

DRACUT APARTMENTS

*2041 Bridge Street
Dracut, Massachusetts*



Application for a Comprehensive Permit

Under M.G.L. Chapter 40B, Section 20-23

Submitted By:

The RENO Companies

Submitted To:

The Dracut Zoning Board of Appeals

April 2025

DRACUT APARTMENTS

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Attachment A: Stormwater Report

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BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC
ATTORNEYS AT LAW

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Chris@bbhslaw.net

March 24, 2025

HAND DELIVERED

Zoning Board of Appeals
Town of Dracut
62 Arlington Street
Dracut, MA 01826

RE: Dracut Apartments
2041 Bridge Street – Comprehensive Permit

Dear Members of the Board:

This document constitutes an application, pursuant to G. L. c. 40B, §§ 20-23 (the “Act”), and the regulations promulgated thereunder for a Comprehensive Permit to authorize the construction of forty (40) rental units, including ten (10) affordable units (the “Project”) on a 230,868 square foot site located on Bridge Street and Marsh Hill Road in Dracut (the “Property” or “Site”). The Property is located in the Business B-4 Zoning District. The Application for Zoning Board of Appeals Hearing is attached hereto in “Section 1”.

1.0 Applicant

This Application is filed by The RENO Companies along with its subsidiary Marsh Hill Management, LLC (the “Applicant”), a Massachusetts Limited Liability Company, with a principal address of 39 Myrtle Street, Lowell, Massachusetts. A copy of the Applicant’s

Certificate of Organization as filed with the Massachusetts Secretary of State's Office is attached hereto in "Section 9".

The entire development team has significant experience in Chapter 40B. The attorneys representing Marsh Hill Management, LLC are Mark Bobrowski and Christopher J. Alphen of Blatman, Bobrowski, Haverty & Silverstein, LLC ("BBHS"). BBHS is among the leading land use law firms and Chapter 40B experts in the state. The firm has represented both developers and municipalities in the Chapter 40B process.

Brian G. Geaudreau, P.E. is the engineer for the Project. Mr. Geaudreau is a senior associate and project manager at Hancock Associates. Mr. Geaudreau has extensive experience in multi-family developments. Mr. Geaudreau has significant experience working on affordable projects under Chapter 40B.

The Applicant has retained Procon, Inc. to act as the Project's architect. The team at Procon are extremely familiar with Comprehensive Permit requirements and the area of the Site.

The description of the development team is attached hereto in "Section 2". The Applicant respectfully requests that all notices from the Board in connection with this Application be sent to Mark Bobrowski and Christopher J. Alphen, Blatman, Bobrowski, Haverty & Silverstein, LLC, 9 Damonmill Sq., Concord, MA 01742, or electronically to mark@bbhslaw.net and chris@bbhslaw.net.

2.0 Limited Dividend Organization

The Applicant, Marsh Hill Management, LLC, will conform to the limited dividend requirements of Chapter 40B.

The Regulatory Agreement stipulates that the developer's profit, which shall be payable to Developer or to the partners, shareholders or other owners of Developer or the Project, shall

be limited to a total development profit of no greater than ten percent (10%) of Owner's Equity, as determined by the cost certification report audited by the Executive Office of Housing and Livable Communities (EOHCL). The profit margin will be analyzed by EOHCL under its cost certification procedures and a copy of the report will be filed with the Town of Dracut.

3.0 Project Subsidy

The Applicant has received a Project Eligibility Letter from EOHCL under the Local Initiative Program (LIP). The purpose of a LIP is premised on the fact that a municipality and a developer are working together on a project that fits within the community, meets the housing needs, and limits the impacts to the surrounding neighborhoods. A copy of the Project Eligibility Letter is attached hereto in "Section 7". The Project Eligibility Letter issued by EOHCL satisfies the jurisdictional subsidy requirements established under the Act and the regulations promulgated thereunder.

The Project Eligibility Letter issued by EOHCL contains the findings required by 760 CMR 56.04(4), including the finding that the Applicant controls the Site pursuant to 760 CMR 56.04(4)(g). Pursuant to 760 CMR 56.04(6), the determinations made by the Subsidizing Agency are conclusive, and any challenge to such determination may be made "solely upon the grounds that there has been a substantial change affecting the project eligibility requirements set forth at 760 CMR 56.04(1)."

The Applicant has notified the Subsidizing Agency of the submittal of this application. A copy of the notice to EOHCL is attached hereto in "Section 8".

4.0 Site Control

The Applicant controls the Property within the meaning of the Act. The Property is owned by the Applicant. A copy of the applicable Deed is attached hereto in "Section 9".

5.0 The Property

The Property is located on Bridge Street and Marsh Hill Road. The Property has an Assessor's Parcel Id. of Map 19, Lot 39. The Property is a vacant 5.17-acre (24,743 square foot) parcel. The Property is easily accessible from downtown Dracut. The Property is near public and commercial services. The Property site is approximately 1.5 miles from the Lowell Transit Authority bus stop and 4.3 miles from the MBTA commuter rail station.

An existing conditions plan, aerial photographs of the surrounding area and town plans are attached hereto in "Section 3". Such materials fulfill the requirement for an existing conditions summary contained in 760 CMR 56.05(2)(b).

Proposed design features and floor plans and exterior elevations for the proposed structures are shown on a set of plans, prepared by Procon are attached hereto in "Section 5" (the "Architectural Plans") (collectively, the Site Development Plans and the Architectural Plans are referred to as the "Project Plans"). The Architectural Plans submitted herewith fulfill the requirement for submitting preliminary, scaled architectural plans contained in 760 CMR 56.05(2)(c). The Project 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 the Project Plans prior to final approval of the Project.

6.0 Project Description

The Project will contain one three-story multi-family building. The Project will consist of four (4) three-bedroom units, twenty (20) two-bedroom units and sixteen (16) one-bedroom units. A tabulation of proposed buildings type and size is attached hereto in "Section 6".

The overall design approach for the Project was to create appropriate and contextual buildings that fit its New England setting. The Project contains a walkway providing pedestrian access behind the building and a community patio.

The Project will provide eighty (80) parking spaces of which twenty (26) will be located in a garage under the building. The Project will have vehicular access off Marsh Hill Road.

7.0 Existing Site and Surrounding Site Area Conditions (See 760 CMR 56.05(2)(b))

The Property is located in a mixed-use area of Town. The Property is surrounded primarily by business, commercial enterprises and single-family residential homes. Giving Tree Senior Living Center is near the Site. The Property is located close proximity to the state line.

8.0 Proposed Landscaping/Buffers

Portions of the property will be undisturbed to provide a natural buffer between Bridge Street and the proposed building. As shown on the Site Plan, the principal building provides a 53-foot front side setback. The Project will provide a landscape buffer between the building and the residential dwellings to the east.

9.0 Project Impacts

A. Municipal Services

Wastewater System

The Project will be served by public sewer. The Project is not expected to have a detrimental effect on the town's septic system

Stormwater

The stormwater management system for the Project is designed in conformance with the Massachusetts Department of Environmental Protection's Stormwater Management Standards. No adverse impact on the municipal stormwater drainage system will be generated by the Project. A stormwater report from Hancock Associates is provided in Attachment A.

Public Safety

Impacts on public safety would be associated with adequate access to and from the Site.

Public safety vehicle access to and from the site will be from Marsh Hill Road, a public way.

Police and fire apparatus will have full access to the side and rear of each of the dwelling units.

The Project will have no adverse impact upon public safety.

Utilities

Utilities, including water, electric and cable television, will be extended to the Site from the public ways as shown on the Site Development Plans. No adverse impacts relative to public services or utilities to abutting properties or to the Town in general are anticipated.

A. Construction Impacts

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, mitigation controls will be in place to avoid and minimize any impacts.

Such controls include the following:

- i. Construction sequencing, best management practices for erosion control, equipment and vehicle management, material storage and use, waste disposal and spill prevention and response.
- ii. A daily inspection of the site conditions, as needed, to control dust during construction and to provide watering, as needed.

B. Historical and Archeological Impacts

The Applicant is unaware of any historical or archeological impacts that will result from the Project.

C. Environmental Impacts

The Applicant does not expect the Project to result in any adverse environmental impacts to the Site and the development will comply with state regulatory standards. The Property is located near wetland resource areas. The Applicant will be applying for an Order of Conditions with the Conservation Commission pursuant to state law.

D. Traffic Impacts

The Applicant does not anticipate any significant traffic impacts from the Project to the surrounding roadway system. The additional traffic generated by the newly constructed units will have nominal impact on Marsh Hill Road. The Applicant has submitted a traffic study as part of its application and can be found as “Attachment B”.

10.0 Request for Zoning Waivers

The subject property is zoned Business. Certain elements of the proposed development do not comply with the current underlying zoning. Consequently, an exception of use is required to enable the proposed multi-family residential project at the density to be constructed. Other exceptions to the Town of Dracut’s Zoning Bylaws and other local land use regulations are specifically detailed in this application. If any specific exceptions have not been listed in this application, the applicant, upon notification of such an oversight, shall promptly amend the list of exceptions included herein. The Waiver Request List is attached hereto in “Section 10”.

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

The Act provides in relevant part that all communities are required to have a minimum of ten percent (10%) of their housing stock dedicated to low and moderate income housing. See G. L. c. 40B, § 20, and 760 CMR 56.03(3)(a). Based upon most recent applicable data available, subsidized housing in Dracut for low to moderate income purposes is 4.93 %, which is well below the 10% requirement. See Executive Office of Housing and Livable Communities

(EOHLC) Subsidized Housing Inventory as of June 29, 2023, attached hereto in “Section 11”.

Because the Town is below the required 10% threshold, there exists a legal presumption that the regional need for affordable housing outweighs any local concerns. In such case, the municipality must approve the Comprehensive Permit or approve it with conditions, unless the project will fail to comply with federal or state health or safety concerns.

As set forth in the EOHLC’s Site Approval Letter, ten (10) of the dwelling units shall be affordable units. The affordable units will be marketed and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (the “Affordable Units”). Subject to approval by EOHLC, all forty (40) of the units shall be eligible to be included in the Town’s Subsidized Housing Inventory (“SHI”), as maintained by EOHLC.

The affordable units will initially be made available based on a selection plan, on terms acceptable to the Subsidizing Agency, in accordance with applicable fair housing laws.

12.0 Filing with Other Boards

The Applicant has not filed any other applications with any other boards. The Applicant will file with the Conservation Commission once the site plan has been approved by the Board.

13.0 Additional Information

The Applicant has provided additional information / documents to this Application as described in the Table of Contents attached hereto.

The Applicant reserves the right to provide, and anticipates providing, additional information to the Board of Appeals during the course of the hearing process.

14.0 Phasing

The Applicant does not currently plan to phase the Project. The Applicant reserves the right to propose phasing, if necessary.

15.0 Finding of Fact

The applicant requests that the Board of Appeals make the following findings of fact in connection with the action of the Board on this application:

1. Marsh Hill Management, LLC, a limited dividend organization within the meaning of General Laws, Chapter 40B, is eligible to receive a subsidy under a state or federal affordable housing program after a Comprehensive Permit has been granted.
2. The applicant has shown evidence of its site control to qualify it as a recipient of a Comprehensive Permit for this site.
3. EOHLC, as the Program Administrator of the New England Fund Program, will be the subsidizing agency within the meaning of the regulations of 40B (760 CMR 56.04) and within the meaning of the procedural regulations of the Housing Appeals Committee (760 CMR 56.07).
4. The number of low or moderate income housing units in the town of Lancaster constitutes less than ten percent (10%) as reported in the latest decennial census of the Town and reported by EOHLC.
5. The development as proposed in the application is consistent with local needs within the meaning of General Laws, Chapter 40B, Section 20.

The Applicant respectfully requests the Board of Appeals, after complying with the procedural requirements as provided by law, to issue to the applicant a Comprehensive Permit for the development.

16.0 Summary

This Application proposes an attractive, well-designed affordable housing development that will address a long-standing and serious shortage of rental housing for households earning less than eighty percent (80%) of Area Median Income. The Site design and existing conditions afford

ample area to accommodate the proposed development. Moreover, the Project has been designed to minimize and mitigate potential impacts on municipal systems and services.

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

Respectfully submitted,

Marsh Hill Management, LLC,
By its attorneys,
Blatman, Bobrowski, Haverty & Silverstein, LLC

A handwritten signature in black ink, appearing to read "CJ Alphen".

Christopher J. Alphen, Esq.
Mark Bobrowski, Esq.

**Town of Dracut Building Department Board of Appeals
Application for Hearing**

Name of Applicant: The RENO Companies

Applicant must be the Owner of the property. (If not, a letter from the owner required or the owner must be present at the Board of Appeals hearing.)

By its Attorneys: Mark Bobrowski, Esq. . Christopher J. Alphen, Esq.

Address: Blatman, Bobrowski, Haverty & Silverstein, LLC, 9 Damonmill Square, Ste. 4A4, Concord, MA 01742
978.371.2226 Ext. 12 (office) / chris@bbhslaw.net

Location of property: 2041 Bridge Street, Dracut, Massachusetts

Current owner of land and date of purchase: Marsh Hill Management LLC

See deed recorded on June 28, 2023 in Book 37916, Page 93.

Nature of Application: Comprehensive Permit for the development of forty (40) residential rental units.

(State reason for application) See memorandum attached hereto.

Attachments Required:

Twenty-four (24) Copies of plot plans, showing locus plan and table of dimensional requirements

Two (2) Applications (original signatures)

One (1) Abutters list from Board of Assessors (with 1 set of stamped envelopes from abutters list)

One (1) Deed

One (1) \$500 filing fee

I hereby request a hearing before the Board of Appeals with reference to the above nature of application. I further attest that I have been made aware of the "Rules and Regulations for the Board of Appeals of Dracut" and that a copy of it is in the Building Inspector's office. Applicants are strongly urged to obtain and read a copy of the above regulations as well as the Zoning By-Laws for the Town of Dracut and MA General Laws, Chapter 40B.

Signed: ✓

The RENO Companies by: William Renaud

Address: P.O. Box 58, Dracut, MA 01826

Date: 3/24/25

Phone: (978) 925-7366

IV. DEVELOPMENT TEAM INFORMATION (include all development members)

Developer Name	The RENO Companies, Attn: William Renaud
Address	PO Box 58, Dracut, MA 01826
Phone	978-925-7366
Email	billy@renocompanies.com
Tax ID	
Contractor Name	Procon, Inc., Attn: Erik Anderson
Address	PO Box 4430, Manchester, NH 03108
Phone	603-518-2258
Email	eanderson@proconinc.com
Tax ID	
Architect Name	Procon, Inc., Attn: Erik Anderson
Address	PO Box 4430, Manchester, NH 03108
Phone	603-518-2258
Email	eanderson@proconinc.com
Tax ID	
Engineer Name	Hancock Associates, Attn: Brian G. Geaudreau, PE
Address	
Phone	978-244-0110
Email	bgeaudreau@hancockassociates.com
Tax ID	
Attorney Name	Mark Bobrowski, Esq.- Blatman, Bobrowski, Haverty & Silverstein, LLC
Address	9 Damonmill Square, Suite 4A4, Concord, MA 01742
Phone	978-371-2226
Email	mark@bbhslaw.net
Tax ID	
Housing Consultant Name	Bob Engler
Address	SEB, LLC
Phone	165 Chestnut Hill Avenue, Unit #2 Brighton, MA 02135
Email	President
Tax ID	(617) 782-2300 x201 Bob@s-e-b.com
Marketing/Lottery Agent Name	Brian Engler
Address	SEB, LLC 165 Chestnut Hill Avenue, Unit #2
Phone	Brighton, MA 02135
Email	Lottery Director / VP
Tax ID	(617) 782-2300 x203 / brian@s-e-b.com

TEAM EXPERIENCE – DEVELOPER/CONTRACTOR QUALIFICATIONS

Complete the charts on the following pages for all housing projects undertaken by the developer and the contractor during the past five years. Include projects currently in construction. Provide owner references for each project, including a current phone number. Alternatively, a resume outlining the experience that covers the items listed on the chart below may be submitted.

