts Water Resources Commission's "Low Impact Development" approach. The Water Department also recommends that low flow fixtures and water saving devices be installed in all units.
  
8. The Wenham Water Department is under extreme pressure from the Massachusetts Department of Environmental Protection (DEP) to reduce our water consumption and as with other developments in the past, we request that the developer mitigate this increased water use by providing the Wenham Water Department with a one-time payment of \$5.00 per gallon average daily use based upon Title 5 flows. This payment will be used to help fund water conservation measures throughout the town to assist in offsetting the increase in demand.

**Emilie Cademartori**

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**From:** "Lucy" <lucy-f@comcast.net>  
**To:** <ecademartori@wenhamma.gov>  
**Sent:** Wednesday, March 11, 2015 1:49 PM  
**Subject:** letter of support for Maplewoods project

Dear Emilie, and members of the ZBA and Planning Board,

At our monthly meeting on March 10, the Board of Directors of Wenham's Council on Aging (COA) voted unanimously in support of the Maplewood affordable senior housing project on Maple St. in Wenham, as proposed by Harborlight Community Partners. We understand that it is a two-year wait for many seniors to get into affordable housing and would like to see more options available in the North Shore, as the number of seniors rises as the "baby boomer" generation gets older. It can only speak well of Wenham to provide a location for 60 more units in the area. We also believe that achieving the 10% affordable housing in town will be of enormous benefit to the town to keep single family development within the guidelines set by the town bylaws.

Thank you very much,

Sincerely,

Lucy Frederiksen, Chairman  
44 Monument St.

Roseann Brozenske, Vice Chairman  
10 Patch Ave.

Penelope Wingate  
72 Dodges Row

Elizabeth "Buffy" Colt  
18 Larch Row

Diana Lang,  
15 Knoll Rd

Peggy Gauthier  
6 South St

Julianne Dodge (absent) and not available to vote), Clerk  
38 Porter St.

**Joshua Anderson  
26 Cedar Street  
Wenham, MA 01984**

March 10, 2015

Mr. Anthony M. Feeherry, Chair  
Wenham Zoning Board of Appeals  
Wenham Town Hall  
138 Main Street  
Wenham, MA 01984

RE: Maple Woods Comprehensive Permit Application

Dear Mr. Feeherry,

I am writing to the Zoning Board of Appeals to express my strong support for the referenced application and project. I have read the Comprehensive Permit application, walked the site and attended the previous ZBA meetings on this proposal. I have even visited the developer's existing senior project, Turtle Creek project in Beverly. It seems to me that we have been blessed with the interest of one of the highest quality developers of affordable housing that I have ever encountered in my many years in and around the affordable housing business. Harborlight has demonstrated a rare combination of sincerity of mission, complete competence and thoughtfulness and concern for the community in which it hopes to provide this high-quality affordable housing project for seniors.

As I see it, there are three primary risks that the town faces with a relatively large development project: **sponsor risk, direct project impact** and the **project's impact on the Town**. From what I have witnessed, sponsor risk is very low. Harborlight has mitigated all of the potentially negative impacts that the project could have in its immediate area, and the project will be a net gain to the Town's budget by paying real estate taxes and being a very modest user of town services. Also, the project will provide a major benefit to the town by putting the affordable housing stock in Wenham **over the 10% 40B threshold**, preventing future developments from circumventing the local approval process.

**Sponsor:**

I have come to know Harborlight as chair of the board of trustees of the Wenham Affordable Housing Trust Fund ("WAHT"). In an effort to further its mission, WAHT purchased a condominium unit on Friend Court and attempted to sell it at a discount but with affordable restrictions in place. For three years we tried unsuccessfully to sell the unit. Andrew DeFranza and Harborlight helped us convert the unit to an affordable rental property, leased it to a qualified tenant and currently manages it for the trust. I was very impressed with Mr. DeFranza's professionalism and perseverance with this small project.

I have watched Harborlight work through the design and permitting process of the Maple Woods project thus far with the eye of a former developer and zoning board member. Harborlight has been completely open and transparent throughout the process, holding neighborhood meetings, inviting all on site walks, publishing preliminary material on the project and accepting and incorporating feedback on the project's design, long before filing its Comprehensive Permit application. While watching the ZBA hearings, Mr. DeFranza has impressed me as being completely professional, mission based and prone to do the right thing.

Harborlight has also demonstrated an ability to develop and effectively manage larger projects. As a senior underwriter for Boston Capital, a major debt and equity provider to affordable housing projects, I have visited hundreds of affordable housing projects all around the country. I have also visited three of Harborlight's projects in Beverly, Turtle Creek, Turtle Woods and Harborlight House. These projects appeared to be very well managed and maintained and would be as much of a credit to our community as they are to Beverly.

### **Project Impact**

Other than the fact that it is an affordable housing project at all, for every concern I have heard about the project, Mr. DeFranza has either already had a more than satisfactory answer, or has worked with his design team to modify the project to address the concern – this has been a truly friendly 40B process. As you know, the issues addressed include concerns about the water supply, the septic system, the drainage system and traffic. Through the various ZBA hearings I have attended on this project, I have learned more about 100% water offsets, nitrogen mitigating septic systems and water-table recharging drainage systems than I ever thought possible. Moreover, I was pleased to hear that Harborlight has had a number of meetings with town officials as it has gone through its design process to date, making certain that the plans are satisfactory to town departments, including but not limited to the police and fire departments. I have also been pleased that Harborlight has agreed to consider a local preference for a portion of the project, and has explained that the 60-unit size of the project creates sufficient critical mass to provide an enriched supportive service program.

### **Impact on Town**

The project will have virtually no negative impact on the town. It will be a net addition to the tax base. It won't add any students to the school system. No additional trash pickup, leaf pickup, plowing or sweeping will be required by the town. In terms of property values, I have seen no credible evidence that the existence of a well-managed and well-maintained low-income housing project has had a detrimental impact on property values, especially a senior project. In fact, we have strong evidence to the contrary here in Wenham. With almost 50% more units than proposed for Maple Woods, Enon Village is surrounded by some of the most valuable homes in Wenham.

The positive impact the project will have on Wenham is enormous. By taking us well over the 10% threshold of Chapter 40B, developers will no longer be able to appeal proposed projects to the state Housing Appeals Committee in the event the Wenham ZBA denies a project. A good portion of Wenham's character is defined by its open space gateway properties - Canaan Farm and Flynn's Golf Course are just two. These properties are currently vulnerable to development through Chapter 40B, but by achieving the affordable housing threshold, we would be able to be in charge of our own destiny in terms of future development.

Thank you for conducting a detailed and thoughtful Comprehensive Permit hearing process on this high-profile application. Your efforts have made Maple Woods an even better project than it was when its application was first submitted. I urge you to grant the petitioner the Comprehensive Permit it seeks for this very important and beneficial project.

Sincerely,



Joshua Anderson