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Atlantic Tambone granted approval for 24-unit Wenham Pines project

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Wenham, MA Atlantic Tambone, Inc., a full service real estate development and management company, has received unanimous approval by Wenham's Planning Board and Conservation Commission of its special permit application and order of conditions to develop its plans for Wenham Pines, a 55+ community of 24 condominium homes. Construction is slated to begin this summer, with a model home expected to be completed by early 2018. Wenham Pines is located 1.5 miles from the Rte. 1A and Rte. 128 interchange and is overlooking Wenham Lake. Within a 2-mile radius, there are dining, grocery, and entertainment options.

Wenham Pines - Wenham, MA

The proposed building site, the 32.4-acre Lakeview Golf Club located at 56-60 Main St., falls within the town's Residential, Aquifer Protection, and Historical Districts. Plans for Wenham Pines were reviewed, revised, and approved to conform to the town's regulations by all municipalities during an eight-month long process.

"We have worked closely with town leaders to develop a comprehensive, mutually agreeable plan that will provide a desirable home buying option for empty nesters, preserve the town's character, and contribute to the tax base of the community," said Robert Tambone, president of Atlantic Tambone.

Under the agreed upon conditions, 26 acres, or 80% of the site, will be preserved as open space with a conservation restriction deeded to the town. Additionally, within each residence there must be one person who is at least 55 years old or older. Two units within the historic home shall be permanently restricted as affordable units. The age-restricted affordable homes will be maintained and marketed as required by the Department of Housing and Community Development and must be owned and occupied by persons or families earning less than 50% of the area median income, as determined by applicable DHCD guidelines.

Development consultants for the project include attorney Miranda Gooding of Glovsky and Glovsky, Counselors at Law; architect James Velleco of Grazado Velleco Architects; engineer Roy Tiano of Hancock Associates; and landscape architect Alan Aukerman of Ryan Associates.

All homes will be equipped with residential sprinklers per the Wenham Fire Department's request and the closed loop road serving the community will be deemed private and maintained by the Wenham Pines home owners' association.

Wenham Pines will primarily consist of 22 new residences located within 11 privately set New England-style townhome buildings. Two floor-plans comprising 3,000 s/f of space will be offered. Each residence will have a master bedroom with private bath, kitchen, living and dining areas and a

den or family room on the first floor, plus two bedrooms and a loft on the second floor. All will feature 2.5 bathrooms with an optional third bathroom, and offer an attached two-car garage and full basement.

The affordable homes will be located on Main S. within an existing two-family historical home, which will be remodeled and expanded as approved by the Wenham Historic District Commission.

To maintain the scenic property views, all newly constructed homes will be set back a minimum of 500 feet from Main St., Rte. 1A, and near the rear of the property.

The Lakeview Golf Club property has been designated as a Chapter 61B property. Atlantic Tambone was greenlighted to acquire the property and create an age-restricted development with a minimum of 40% open space after town Selectmen exercised their right of first refusal under the state's Chapter 61B statute and voted not to buy the property.

Atlantic Tambone has developed over 5 million s/f of residential, office, industrial, commercial, and retail space in New England and Florida. The firm also provides third party property management services to commercial, industrial and multi-family owners, in addition to managing its own properties.

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