1. Developer: The RENO Companies

Project Summary	Project #1	Project #2	Project #3	Project #4
Project Name:	The Varnum	Beaver Brook Village	The Franco	Theresa Way
Community Address:	39 Myrtle St, Lowell	52-54 Windham, Pelham, NH	357 Pawtucket, Lowell	711 W.Hollis, Nashua
Housing Type:	Rental	Rental	Rental	Ownership
Number of Units:	30 Units	18 Units	56 Units	5 Units
Total Development Costs:	6 Million	4 Million	15 Million	3 Million
Subsidy Program (if applicable):				
Date Completed:	2019	2022	2021	2023
Reference: Name and Telephone #:		William Renaud 978-590-1370		

2. Contractor: Procon, Inc.

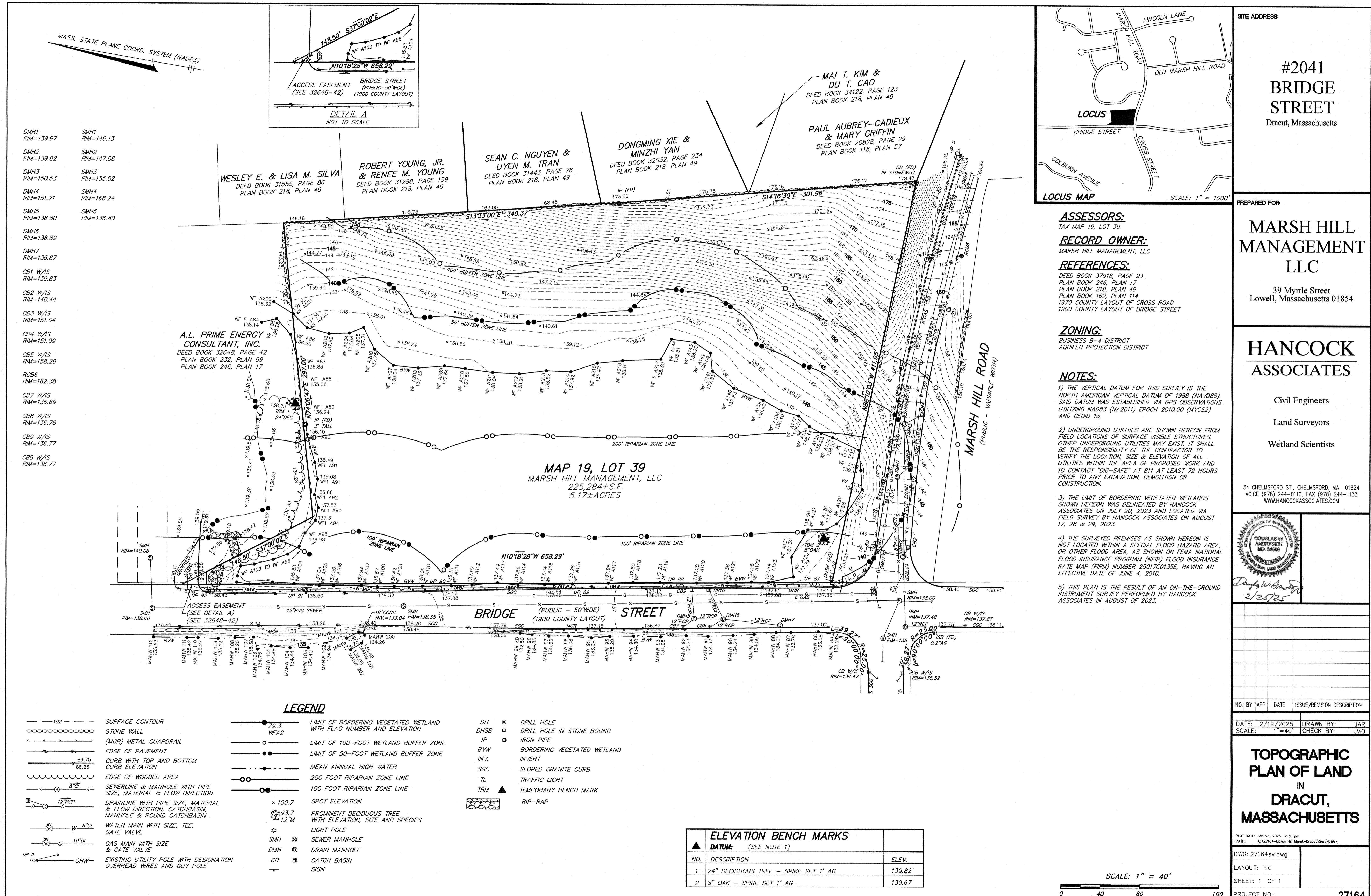
Project Summary	Project #1	Project #2	Project #3	Project #4
Project Name:	Weymouth	Coopers	Assembly Row	Tuscan Village
Community Address:	1435 Main St, Weymouth	11 Mill Rd, New Rochelle, NY	375 Canal St, Somerville	18 Artisan Dr, Salem, NH
Housing Type:	Assisted Living Rental	Assisted Living Rental	Ownership	Ownership
Number of Units:	165 Units	72 Units	128 Units	60 Units
Total Development Costs:	53 Million	24 Million	95 Million	72 Million
Subsidy Program (if applicable):				
Date Completed:				
Reference: Name and Telephone #:		Eric Anderson 603-518-2258		

3. Other Chapter 40B Experience

Have you or any members of your team had previous Chapter 40B experience with HLC and/or other subsidizing agencies? Yes No

If yes, please explain. Hancock Associates has worked on 40B projects for both municipalities and private developers.

Attorney Bobrowski has worked on over 150 40B projects for both municipalities and private developers.



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SOIL TESTING DATA

DATE: 05/09/2024
EVALUATOR: RUSSELL TEDFORD, SE# 14372
WITNESS: TOWN OF DRACUT DPW REPRESENTATIVE

DRAINAGE PIPE SCHEDULE		
PIPE ID	MATERIAL	LENGTH & SLOPE
P.CB1 -> P.DMH1	12" HDPE	5 LF; 7.00%
P.CB2 -> P.DMH1	12" HDPE	5 LF; 7.00%
P.DMH1 -> P.UIS1	12" HDPE	4 LF; 9.75%
P.UIS1 -> P.OCS1	12" HDPE	10 LF; 1.00%
P.OCS1 -> P.DMH11	12" HDPE	15 LF; 1.33%
P.DMH11 -> P.FES1	18" HDPE	33 LF; 3.90%
P.DMH10 -> P.DMH11	12" HDPE	43 LF; 1.40%
P.DCB1 -> P.DMH10	12" HDPE	131 LF; 15.27%
P.AD1 -> P.DMH13	12" HDPE	7 LF; 1.43%
P.DMH13 -> P.DMH2	12" HDPE	308 LF; 5.98%
P.AD2 -> P.DMH6	12" HDPE	12 LF; 1.25%
P.AD3 -> P.DMH7	12" HDPE	10 LF; 1.00%
P.DMH6 -> P.DMH7	12" HDPE	29 LF; 1.03%
P.AD5 -> P.DMH12	12" HDPE	11 LF; 1.00%
P.DMH12 -> P.DMH2	12" HDPE	208 LF; 1.00%
P.DMH7 -> P.DMH8	12" HDPE	147 LF; 1.02%
P.DMH8 -> P.DMH2	12" HDPE	68 LF; 10.07%
P.DMH2 -> P.UIS2	12" HDPE	4 LF; 6.00%
P.UIS2 -> P.OCS2	12" HDPE	4 LF; 1.00%

DRAINAGE PIPE SCHEDULE, CONT.		
PIPE ID	MATERIAL	LENGTH & SLOPE
P.OCS2 -> P.DMH3	12" HDPE	7 LF; 15.70%
P.DMH3 -> P.FES2	18" HDPE	35 LF; 1.43%
P.DCB2 -> P.DMH9	12" HDPE	78 LF; 15.90%
P.DMH9 -> P.DMH3	12" HDPE	53 LF; 16.23%
P.CB3 -> P.DMH4	12" HDPE	5 LF; 2.00%
P.CB4 -> P.DMH4	12" HDPE	6 LF; 1.67%
P.DMH4 -> P.UIS3	12" HDPE	4 LF; 2.50%
P.UIS3 -> P.OCS3	12" HDPE	4 LF; 2.50%
P.OCS3 -> P.DMH3	12" HDPE	45 LF; 2.44%
P.CB5 -> P.DMH5	12" HDPE	4 LF; 2.50%
P.DMH5 -> P.UIS4	12" HDPE	4 LF; 2.50%
P.UIS4 -> P.OCS4	12" HDPE	4 LF; 2.50%
P.OCS4 -> P.FES3	12" HDPE	17 LF; 4.71%
P.FESA -> P.FESB	12" HDPE	73 LF; 4.79%

UTILITY NOTES:

ALL UTILITY CONNECTIONS SHOWN HEREON ARE TO BE COORDINATED WITH THE RESPECTIVE DEPARTMENTS TO FOLLOW THEIR RULES AND REGULATIONS FOR INSTALLATION PRIOR TO CONSTRUCTION.

<u>EXISTING UTILITY STRUCTURE SCHEDULE</u>				
<i>DMH1</i> <i>RIM=139.97</i>	<i>DMH6</i> <i>RIM=136.89</i>	<i>CB4 W/IS</i> <i>RIM=151.09</i>	<i>CB9 W/IS</i> <i>RIM=136.77</i>	<i>SMH1</i> <i>RIM=146.13</i>
<i>DMH2</i> <i>RIM=139.82</i>	<i>DMH7</i> <i>RIM=136.87</i>	<i>CB5 W/IS</i> <i>RIM=158.29</i>	<i>CB9 W/IS</i> <i>RIM=136.77</i>	<i>SMH2</i> <i>RIM=147.08</i>
<i>DMH3</i> <i>RIM=150.53</i>	<i>CB1 W/IS</i> <i>RIM=139.83</i>	<i>RCB6</i> <i>RIM=162.38</i>		<i>SMH3</i> <i>RIM=155.02</i>
<i>DMH4</i> <i>RIM=151.21</i>	<i>CB2 W/IS</i> <i>RIM=140.44</i>	<i>CB7 W/IS</i> <i>RIM=136.69</i>		<i>SMH4</i> <i>RIM=168.24</i>
<i>DMH5</i> <i>RIM=136.80</i>	<i>CB3 W/IS</i> <i>RIM=151.04</i>	<i>CB8 W/IS</i> <i>RIM=136.78</i>		<i>SMH5</i> <i>RIM=136.80</i>

COMPREHENSIVE PERMIT SITE PLAN

PROPERTY ADDRESS:

PREPARED FOR:

**Marsh Hill
Management, LLC**

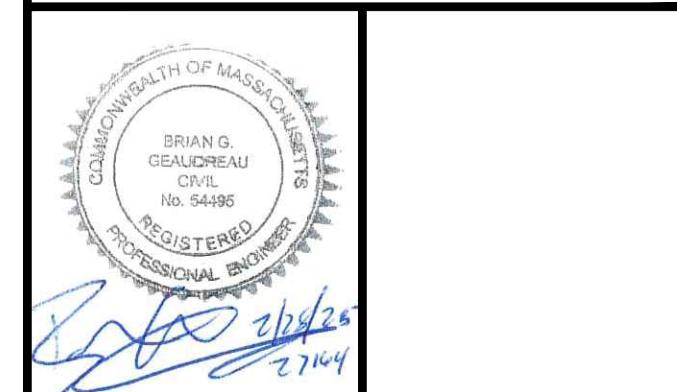
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Environmental Consultants

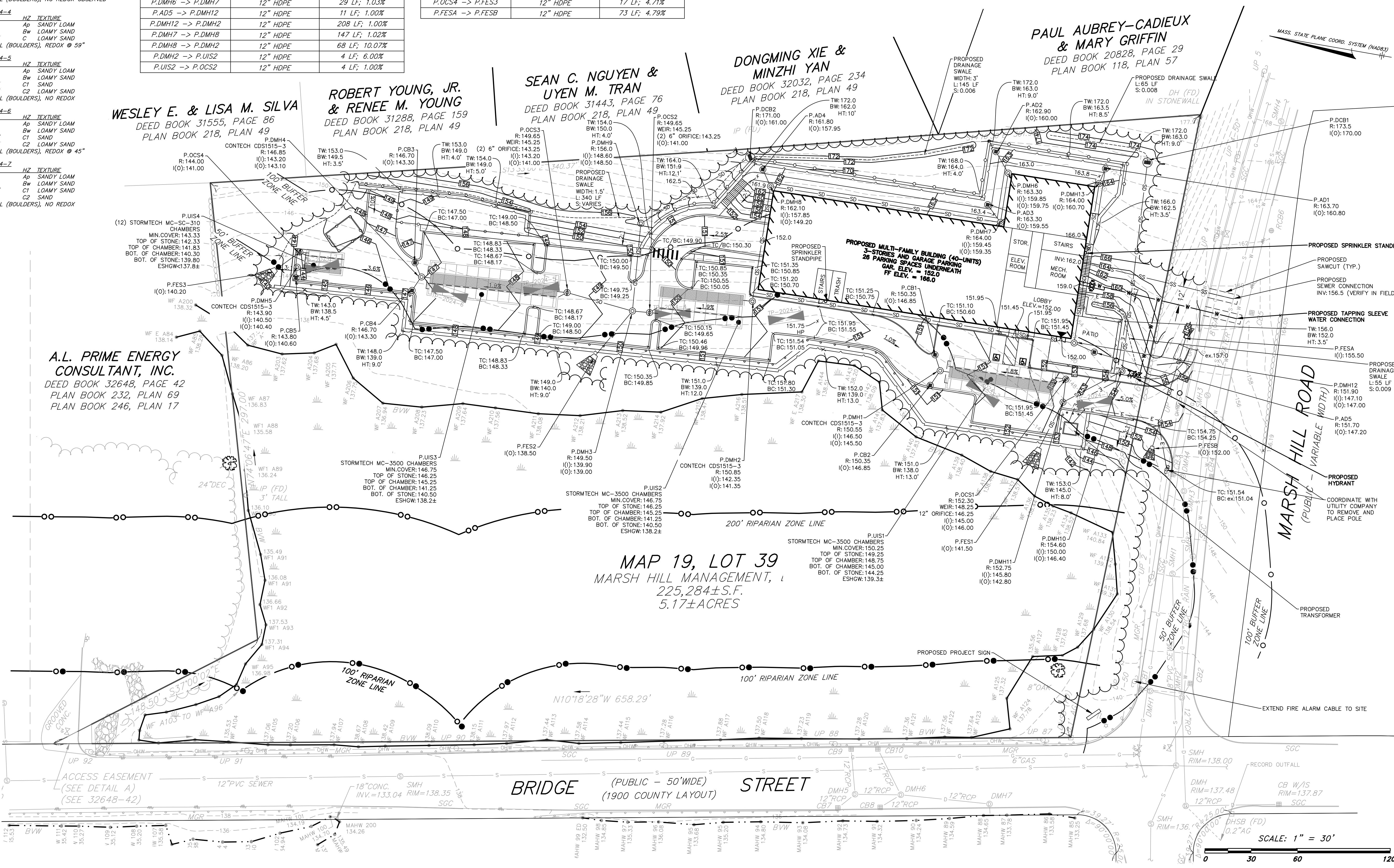
34 CHELMSFORD STREET, CHELMSFORD, MA 01824
VOICE (978) 244-0110, FAX (978) 244-1133
WWW.LANOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	02/28/25	DESIGN	BY: RCT/MJS	
SCALE:	AS SHOWN	DRAWN	BY: RCT/MJS	
APPRVD BY:	BGG	CHECK BY:		JP

GRADING, DRAINAGE, AND UTILITIES PLAN

DWG: 27164-SP1.dwg
LAYOUT: GDU(4)
SHEET: 4 OF 8
JOB NO.: 27164



EROSION CONTROL NOTES

BEST MANAGEMENT PRACTICES (BMP) FOR EROSION AND SEDIMENTATION CONTROL ARE STAKED SILT FENCE/STRAW WATTLE, HYDRO SEEDING, AND PHASED DEVELOPMENT. MANY STORMWATER BMP TECHNOLOGIES (E.G., INFILTRATION TECHNOLOGIES) ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF AND MUST BE PROTECTED FROM CONSTRUCTION-RELATED SEDIMENT LOADINGS. CONSTRUCTION BMP'S MUST BE MAINTAINED.

IN DEVELOPING THE PROPOSED PROJECT CERTAIN MEASURES WILL BE IMPLEMENTED TO MINIMIZE IMPACTS EROSION AND SEDIMENTATION COULD HAVE ON SURROUNDING AREAS. THIS SECTION ADDRESSES ITEMS THAT INVOLVE PHASED CONSTRUCTION ACTIVITIES, PROPER CONSTRUCTION TECHNIQUES, CLOSE SURVEILLANCE OF WORKMANSHIP, AND IMMEDIATE RESPONSE TO EMERGENCY SITUATIONS. THE DEVELOPER MUST BE PREPARED TO PROVIDE WHATEVER REASONABLE MEASURES ARE NECESSARY TO PROTECT THE ENVIRONMENT DURING CONSTRUCTION AND TO STABILIZE ALL DISTURBED AREAS AS SOON AS CONSTRUCTION EN

PRE-CONSTRUCTION

1. PRIOR TO CLEARING, EXCAVATION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY REQUIRING A PERMIT, THE APPLICANT, THE APPLICANT'S TECHNICAL REPRESENTATIVE, THE GENERAL CONTRACTOR, PERTINENT SUBCONTRACTORS, AND ANY PERSON WITH AUTHORITY TO MAKE CHANGES TO THE PROJECT, SHALL MEET WITH THE TOWN'S DESIGNATED AGENT AND TO REVIEW THE PERMITTED PLANS AND PROPOSED IMPLEMENTATION.

2. THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO STRAW WATTLES AND CRUSHED STONE.

3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED ON THE PLAN OR IN THE DECISIONS. THE CONTRACTOR IS TO INSTALL STRAW WATTLE FOR EROSION CONTROL BARRIERS UNLESS SPECIFIED OTHER WISE ON THIS PLAN.

WESLEY E. & LISA M. SILVA
DEED BOOK 31555, PAGE 86
PLAN BOOK 218, PLAN 49

ROBERT YOUNG
& RENEE M. YOUNG
DEED BOOK 31288, PAGE 1
PLAN BOOK 218, PAGE 1

SEAN C. NGUYEN &
UYEN M. TRAN
DEED BOOK 31443, PAGE
PLAN BOOK 218, PLAN 4

*A.L. PRIME ENERGY
CONSULTANT, INC.*

DEED BOOK 32648, PAGE 42
PLAN BOOK 232, PLAN 69
PLAN BOOK 246, PLAN 17

CONSTRUCTION SEQUENCE

1. INSTALL PERIMETER CONTROLS AND CATCH BASIN FILTER BAGS AS SHOWN ON THE PLAN. LAND SURVEYOR TO STAKE OUT LOCATIONS.
2. CLEAR AND GRUB 10' WIDE AREA FOR RETAINING WALL. EXCAVATE TOP AND SUB LAYERS OF SOIL, INSTALL STONE BASE, AND AT LEAST 2 COURSES OF GRAVITY BLOCK WALL.
3. FLARE END SECTIONS (FES) AND 12" HDPE PIPE TO BE INSTALLED TO FACILITATE DRIVEWAY CONSTRUCTION. TEMPORARY CONSTRUCTION ENTRANCE TO BE BUILT AND EARTH WORK TO COMMENCE FOR BUILDING AND RETAINING WALL CONSTRUCTION. CONTRACTOR TO RETAIN REQUIRED TOP SOIL FOR FUTURE USE AND HAUL EXCESS MATERIAL OFFSITE.
4. CONTRACTOR TO CONSTRUCT A DRAINAGE SWALE WITH HAY BALE CHECK DAMNS ALONG EASTERN PROPERTY LINE TO CAPTURE OFFSITE STORMWATER AND DIRECT RUNOFF TO TEMPORARY SEDIMENT BASIN.
5. COMMENCE CUT/FILL OPERATIONS, RAISING WALL TO MAINTAIN MINIMUM 2 FEET HIGHER THAN FILL SIDE OF WALL. MAINTAIN AND/OR REBUILD SEDIMENT PONDS AND DIVERSION SWALES TO SUIT.
6. RETURN AREA BELOW WALL TO NATURAL WITH EROSION CONTROL SEED MIX.
7. PONDS SHALL BE DRAINED AS REQUIRED, WITH DISCHARGE BEING TREATED PRIOR TO RELEASE ABOVE SEDIMENT CONTROL LINE.
8. BUILDING FOUNDATION AND WALL CONSTRUCTION ADJACENT TO EASTERN PROPERTY LINE SHALL BE BUILT NEXT. FALL PROTECTION FOR WALL TO BE INSTALLED
9. CONTINUE WITH WALL CONSTRUCTION ACROSS THE SITE. ADJUST TEMPORARY SEDIMENT BASIN TO DISCHARGE AROUND PROPOSED WALL.
10. AT THE CONCLUSION OF WALL CONSTRUCTION ADJACENT TO WETLANDS AND MARSH HILL ROAD, DISTURBED AREAS AT THE BASE OF WALL SHALL BE STABILIZED. SEDIMENT CONTROL SHALL BE CONSTRUCTED AT THE TOP OF WALL.

COMPREHENSIVE PERMIT SITE PLAN

PROPERTY ADDRESS:

2041 BRIDGE STREET
Dracut, Massachusetts 01826

PREPARED FOR:

Marsh Hill Management, LLC

39 Myrtle Street
Lowell, Massachusetts 01854

Civil Engineers

Land Surveyor

Environmental Consultants

34 CHELMSFORD STREET, CHELMSFORD, MA 01824
VOICE (978) 244-0110, FAX (978) 244-1133
WWW.HANCOCKASSOCIATES.COM

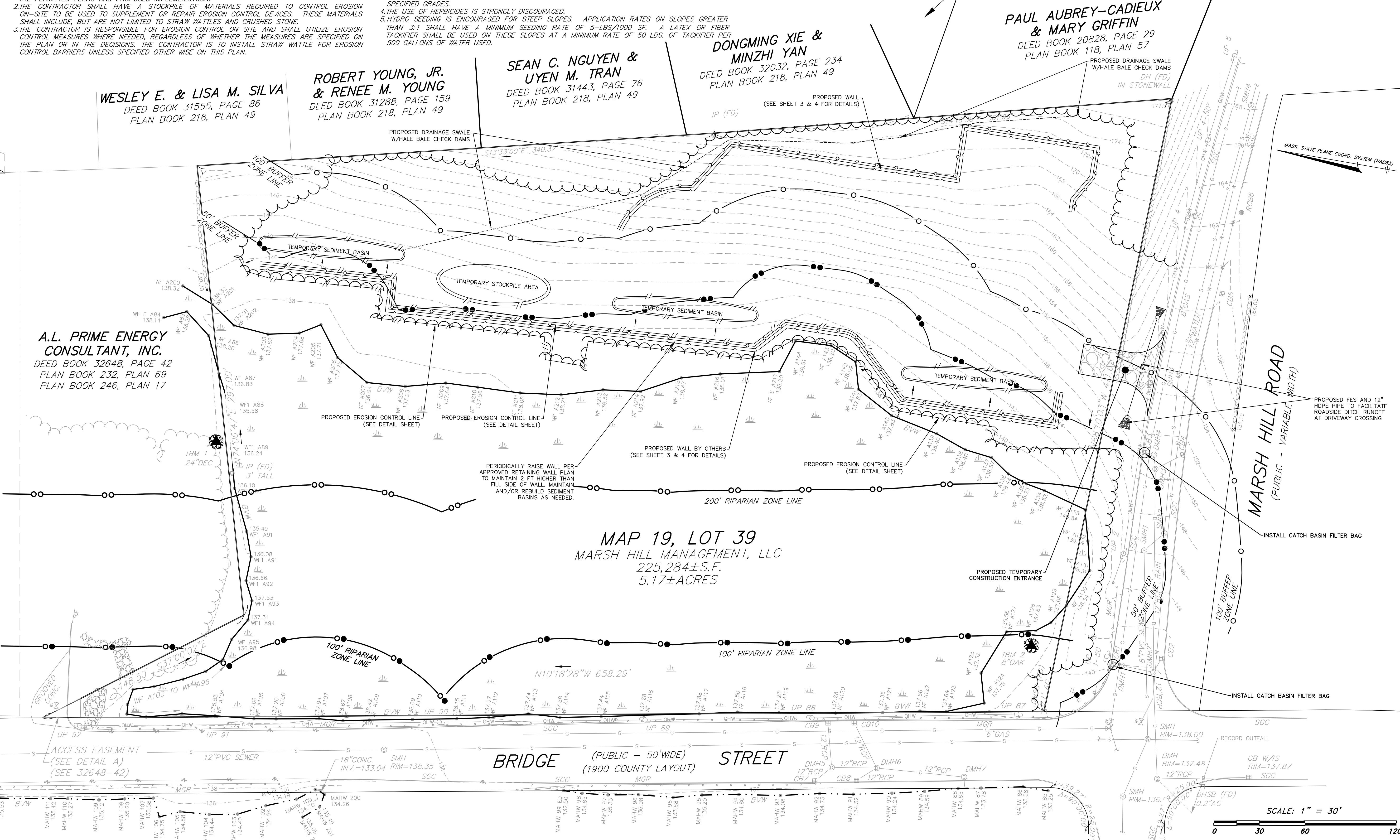
A circular Massachusetts Professional Engineer license seal. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "BRIAN G. GAUDREAU", "CIVIL", and "No. 54495".

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	02/28/25	DESIGN	BY: RCT/MJS	
SCALE:	AS SHOWN	DRAWN	BY: RCT/MJS	
APPRVD BY:	BGG	CHECK	BY:	JF

EROSION AND SEDIMENTATION CONTROL PLAN

DWG: 27164-SP1.dwg
LAYOUT: ESC(5)
SHEET: 5 OF 8
JOB NO.: 27164

5



COMPREHENSIVE PERMIT SITE PLAN

PROPERTY ADDRESS:
2041 BRIDGE STREET
Dracut, Massachusetts 01826

PREPARED FOR:
Marsh Hill Management, LLC
39 Myrtle Street
Lowell, Massachusetts 01854

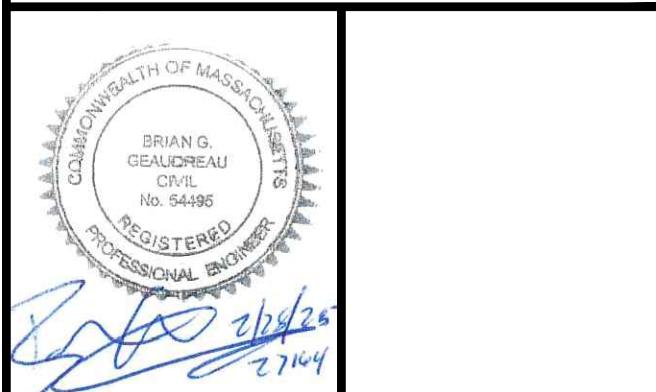
HANCOCK ASSOCIATES

Civil Engineers

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34 CHELMSFORD STREET, CHELMSFORD, MA 01824
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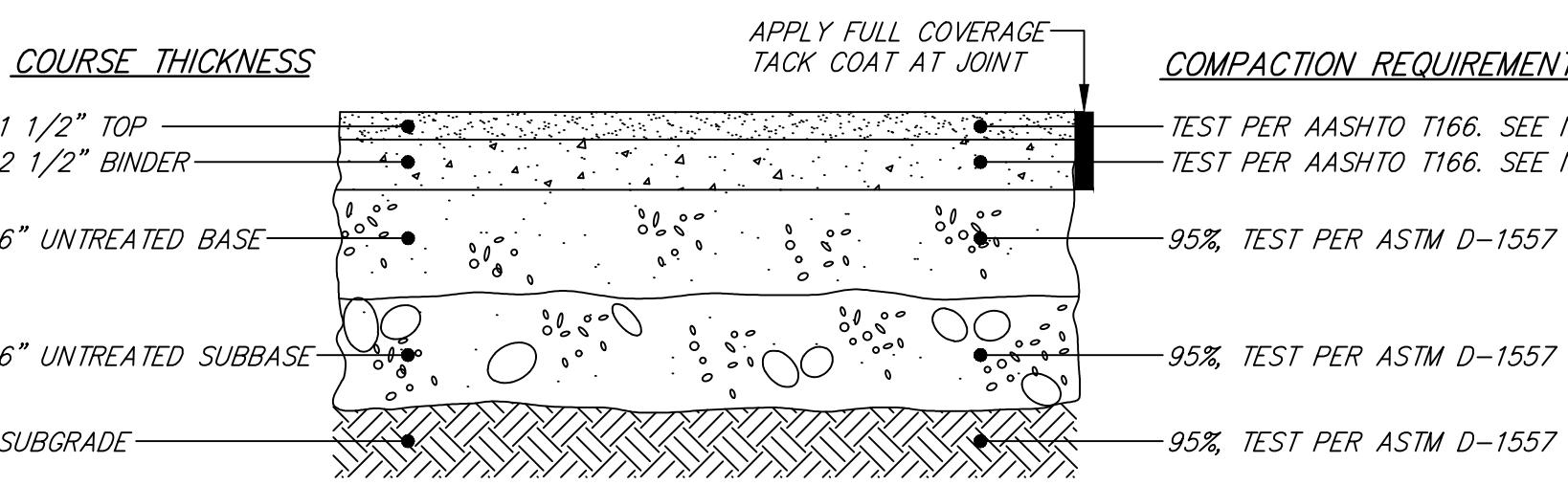


NO. BY APP DATE ISSUE/REVISION DESCRIPTION
DATE: 02/28/25 DESIGN BY: RCT/MJS
SCALE: AS SHOWN DRAWN BY: RCT/MJS
APPR'D BY: BGG CHECK BY: JP

DETAIL SHEET (1 OF 3)

DWG: 27164-SP1.dwg
LAYOUT: DET(6)
SHEET: 6 OF 8
JOB NO.: 27164

6

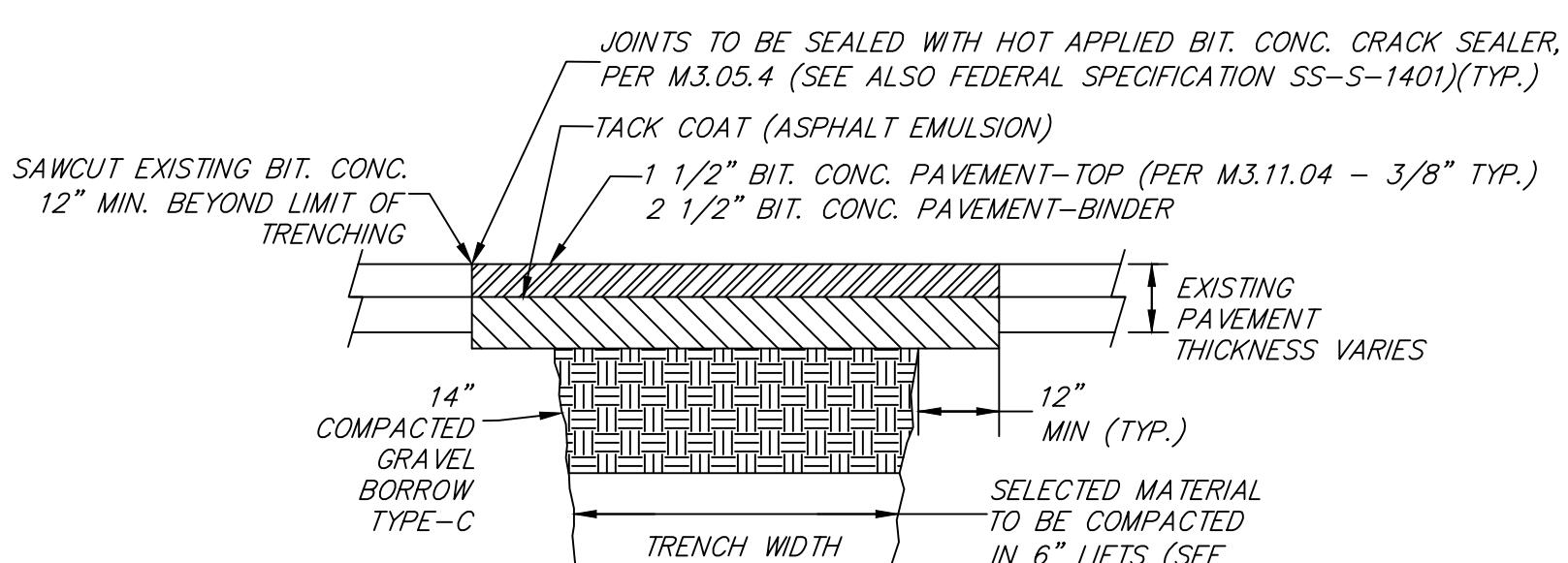


NOTES:
[1] COMPACT TO TEST AVERAGE OF 96%, NO TEST LOWER THAN 94%
[2] SPECIFICATIONS PER MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS-2022 (MDTSS)

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	AASHTO M 323	1/2
BINDER- BITUMINOUS CONCRETE	AASHTO M 320	1
BASE - GRAVEL BORROW	MDTSS M1.03.0 TYPE C	2
SUBBASE - GRAVEL BORROW	MDTSS M1.03.1	2
UNSUITABLE SUBGRADE - ORDINARY BORROW	A-1, A-2-4, OR A-3	12

BITUMINOUS CONCRETE PAVEMENT

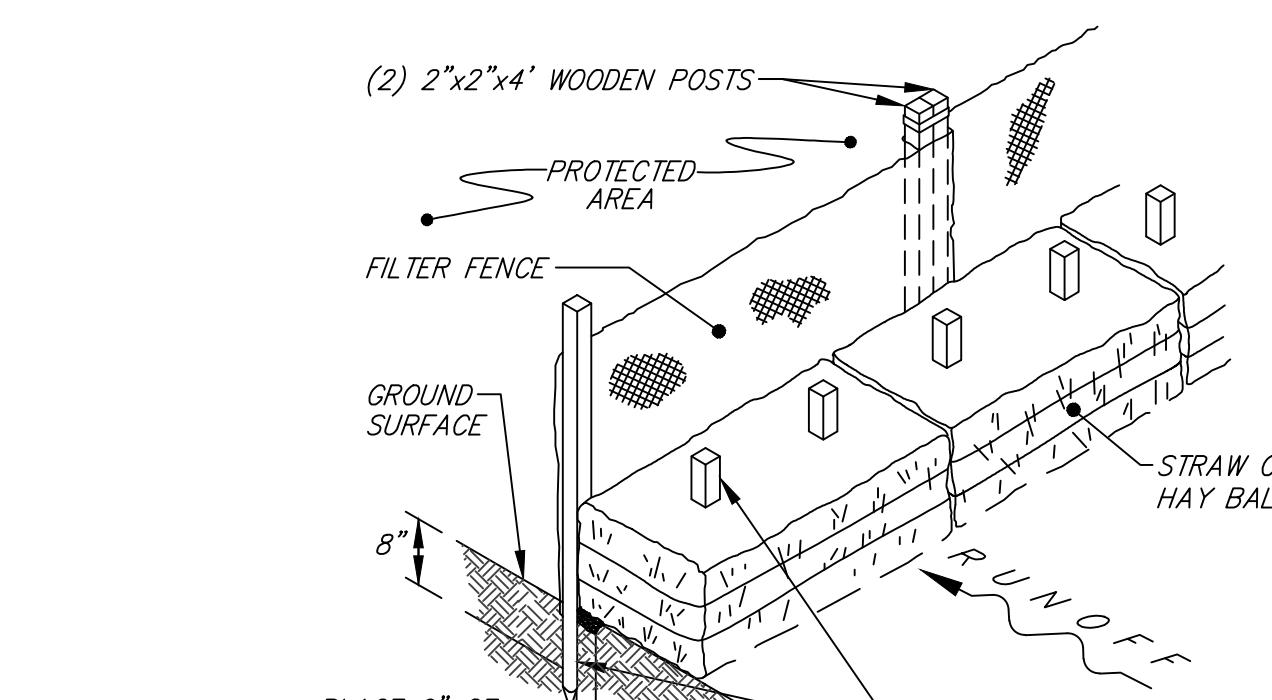
TYPICAL CROSS SECTION
NOT TO SCALE



NOTE:
COMPACT EQUIPMENT SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS TO OBTAIN THE COMPACTION STANDARDS DESCRIBED IN THE CONSTRUCTION NOTES; UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. IN PROXIMITY TO STRUCTURES, A JUMPING JACK COMPACTOR SHALL BE REQUIRED.

