Special Permit Application
4 Copies

Applicant: Maple Multi-Family Land SE, LP 
Mailing Address: 2276 Washington St. - Newton Lower Falls, MA 02462
Daytime Phone No.: 781-489-3229
Location of Property: 101 Kingston Collection Way
Assessors' Map: 89 Lot 4 Zoning District: Commercial
Owner of Property (if not Applicant): Independence Center Newco LLC
Address of Owner: 101 Kingston Collection Way - Kingston, MA 02364
Title Reference:
Unregistered Land – Book 43476 Page No. 340
Registered Land – Certificate of Title No.: N/A

Description of Special Permit being sought, including citation of applicable provision of Zoning
Bylaw Section C Overlay Districts L.e, T Mixed Use Redevelopment Overlay District (MURD) L.e, T E Special Permit Uses to allow the construction of multi-family apartment building consisting of 282 rental units, accessory garage, associated site work, landscaping & amenities.

List of supporting documents and Plans: See attached

Signature of Applicant: Independence Center Newco LLC
(If not owner, provide authorization to act on owner's behalf): James C. Sosog, Authorized Party

Planning Board Special Permit No.: 
TOWN OF KINGSTON

SITE PLAN APPROVAL

PROJECT NOTIFICATION FORM

Location of Property: 101 Kingston Collection Way

Assessors Map: 89 Lot 4 Zoning District: C

Applicant: Maple Multi-Family Land SE LP Date: 1/24/2020

Address: 22760 Washington St. - Newton Lower Falls, MA 02462

Proposed Use of Property: Multi-family residential - 282 apartments

Is a Special Permit or Variance Required: Special Permit

Building Size: 340,000 GSF Required Parking: 430 [462 provided]

Owner of Property (if not applicant): Independence Center Newco LLC

Address of Owner: 101 Kingston Collection Way - Kingston, MA 02364

General description of Site Plan being sought, including citation of applicable provisions of Zoning Bylaw:

Section 6.07.E - To construct 282 apartment units, accessory garages, associated site work, landscaping & amenities, a Special Permit is required from the Planning Board.

List of supporting documents and plans: see attached

Signature: Independence Center Newco LLC

By: James L. Soos, Authorized Party

(If not owner, provide authorization to act on owners behalf.)

Approving Authority:

Building Department Planning Board

Application #: Fee: 
Trammell Crow Residential – Kingston Collection Submitted Documents

Drawings – 7 copies 30x42 and 9 copies 11x17

T0.01 Project Cover
T0.02 Drawing List
Sheet 1 Existing Conditions Survey
C-001 Abbreviations and Notes
C-100 Locus Plan
C-101 Erosion Control Plan
C-102 Demolition Plan
C-103 Layout and Materials Plan
C-104 Grading and Drainage Plan
C-105A Utilities Plan
C-105B Alternate Utilities Plan
C-106 Electrical Plan
C-107 Photometric Plan
C-108 Fire Truck Turning Plan
C-501 Details
C-502 Details
C-503 Details
C-504 Details
L1.00 Conceptual Overall Landscape Plan
L2.00 Conceptual Landscape Materials Plan
L3.00 Conceptual Landscape Planting Plan
L6.00 Landscape Details
L6.01 Landscape Details
A1.01 Overall First Floor Plan & Typical Garage Plan
A1.02 Overall Typical Floor Plan – Floors 2-4
A4.01 Overall Elevations – North, East & Garage
A4.02 Overall Building Elevations – South & West
A4.50 Building Perspectives
A4.51 Building Perspectives

Documents

Special Permit Application (4 copies)
Advertising Fee
Filing Fee
Certified Abutters List
Stamped, addressed envelopes for certified abutters
Time waiver (2 copies)
Traffic Memo
Existing Condition Photographs
Drainage Report