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A.D. Makepeace Company proposes development of a 180-unit rental project at Rosebrook Business Park

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Wareham, MA The A.D. Makepeace Company (ADM) has proposed development of a 180- unit rental project at its Rosebrook Business Park property.

The two four-story buildings have been designed to be compatible with its neighbors, the existing 100 Rosebrook medical office building housing Southcoast Health, and the All American Assisted Living complex. The apartments will have views of cranberry bogs to the north.

Preliminary plans show 135 market-rate apartments, and 45 apartments that will be income restricted in perpetuity and made available to households with an income at or below 80% of the area median income. Thirty-one of the affordable units could have a local preference.

The project, known as 200 Rosebrook, will most likely put the town above the state-mandated goal of 10% affordable housing. This means the Chapter 40B regulations, which relax local zoning requirements for affordable housing projects and lessens a town's ability to restrict or reject such plans, will be satisfied.

"This is the perfect location for such a development," said James Kane, president and CEO of the A.D. Makepeace Company. "It's close to shops and services, public transportation, and hundreds of jobs, while also in a beautiful natural setting that is development ready, with infrastructure in place."

When ADM began construction of Rosebrook in 2011, the company built roads and utility infrastructure that will more than accommodate the proposed housing. MassHousing, a quasi-public state agency, issued a project eligibility letter on December 11, 2024, determining that 200 Rosebrook meets state standards regarding income restrictions, unit size and configuration, and other details. Therefore, the project is now eligible to apply for a comprehensive permit from the Wareham Zoning Board of Appeals.

The ZBA has scheduled a public hearing on the project for March 26 at 6 p.m. Kane said company representatives have met informally with local officials, to keep them informed. All agree that Massachusetts is facing a housing shortage and this project will meet many of the town and state goals for housing production.

"It is particularly beneficial to the town that this project helps meet affordable housing needs while potentially removing the threat of an 'unfriendly' 40B project that neighbors do not like," Kane

said. He noted that aside from the residents of the existing apartments at 35 Rosebrook and the All-American Assisted Living residents, there are no residential neighbors.

The 170-year-old A.D. Makepeace Company is the developer of Rosebrook Place and Rosebrook Business Park and the award-winning Redbrook, North America's largest cranberry grower, and a recognized leader in environmentally responsible real estate development and stewardship.

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