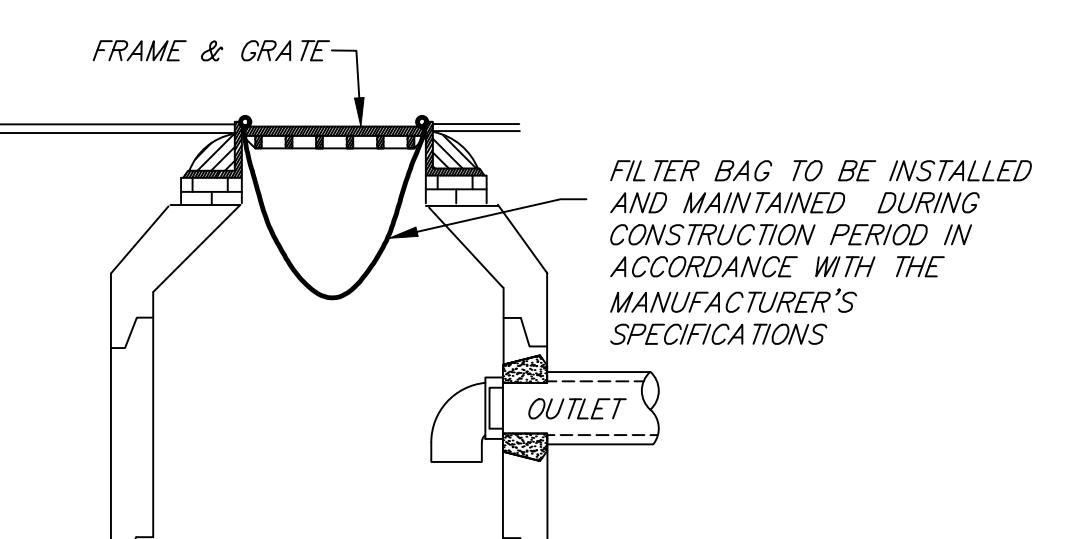
FINAL TRENCH PATCH PAVING

TYPICAL SECTION
NOT TO SCALE



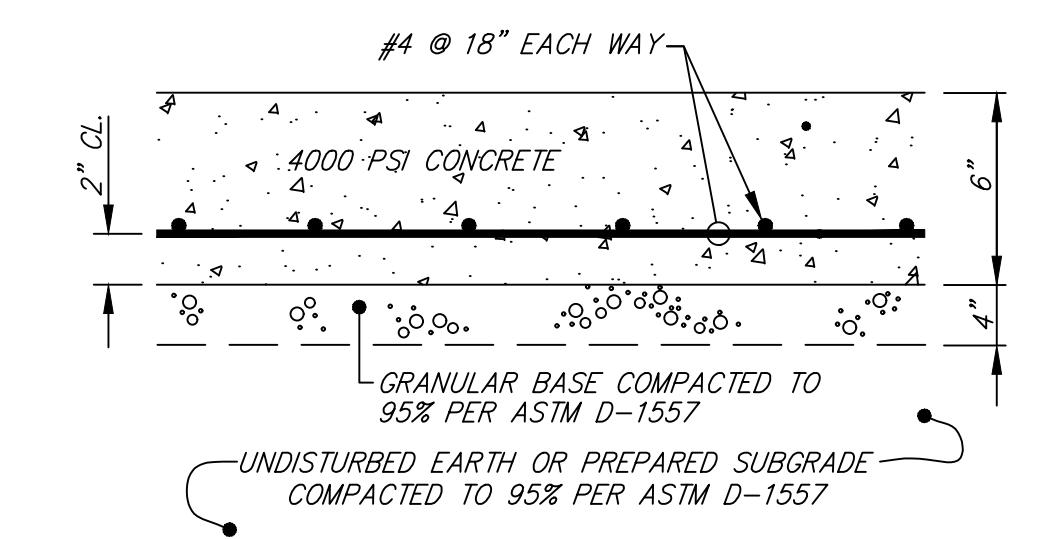
HAY BALE AND SILT FENCE BARRIER

ISOMETRIC VIEW
NOT TO SCALE



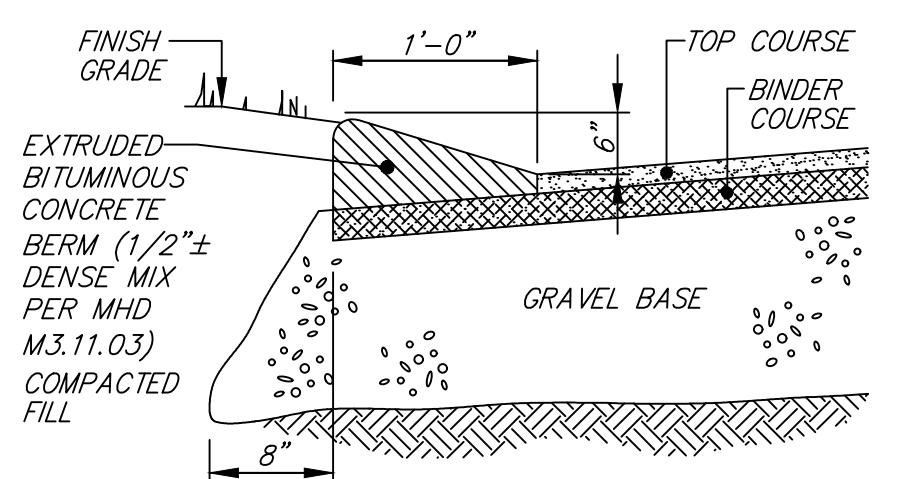
CATCH BASIN FILTER BAG

TYPICAL CROSS SECTION - NOT TO SCALE



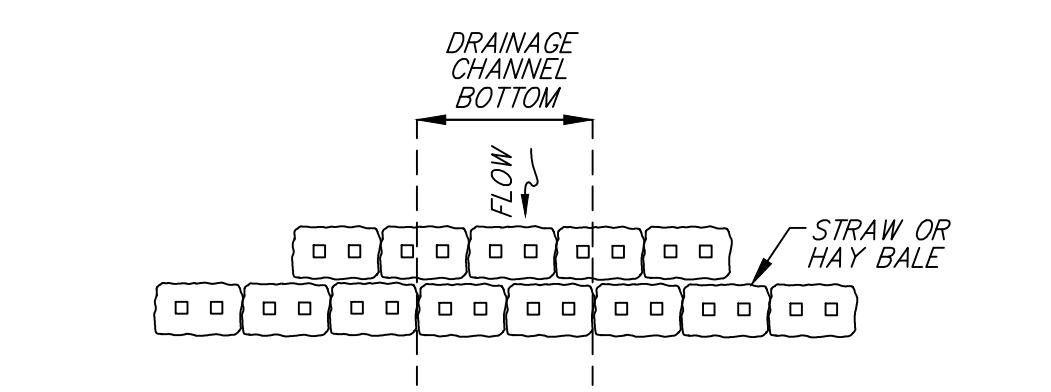
CONCRETE PAD

TYPICAL CROSS SECTION
NOT TO SCALE



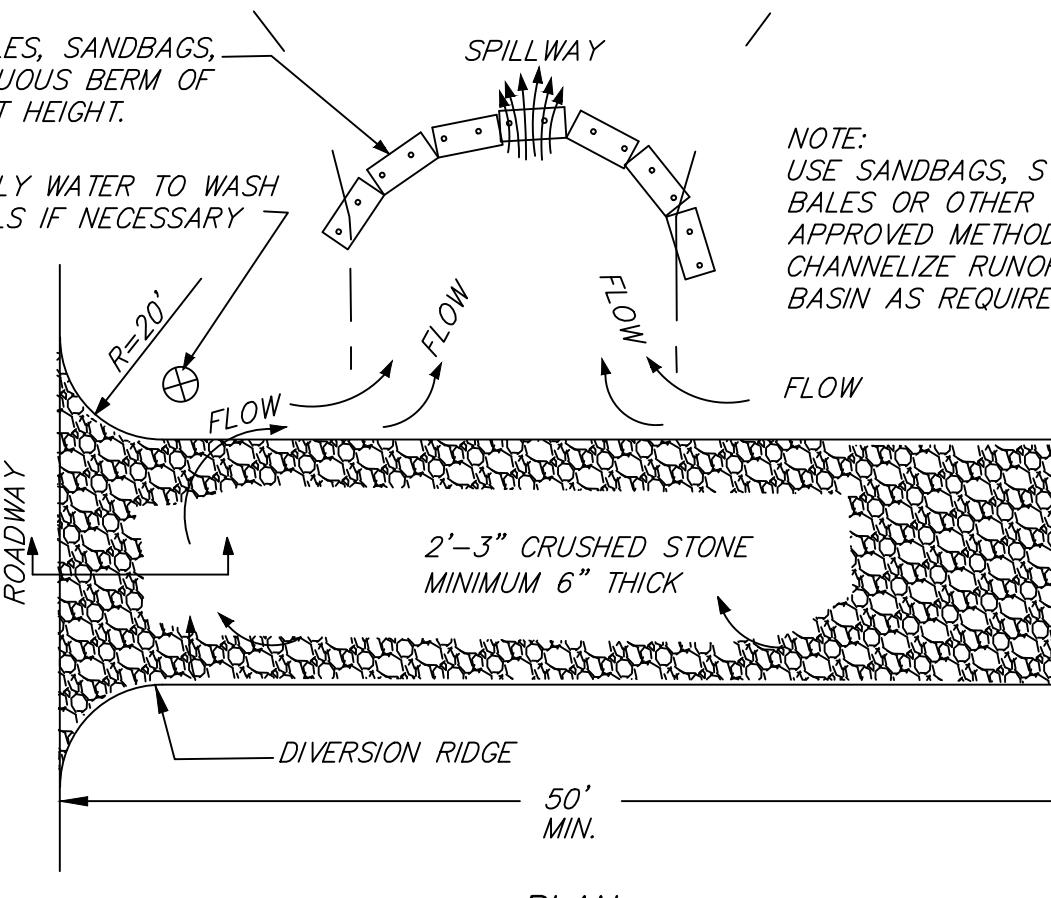
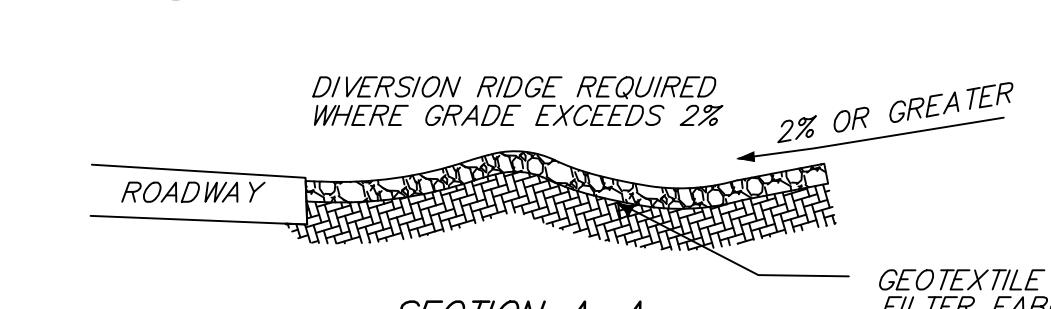
CAPE COD BERM

CROSS SECTION
NOT TO SCALE



HAY BALE CHECK DAM

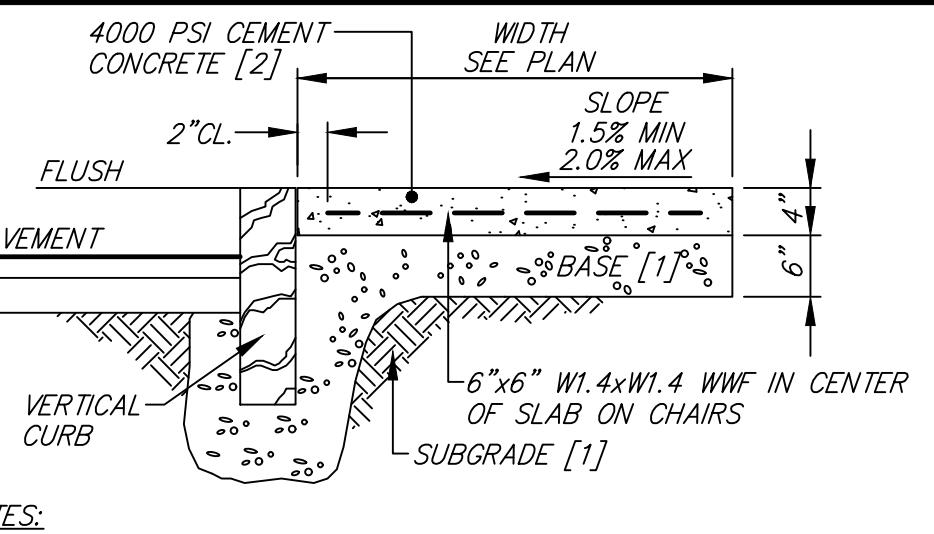
NOT TO SCALE



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANSUP OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

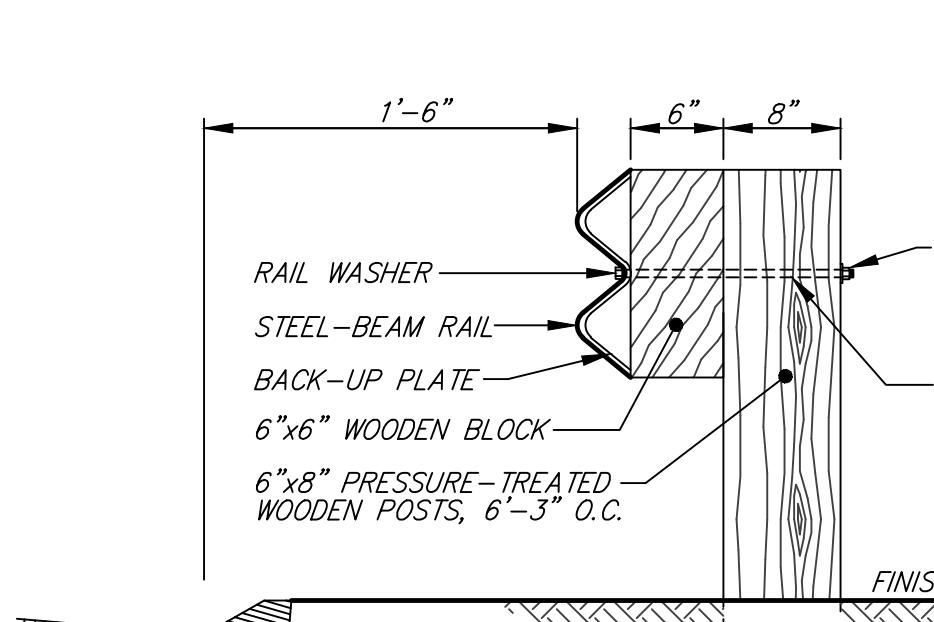
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE



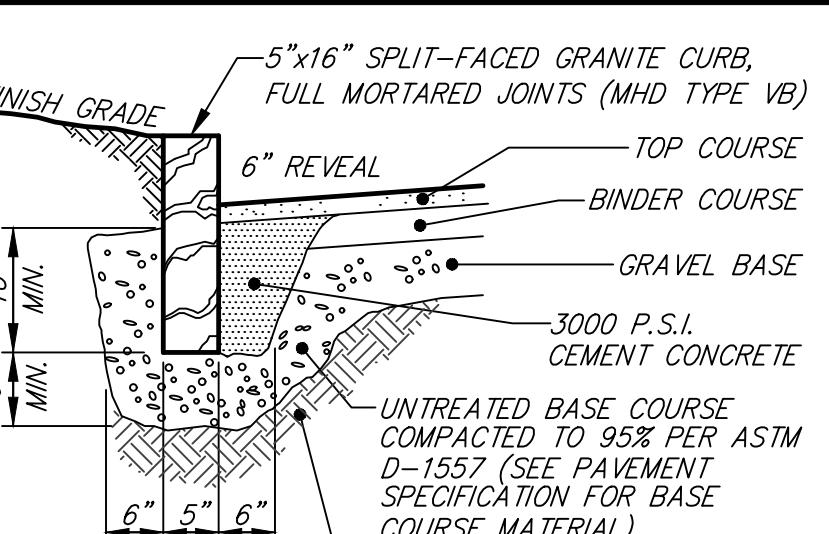
CEMENT CONCRETE WALK

CROSS SECTION
NOT TO SCALE



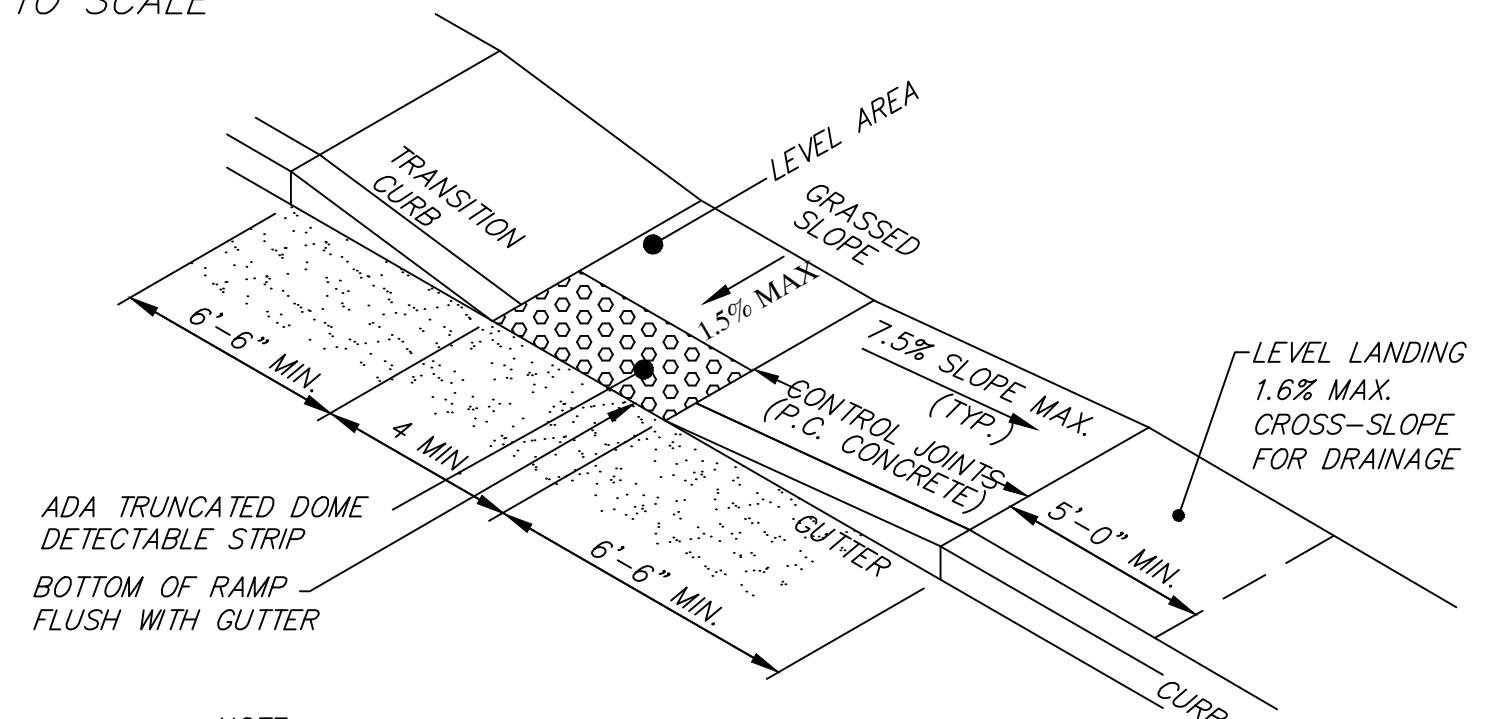
VERTICAL GRANITE CURB

CROSS SECTION
NOT TO SCALE



BITUMINOUS CONCRETE WALKWAY

TYPICAL CROSS SECTION - NOT TO SCALE

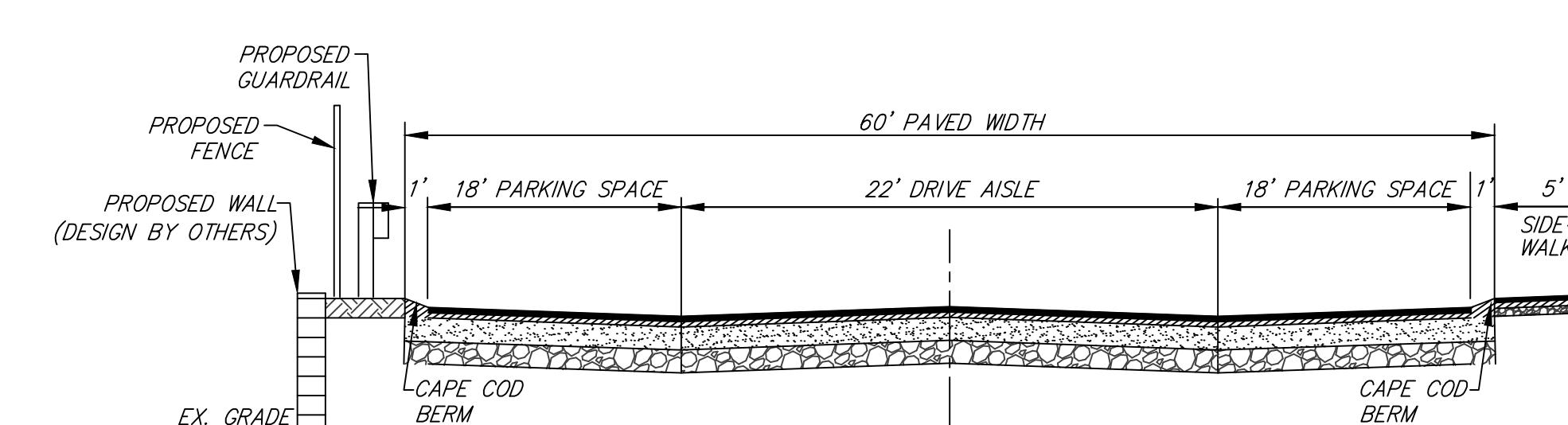


HANDICAP RAMP/WHEEL CHAIR RAMP (WCR)

ISOMETRIC VIEW
NOT TO SCALE

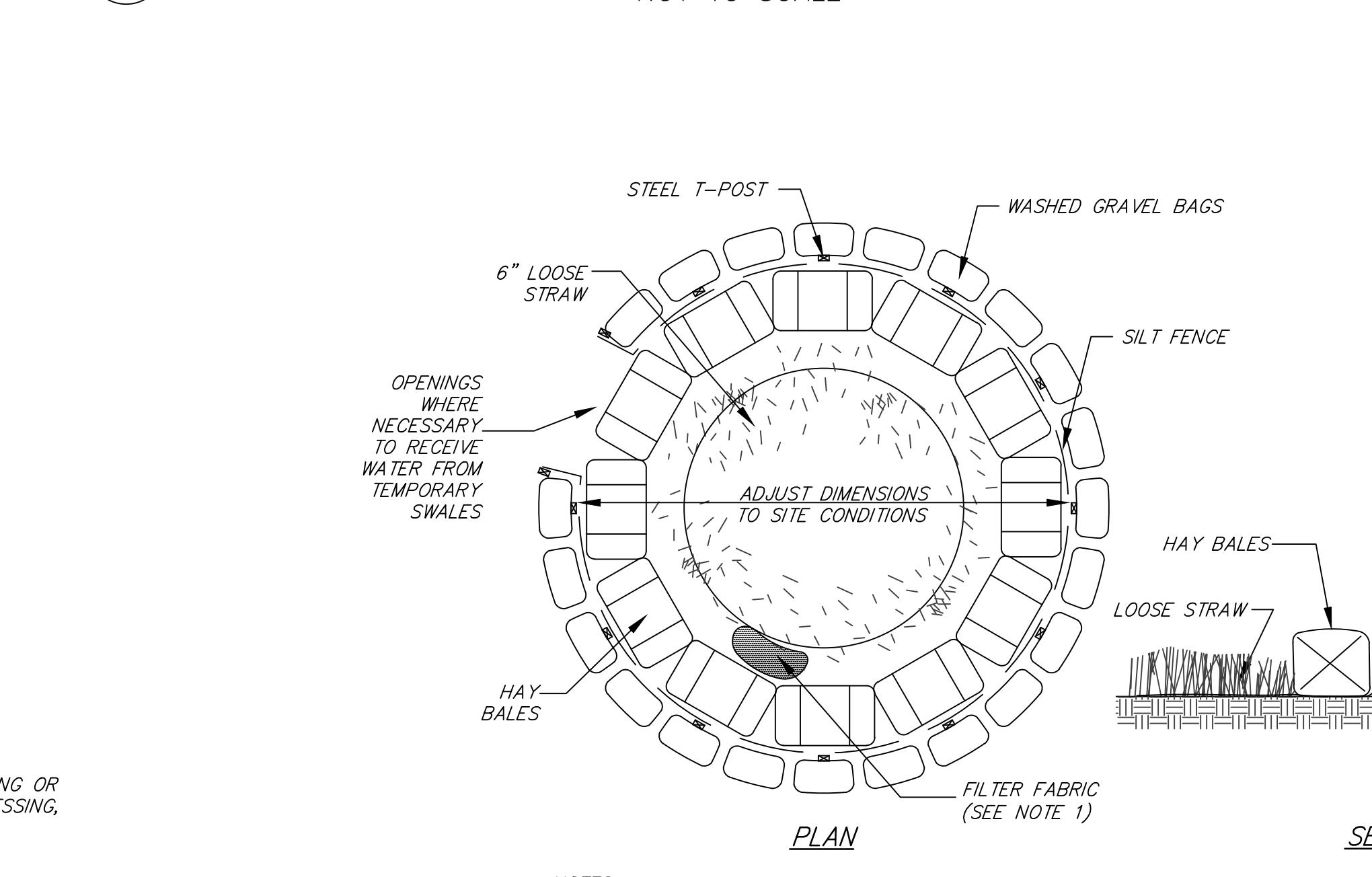
STEEL-BEAM GUARDRAIL w/WOOD POST

TYPICAL CROSS SECTION
NOT TO SCALE



TYPICAL ROADWAY CROSS SECTION

NOT TO SCALE



TEMPORARY SEDIMENT BASIN

NOT TO SCALE

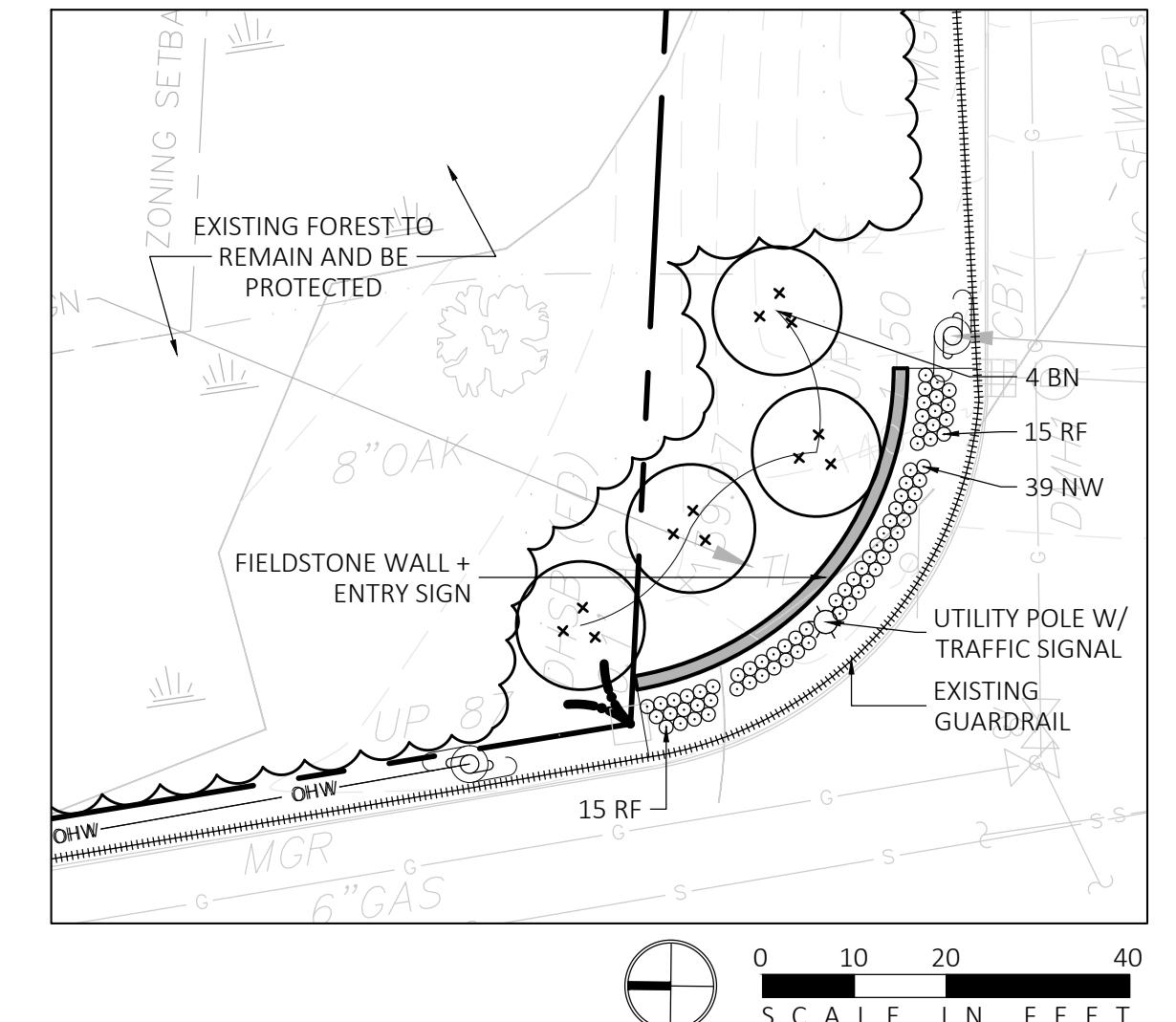
PLANTING NOTES:

1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
4. ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL PLANTS.
5. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
6. WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
7. TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
9. MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
10. LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
11. SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUNDCOVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6" MIN.
12. PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS, SIZE FOR CALIPER

GENERAL NOTES

1. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES PRIOR TO COMMENCING NEW CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD SHALL BE PROMPTLY REPORTED BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT (LA) AND RECORDED ON RECORD DRAWINGS.
3. CONTRACTOR SHALL NOTIFY THE LA OF ANY AND ALL CONFLICTS BETWEEN PROPOSED SITE WORK AND WORK OF ALL OTHER TRADES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK LINE DUE TO CONTRACT OPERATIONS. CONTRACTOR SHALL RESTORE DAMAGED AREAS BEYOND CONTRACT LIMITS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES IN WRITING TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO THE FAILURE OF THE CONTRACTOR TO CONTACT AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED DURING CONSTRUCTION TO EXISTING UTILITIES SCHEDULED TO REMAIN AT NO COST TO THE OWNER.
6. EXISTING STRUCTURES, IMPROVEMENTS, APPURTENANCES AND VEGETATION TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE TO EXISTING SITE IMPROVEMENTS TO REMAIN SHALL BE REPAVED AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF PERMITS AND LICENSES ISSUED BY COGNIZANT FEDERAL, STATE, AND LOCAL AGENCIES.
8. CONTRACTOR SHALL COORDINATE ALL SITE UTILITY IMPROVEMENTS WITH CITY OFFICIALS.
9. MICHAEL D'ANGELO LANDSCAPE ARCHITECTURE LLC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF EXISTING CONDITIONS AND SURVEY INFORMATION.
10. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
11. ALL LINE AND GRADE WORK AS PER DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR.
12. CONTRACTOR TO STAKE OUT LAYOUT FOR APPROVAL PRIOR TO EXCAVATION.

PLANT SCHEDULE			
SYMBOL	QTY.	LATIN NAME	COMMON NAME
DECIDUOUS TREES			
AB	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
AR	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE
ARG	1	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD MAPLE
BN	12	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
GT	1	GLEDTIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
UA	3	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM
EVERGREEN TREES			
AC	8	ABIES CONCOLOR	WHITE FIR
JV	4	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
PA	16	PICEA ARIES	NORWAY SPRUCE
SHRUBS			
CA	10	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SWEET PEPPERBUSH
CS	7	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD
HIL	33	HYDRANGEA PANICULATA 'IANE'	LITTLE LIME HYDRANGEA
HQ	16	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA
IG	19	ILEX GLabra 'SHAMROCK'	SHAMROCK INKBERRY
MP	13	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY
RG	175	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC
VP	20	VIBURNUM PLACITUM 'POPCORN'	POPCORN VIBURNUM
PERENNIALS, GROUNDCOVER AND ORNAMENTAL GRASSES			
AF	91	ATHYRIUM FILIX-FEMINA ANGUSTUM	NORTHERN LADY FERN
BG	71	BOUTELOUA GRACILIS	BLUE GRAMA GRASS
CK	41	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
CP	21	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE
HM	97	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN JAPANESE FOREST GRASS
NW	76	NEPETIA X FAASSENII 'WALKERS LOW'	CATMINT
PH	29	PENNSETIA ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS
PL	45	PEROVIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE
PV	21	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCHGRASS
RF	80	RUDBECKIA FULGIDA 'GOLDSTORM'	BLACK EYED SUSAN
SA	22	SEEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP
TS	72	TIARELLA X 'SUGAR & SPICE'	SUGAR & SPICE FOAM FLOWER



MDLA

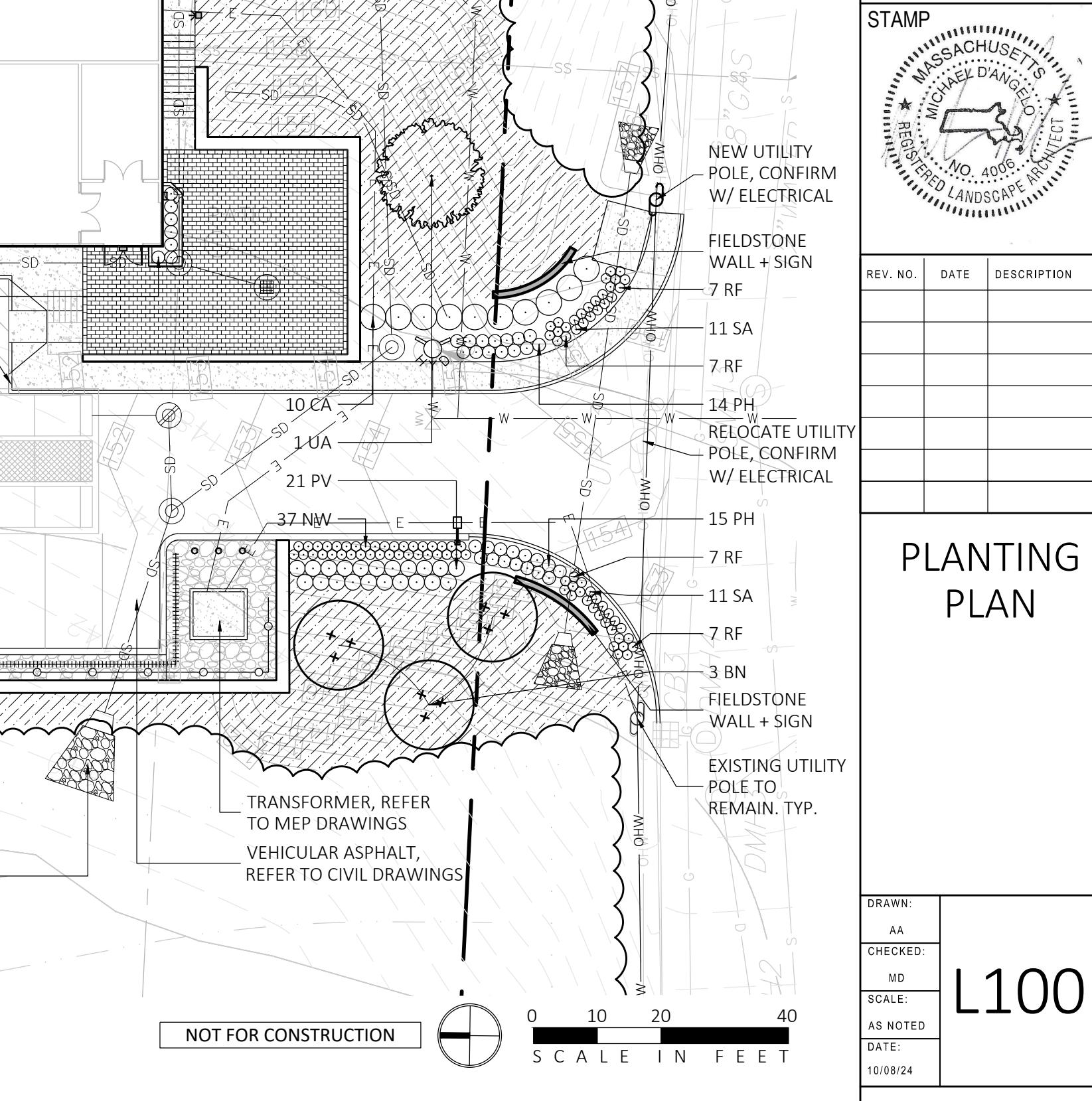
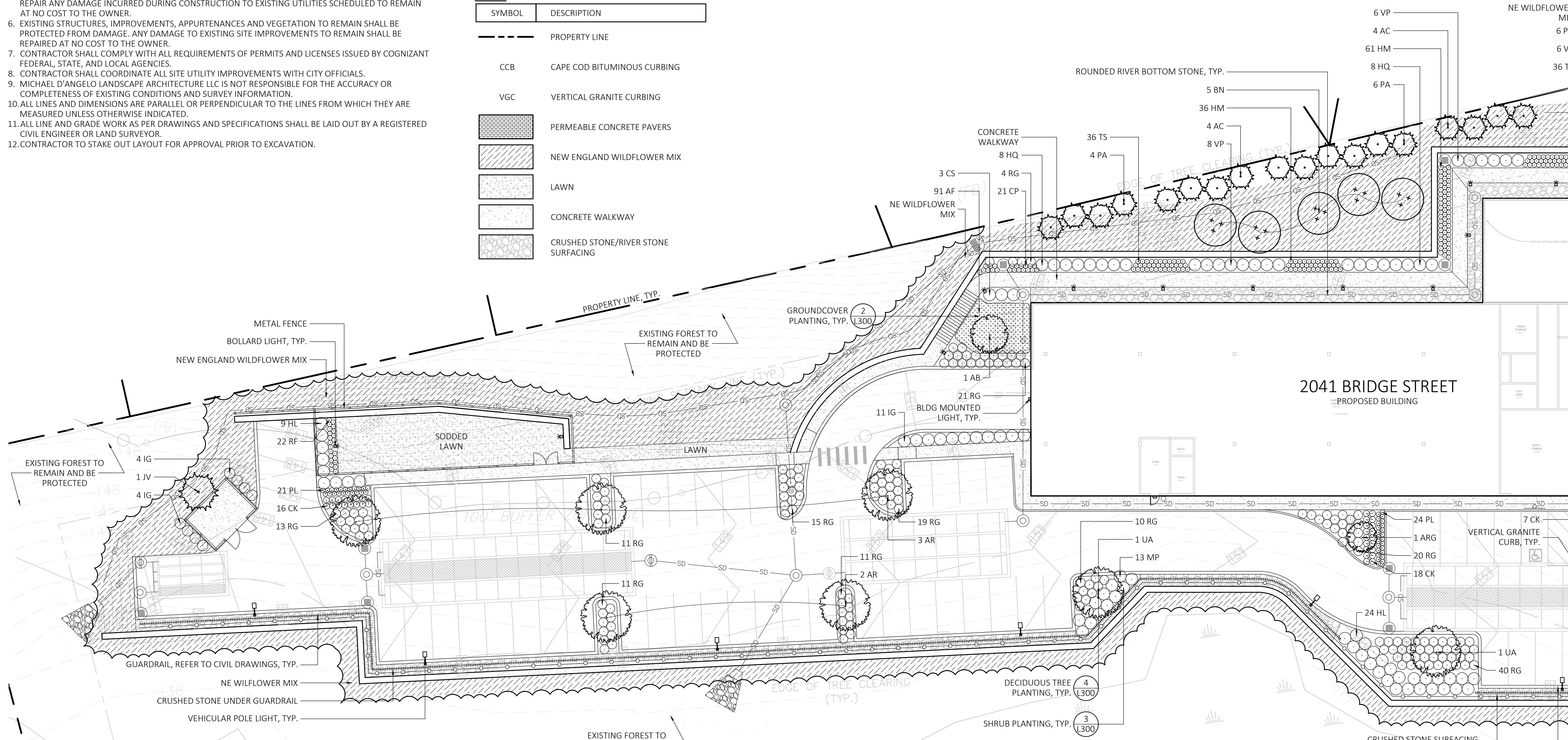
MICHAEL D'ANGELO
LANDSCAPE ARCHITECTURE LLC
840 SUMMER STREET
SUITE 201A
BOSTON, MASSACHUSETTS 02114
t: 203.592.4788
www.m-d-a.com

2041 BRIDGE STREET
DRACUT, MA

1 ENTRY SIGN AT BRIDGE STREET

SCALE: 1" = 20'-0"

LEGEND	
SYMBOL	DESCRIPTION
—	PROPERTY LINE
CCB	CAPE COD BITUMINOUS CURBING
VGC	VERTICAL GRANITE CURBING
PERMEABLE CONCRETE PAVERS	PERMEABLE CONCRETE PAVERS
NEW ENGLAND WILDFLOWER MIX	NEW ENGLAND WILDFLOWER MIX
LAWN	LAWN
CONCRETE WALKWAY	CONCRETE WALKWAY
CRUSHED STONE/RIVER STONE SURFACING	CRUSHED STONE/RIVER STONE SURFACING



1 PLANTING PLAN

SCALE: 1" = 20'-0"

LIGHT SCHEDULE								NOT FOR CONSTRUCTION	
SYMBOL	LABEL	MODEL	MOUNT	DIST. TYPE	CCT	VOLTAGE/WATTAGE	MOUNTING HT.	REP	
■□	PL1	PL1-VP-1-160L-100-3K8-4W-UNV-ASQ-FINISH POLE: SSS-B-16-40-A-1-UDP-FINISH	CONCRETE FOOTING 2' EXPOSED FROM GRADE	TYPE 4 WIDE	3000K	120-277V	18' HT.		
■	BL1	MBB-41-40-36-L3-30K-FINISH-1US3448	CONCRETE FOOTING	360°	3000K	27W	3' HT.		
■	WL1	RWL1-48L-35-3K8-4W-UNV-FINISH	BUILDING	IES TYPE IV	3000K	120-277V	14' HT.		OMNILITE ILLUMINATE 617.947.8996 STEVE PRUDHOMME
■	WL2	RWL1-48L-20-3K8-3-UNV-FINISH	BUILDING	IES TYPE IV	3000K	120-277V	14' HT.		

1. SUBMIT CUT SHEETS FOR APPROVAL
2. SEE CIVIL ENGINEERING DRAWINGS FOR LIGHT POLE FOUNDATION DESIGN AND DETAILS
3. MH (SHOWN IN PLAN) = MOUNTING HEIGHT

CALCULATION SUMMARY						
AREA	UNITS	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PARKING	FC	1.88	5.1	0.1	18.80	51.00
SPILL LIGHT	FC	0.19	13.9	0.0	N.A.	N.A.

MDLA

MICHAEL D'ANGELO LLC

840 SUMMER STREET
SUITE 201A
BOSTON, MA 02114-1227
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www.m-d-a.com

2041 BRIDGE STREET
DRACUT, MA



REV. NO. DATE DESCRIPTION

LIGHTING &
PHOTOMETRICS
PLAN

DRAWN:
AA
CHECKED:
MD
SCALE:
AS NOTED
DATE:
10/05/24
L200

SHEET 3 OF 5

BEACON
design performance technology
RATIO Wall
RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issue
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, LightGRID® and 7-Pin with networked controls
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

CONTROL TECHNOLOGY

TYPE: OPTICS

SERVICE PROGRAM

QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Dual Driver option provides 2 drivers within luminaire, where one Power Feed provides power to the optics and the other independently to the luminaire. Both options can not be used simultaneously.
- Paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Strategic optical aperture illuminates to create a larger luminescent area resulting in a low glare appearance without sacrificing optical performance
- 40 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CR/80 CR) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or recessed junction boxes (4" square junction box)
- Designed for direct J-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box contains Dual Driver, Dual Power Factor, NX, LightGRID® and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming driver
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP65

CONTROLS (CONTINUED)

- 100V Surge Protector optional
- Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion
- Corrosion resistant, die-cast aluminum housing with powder coat finish
- Power paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed option creates product configuration with 2 internal drivers and 2 sets of leads
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- LightGRID® available with future wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#2500-24 for wet locations
- IP65 rated housing
- UL (DesignLights Consortium Qualified), with some product variations and configurations. Not all product variations listed in this document are DLC® qualified. Refer to www.designlights.org for the most up-to-date list.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- Meets IDA requirements using 3K CCT configuration at 0 degrees or tilt

WARRANTY

- 5 year limited warranty

Current

currentlighting.com/bacon

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Page 1 of 10
Rev 07/22/24
Ratio_Wall_Spec_Sheet_B07

DATE: _____ **LOCATION:** _____
TYPE: _____ **PROJECT:** _____
CATALOG #: _____

MICROSTRIKE | STRIKE

FEATURES

CONTROL TECHNOLOGY

TYPE: OPTICS

SERVICE PROGRAM

QS10

SPECIFICATIONS

CONSTRUCTION

OPTICS

INSTALLATION

ELECTRICAL

CONTROLS (CONTINUED)

CERTIFICATIONS

WARRANTY

Current

currentlighting.com/bacon

MR. BO
Radial Emission LED Bollard

CONCEPT

ELECTRICAL CHARACTERISTICS

TM30

POWER CONNECTION

FUNCTIONALITY

BUG

PROTECTION

CERTIFICATIONS

Efficacy

PHOTOGRAPHIC CLASSIFICATION

SUSTAINABILITY

Targetti USA 3F Filippi | Targetti Group Company 750-A 17th St. Costa Mesa, CA 92627 (714) 513-1991 targettiusa.com rev 10/2024 pg 1 of 6

MICHAEL D'ANGELO
LANDSCAPE ARCHITECTURE LLC

840 SUMMER STREET
SUITE 201A
BOSTON, MA 02127
t. 203.592.4788
www.m-d-a.com

3) WL1 - BUILDING MOUNTED LIGHT

NOT TO SCALE

1) BL1 - LIGHT BOLLARD

NOT TO SCALE

BEACON
design performance technology
VIPER Area/Site
VIPER LUMINAIRE

FEATURES

SIZE 1

SIZE 2

SIZE 3

SIZE 4

IP65 **DLC LISTED** **Premium**

BAA **TAA**

CONTROL TECHNOLOGY

TYPE: OPTICS

SERVICE PROGRAMS

STOCK **QS10**

SPECIFICATIONS

CONSTRUCTION

OPTICS

INSTALLATION

CONTROLS (CONTINUED)

CONTROLS

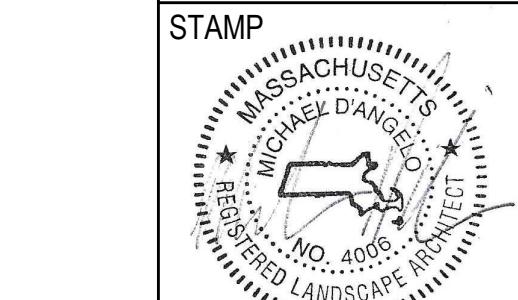
WARRANTY

Current

currentlighting.com/bacon

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Page 1 of 10
Rev 03/27/24
BEA_VIPER_SPEC_B09



2) PL1 - VEHICULAR POLE LIGHT

NOT TO SCALE

DRAWN:
AA

CHECKED:
MD

SCALE:
AS NOTED

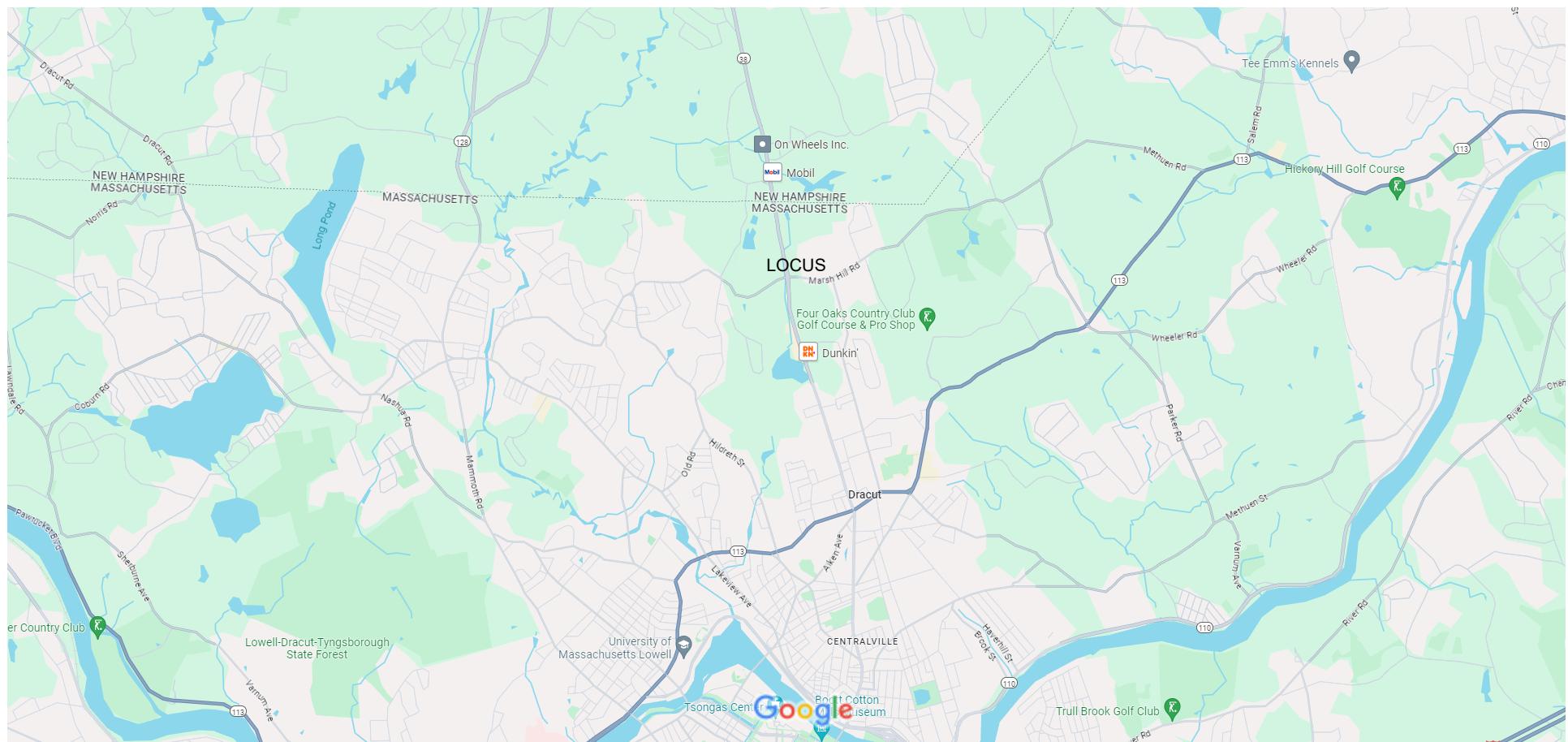
DATE:
10/08/24

SHEET 5 **OF** 5

NOT FOR CONSTRUCTION

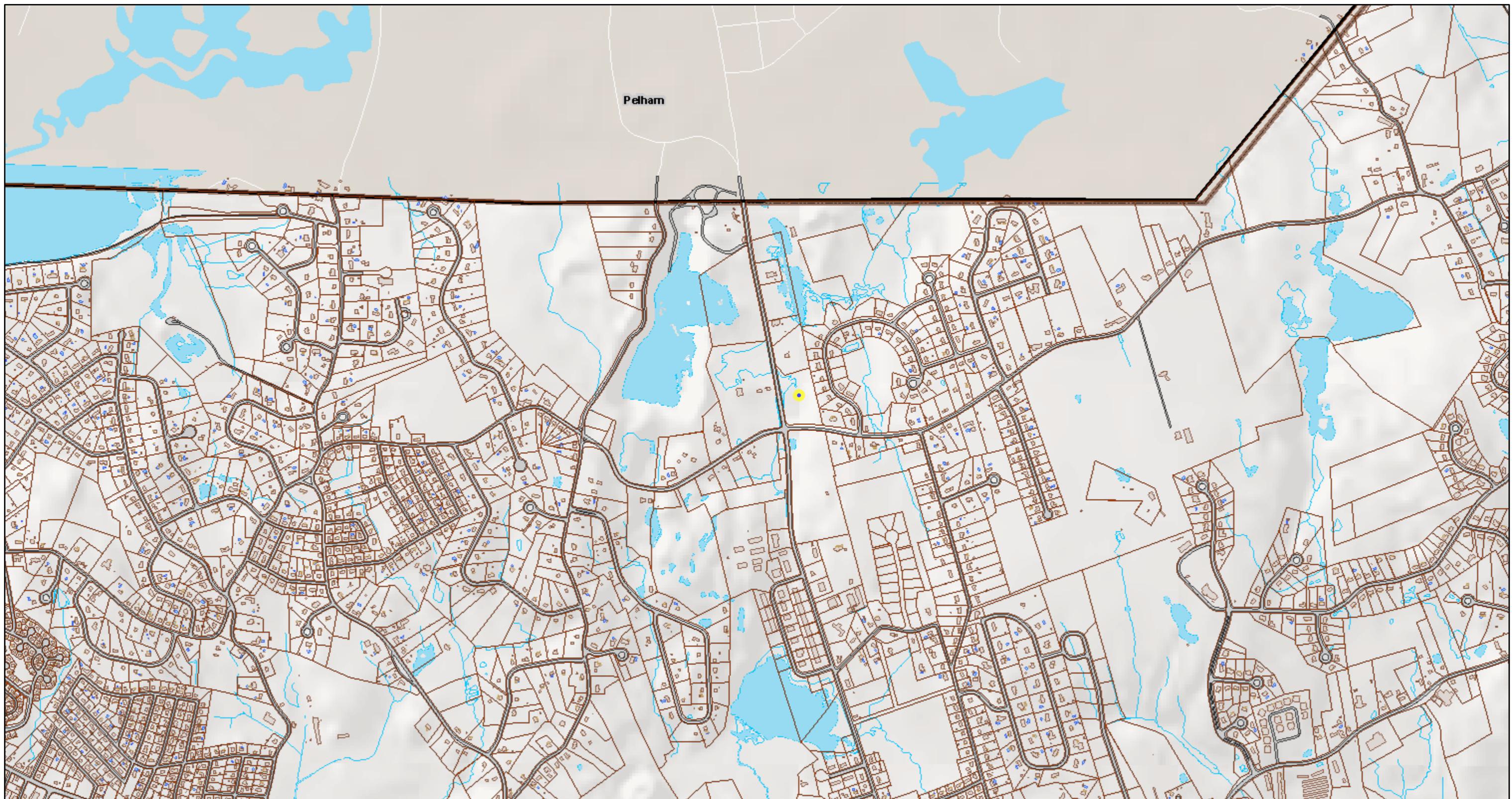
10/10/2024

Google Maps 2041 Bridge St



Map data ©2024 Google 2000 ft

Dracut GIS Map

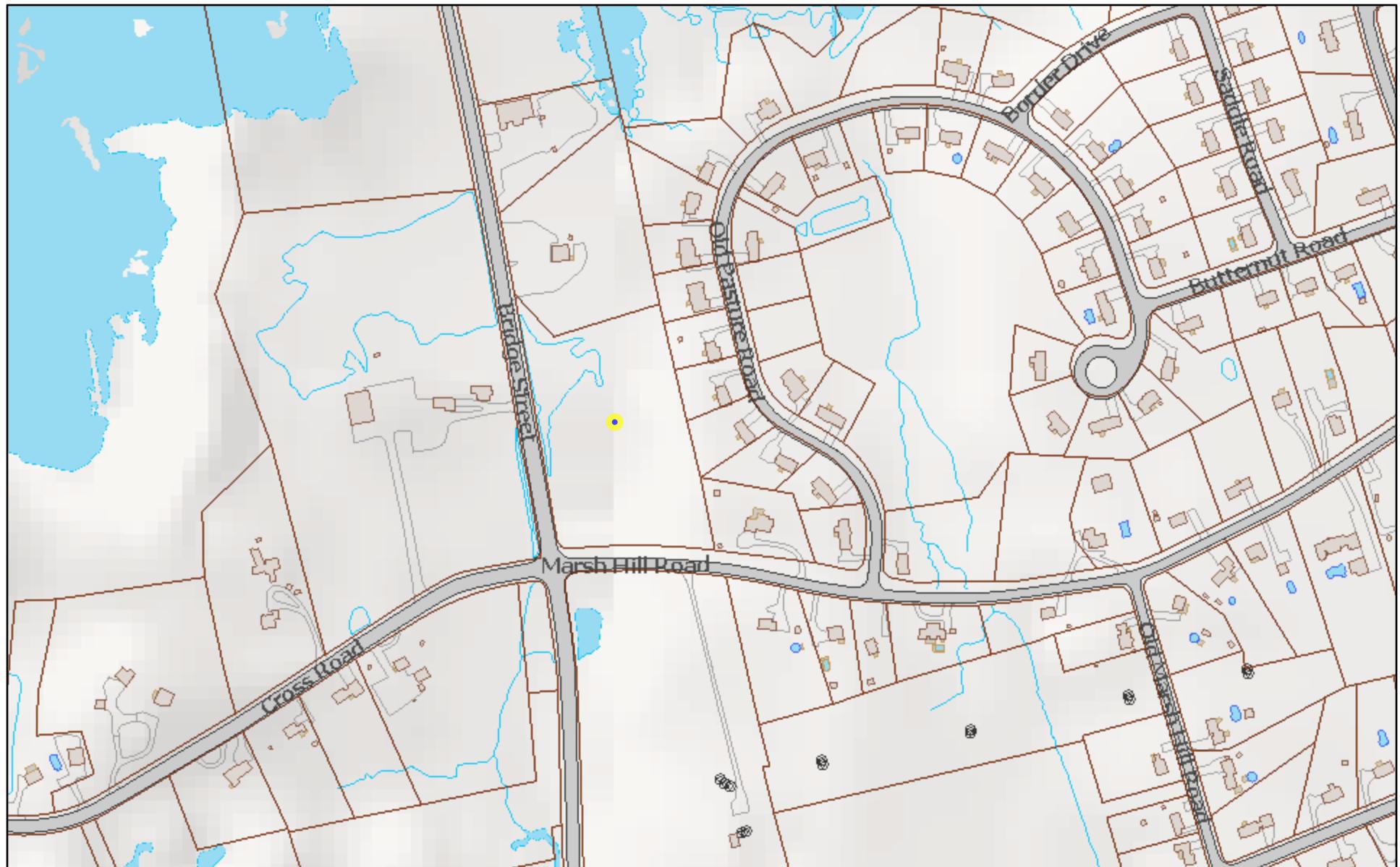


5/9/2024

1:17,228

0 0.15 0.3 0.6 mi
0 0.25 0.5 1 km

Dracut GIS Map



5/9/2024

1:5,860
0 0.04 0.07 0.1 0.14 mi
0 0.05 0.1 0.2 km

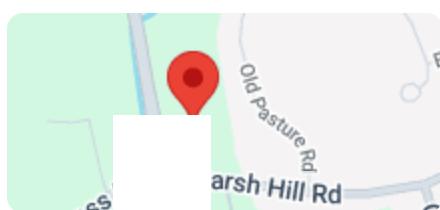
Google Maps

2041 Bridge St



Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

1924 Bridge St



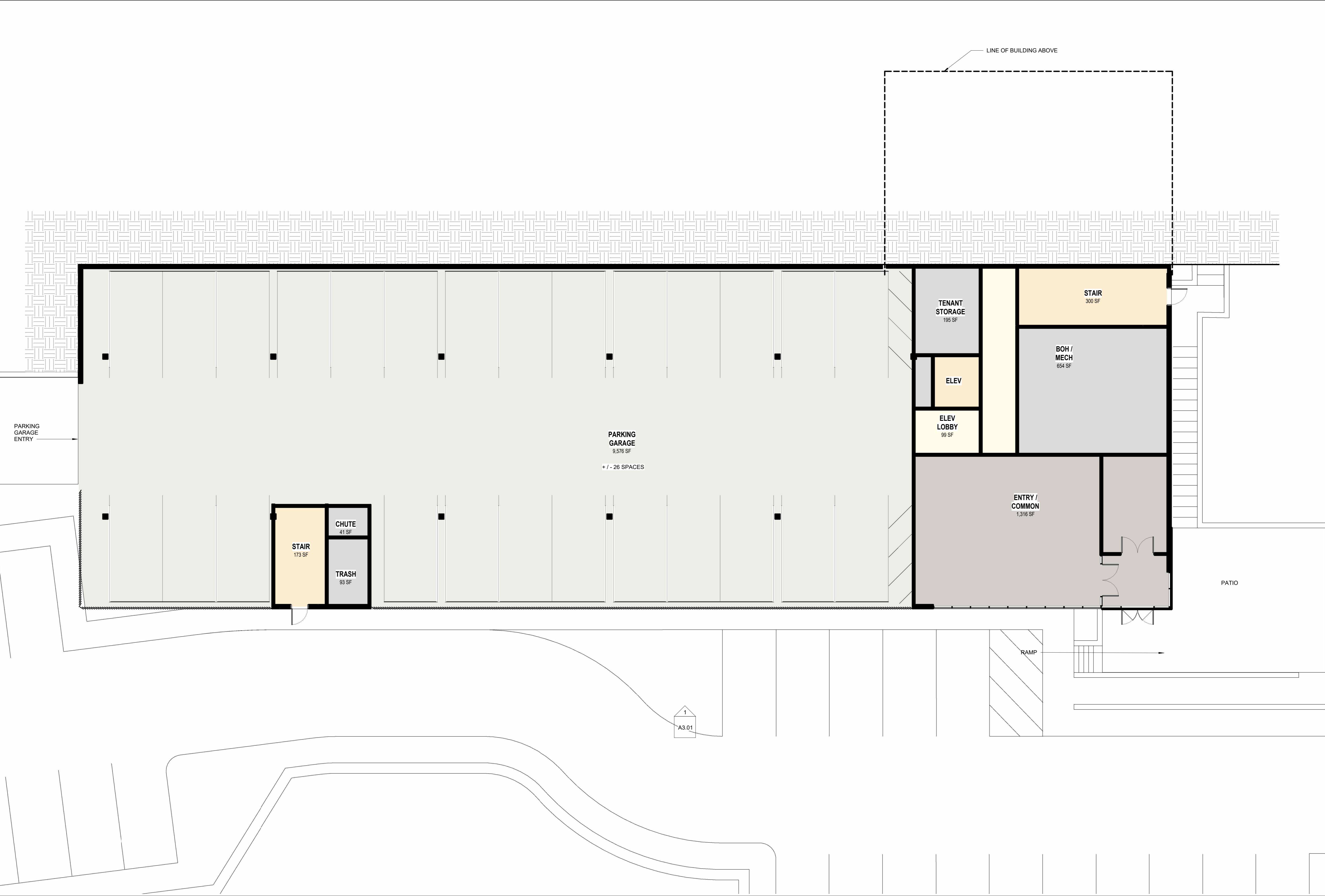


PROJECT SUMMARY

<u>BUILDING SIZE</u>	
3 STORIES OVER PARKING	
UNITS	40
<u>PARKING</u>	
SURFACE	54
GARAGE	26
<u>TOTAL</u>	
80 SPACES	







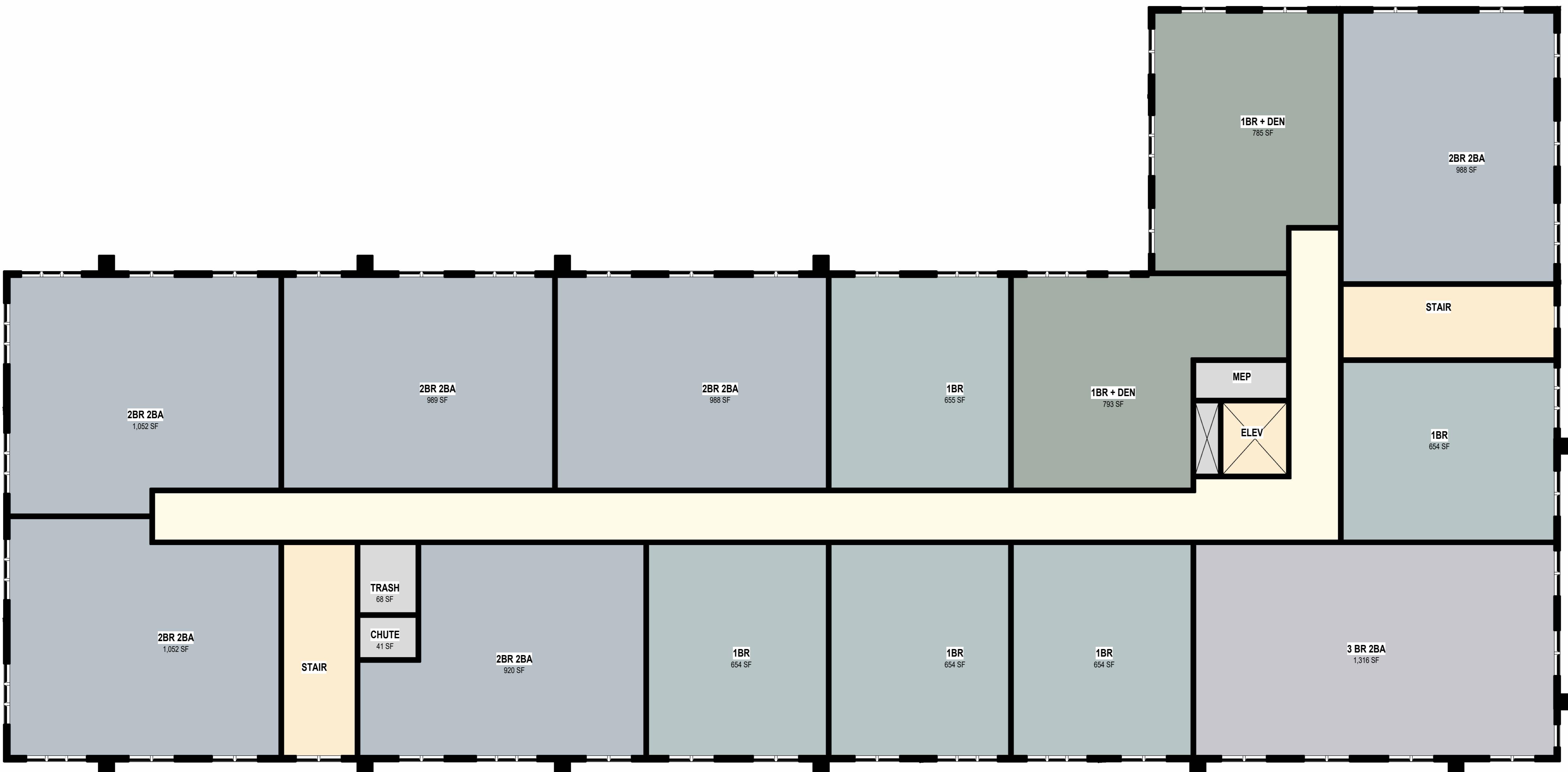


AREA SCHEDULE - PARKING	
Level	Area
LEVEL P	10,051 SF
Grand total: 1	10,051 SF

AREA SCHEDULE - MULTI-FAMILY	
Level	Area
LEVEL P	3,106 SF
LEVEL 1	15,049 SF
LEVEL 2	15,049 SF
LEVEL 3	14,748 SF
Grand total: 4	47,951 SF

AREA SCHEDULE - TOTAL	
Level	Area
LEVEL P	10,051 SF
LEVEL P	3,106 SF
LEVEL 1	15,049 SF
LEVEL 2	15,049 SF
LEVEL 3	14,748 SF
Grand total: 5	58,002 SF

UNIT MIX SCHEDULE		
ROOM NAME	Comments	COUNT
1BR	30%	12
1BR + DEN	10%	4
2BR 2BA	50%	20
3 BR 2BA	10%	4
GRAND TOTAL		40



AREA SCHEDULE - PARKING

Level	Area
LEVEL P	10,051 SF
Grand total: 1	10,051 SF

AREA SCHEDULE - MULTI-FAMILY

Level	Area
LEVEL P	3,106 SF
LEVEL 1	15,049 SF
LEVEL 2	15,049 SF
LEVEL 3	14,748 SF
Grand total: 4	47,951 SF

AREA SCHEDULE - TOTAL

Level	Area
LEVEL P	10,051 SF
LEVEL P	3,106 SF
LEVEL 1	15,049 SF
LEVEL 2	15,049 SF
LEVEL 3	14,748 SF
Grand total: 5	58,002 SF

UNIT MIX SCHEDULE

ROOM NAME	Comments	COUNT
1BR	30%	12
1BR + DEN	10%	4
2BR 2BA	50%	20
3 BR 2BA	10%	4
GRAND TOTAL		40

1
A3.01



1
A3.01

AREA SCHEDULE - PARKING		
Level	Area	
LEVEL P	10,051 SF	
Grand total: 1		10,051 SF
AREA SCHEDULE - MULTI-FAMILY		
Level	Area	
LEVEL P	3,106 SF	
LEVEL 1	15,049 SF	
LEVEL 2	15,049 SF	
LEVEL 3	14,748 SF	
Grand total: 4		47,951 SF
AREA SCHEDULE - TOTAL		
Level	Area	
LEVEL P	10,051 SF	
LEVEL P	3,106 SF	
LEVEL 1	15,049 SF	
LEVEL 2	15,049 SF	
LEVEL 3	14,748 SF	
Grand total: 5		58,002 SF
UNIT MIX SCHEDULE		
ROOM NAME	Comments	COUNT
1BR	30%	12
1BR + DEN	10%	4
2BR 2BA	50%	20
3 BR 2BA	10%	4
GRAND TOTAL		40

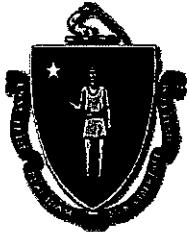




10. Unit Composition (See One Stop Application)

Complete the chart below. Include a separate entry for each unit type according to its square foot/age and/or sales price/rent.

Type of Unit	# of Units	# of Bdrms	# of Baths	Gross Sq. Ft.	# of Parking Spaces	Sales Price/Rent	Condo Fee	Handicap Accessible
Affordable	<u>3</u>	<u>1 bd</u>	<u>1</u>	<u>654</u>	<u>2</u>	—	—	<input checked="" type="checkbox"/> # <u>1</u>
	<u>5</u>	<u>2 bd</u>	<u>2</u>	<u>1,000</u>	<u>2</u>	—	—	<input type="checkbox"/> # <u> </u>
	<u>1</u>	<u>3 bd</u>	<u>2</u>	<u>1,316</u>	<u>2</u>	—	—	<input type="checkbox"/> # <u> </u>
	<u>1</u>	<u>1 bd</u>	<u>2</u>	<u>793</u>	<u>2</u>	—	—	<input type="checkbox"/> # <u> </u>
Market	<u>9</u>	<u>1 bd</u>	<u>1</u>	<u>654</u>	<u>2</u>	—	—	<input type="checkbox"/> # <u> </u>
	<u>15</u>	<u>2 bd</u>	<u>2</u>	<u>1,000</u>	<u>2</u>	—	—	<input checked="" type="checkbox"/> # <u>1</u>
	<u>3</u>	<u>3 bd</u>	<u>2</u>	<u>1,360</u>	<u>2</u>	—	—	<input type="checkbox"/> # <u> </u>
	<u>3</u>	<u>1bd</u>	<u>1bd</u>	<u>783</u>	<u>2</u>	—	—	<input type="checkbox"/> # <u> </u>
Other	—	—	—	—	—	—	—	<input type="checkbox"/> # <u> </u>
	—	—	—	—	—	—	—	<input type="checkbox"/> # <u> </u>



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus, Jr., Secretary

December 31, 2024

Tony Archinski, Chair
Board of Selectmen
Town of Dracut
62 Arlington Street
Dracut, Massachusetts 01826

William Renaud
The RENO Companies
P.O. Box 58
Dracut, Massachusetts 01826

RE: Dracut Apartments, Dracut, Massachusetts
Determination of Project Eligibility under the Local Initiative Program (LIP)

Dear Messrs. Archinski and Renaud:

I am pleased to inform you that your application for project eligibility under the Local Initiative Program (LIP) for the proposed Dracut Apartments project has been approved. This approval is based on your application that sets forth a plan for the development of 40 rental units. The proposed rents for the LIP units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

As part of the review process, Executive Office of Housing and Livable Communities (EOHLC) staff has performed an on-site inspection of the proposed project site. EOHLC has made the following findings:

1. The proposed project appears generally eligible under the requirements of LIP, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Dracut housing market;
5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;

6. The project sponsor and the development team meet the general eligibility standards of LIP;
7. The project sponsor has an executed Purchase and Sale agreement for the site.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

Please provide us with a copy of the comprehensive permit as soon as it is issued. The EOHLC legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project developer, and EOHLC prior to starting construction.

As stated in the application, the Dracut Apartments project will consist of 40 units, 10 of which will be affordable; all will be eligible for inclusion in the Town's subsidized housing inventory. The affordable units will be marketed and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

The conditions that must be met prior to final EOHLC approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the *Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans*;
2. Any changes to the application EOHLC has just reviewed and approved, including but not limited to alterations in unit mix, rents, development team, unit design, site plan and financial pro forma reflecting land value, must be approved by EOHLC;
3. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable unit (other than those created by state or local health and safety laws regulating the number of occupants in dwelling units); and
4. The Town shall submit to EOHLC the finalized details of the comprehensive permit.

Dracut Apartments
Page 3

As the Dracut Apartments project nears completion of construction, EOHLC staff may visit the site to ensure that the development meets program guidelines.

When the units have received certificates of occupancy, the developer must submit to both EOHLC and the Dracut Board of Selectmen a project cost examination for the comprehensive permit project.

This letter shall expire two years from this date or on December 31, 2026, unless a comprehensive permit has been issued.

We congratulate the town of Dracut and The Reno Companies on your efforts to work together to increase the Town's supply of affordable housing. If you have any questions as you proceed with the project, please contact Rieko Hayashi at rieko.hayashi@mass.gov.

Sincerely,



Catherine Racer
Undersecretary

cc: Alison Manugian, Community Development Director
Ann Vandal, Town Manager
R. Scott Mallory, Zoning Board of Appeals
Office of the Chief Counsel, EOHLC

Enc.

RESPONSIBILITY FOR COST CERTIFICATION:

By your signature below, The RENO Companies, acknowledges and accepts this approval letter, including the obligation under law to provide the Executive Office of Housing and Livable Communities and the town of Dracut with a project cost examination.

Signature: _____

Name (print): _____

Date: _____

Upon receipt, please make a copy of this letter and return a signed copy to the Executive Office of Housing and Livable Communities, 100 Cambridge Street, Boston, MA 02114 ATTN: Local Initiative Program.

Dracut Apartments, Dracut, Massachusetts

LOCAL INITIATIVE PROGRAM – COMPREHENSIVE PERMIT

Sponsor:

The RENO Companies
P.O. Box 58
Dracut, MA 01826

Project Addresses:

2041 Bridge Street
Dracut, MA 01826

This project will provide rental opportunities according to the following breakdown:

Type of Unit	# of Units	# of Baths	Gross SF	Utility Allowance	Maximum Rent
A. LIP Units					
One bedroom	4	1	723	\$319	\$1,350
Two bedroom	5	2	1,000	\$392	\$1,802
Three bedroom	1	2	1,316	\$461	\$2,182
Total LIP Units					
B. Market Units					
One bedroom	12	1	723		\$2,500
Two bedroom	15	2	1,000	N/A	\$2,700
Three bedroom	3	2	1,316		\$3,200
Total Market Units	30				
Total Units in Project	40				

BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC
ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, Esq.
Chris@bbhslaw.net

March 28, 2025

Via Certified Mail

Catherine Racer
Executive Office of Housing & Livable Communities
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: Application for Comprehensive Permit Site Approval Application / Rental
2041 Bridge Street, Dracut, Massachusetts

Dear Ms. Racer:

Please accept this correspondence as evidence that on this day, the Applicant The RENO Companies submitted its Comprehensive Permit Application to the Dracut Zoning Board of Appeals seeking the construction of forty (40) rental units, including ten (10) affordable units on property located at 2041 Bridge Street, Dracut, Massachusetts.

The project was issued Project Eligibility Letter from EOHCL by a letter dated December 31, 2024.

Please see the application enclosed hereto. Please feel free to contact us if you have any questions regarding this matter.

Yours truly,



Christopher Alphen, Esq.

Secretary of the Commonwealth of Massachusetts

William Francis Galvin

Business Entity Summary

ID Number: 001668569

Request certificate

New search

Summary for: MARSH HILL MANAGEMENT LLC

The exact name of the Domestic Limited Liability Company (LLC): MARSH HILL MANAGEMENT LLC		
Entity type: Domestic Limited Liability Company (LLC)		
Identification Number: 001668569		
Date of Organization in Massachusetts: 06-27-2023	Date of Revival:	
Last date certain:		
The location or address where the records are maintained (A PO box is not a valid location or address):		
Address: 39 MYRTLE STREET 1ST FLOOR		
City or town, State, Zip code, Country: LOWELL, MA 01850 USA		
The name and address of the Resident Agent:		
Name: WILLIAM R RENAUD		
Address: 39 MYRTLE STREET 1ST FLOOR		
City or town, State, Zip code, Country: LOWELL, MA 01850 USA		
The name and business address of each Manager:		
Title	Individual name	Address
MANAGER	WILLIAM R. RENAUD	311 RICHARDSON ROAD DRACUT, MA 01826 USA USA
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:		
Title	Individual name	Address
SOC SIGNATORY	WILLIAM R. RENAUD	311 RICHARDSON ROAD DRACUT, MA 01826 USA USA
The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:		
Title	Individual name	Address
REAL PROPERTY	WILLIAM R. RENAUD	311 RICHARDSON ROAD DRACUT, MA 01826 USA USA
<input type="checkbox"/> Consent <input type="checkbox"/> Confidential Data <input type="checkbox"/> Merger Allowed <input type="checkbox"/> Manufacturing		
View filings for this business entity:		
ALL FILINGS Annual Report Annual Report - Professional Articles of Entity Conversion Certificate of Amendment Certificate of Good Standing		
<input type="button" value="View filings"/>		
Comments or notes associated with this business entity:		

New search

Middlesex North Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 4/24/2024 10:47:38 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
18359	DEED		37916/93	06/28/2023	150000.00
Property-Street Address and/or Description					
2041 BRIDGE ST					
Grantors					
LERICHE DAVID					
Grantees					
MARSH HILL MANAGEMENT LLC					
References-Book/Pg Description Recorded Year					
16261/266 DEED 2003					
Registered Land Certificate(s)-Cert# Book/Pg					

Middlesex North Registry of Deeds

Electronically Recorded Document

This is the first page of this document - Do not remove

Recording Information

Document Number	:	18359
Document Type	:	DEED
Recorded Date	:	June 28, 2023
Recorded Time	:	02:15:20 PM

Recorded Book and Page	:	37916 / 93
Number of Pages(including cover sheet)	:	4
Receipt Number	:	1008691
Recording Fee (including excise)	:	\$839.00

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 06/28/2023 02:15 PM
Ctrl# 102562 12648 Doc# 00018359
Fee: \$684.00 cons: \$150,000.00

Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.loweldeeds.com

MASSACHUSETTS QUITCLAIM DEED

I, **David LeRiche**, unmarried, of 17 Ketch Lane, North Quincy, Norfolk County, Massachusetts 02171

For consideration paid, and in full consideration of One Hundred Fifty Thousand and 00/100 (\$150,000.00) Dollars

grant to **MARSH HILL MANAGEMENT LLC**, a Massachusetts limited liability company having an address of 311 Richardson Road, Dracut, Middlesex County, Massachusetts 01826

with QUITCLAIM COVENANTS

A certain parcel of land in Dracut, Middlesex County, Commonwealth of Massachusetts, situated at the northeasterly corner of Bridge Street and Marsh Hill Road, so called, bounded and described as follows: Beginning at the southwesterly corner of the premises at the intersection of said roads, and thence running easterly by said Marsh Hill Road to a wall at land formerly of Darius D. Fox, now of Franklin P. Fox; thence northerly by the wall and said Fox land to a corner in the wall at land now or formerly of one Hildreth; thence westerly by said Hildreth land by the wall and ditch to a point about three rods easterly from said Bridge Street; thence N. 29 degrees W. by the ditch and said Hildreth land to aid Bridge Street; thence southerly by said Bridge Street to said Marsh Hill Road and the point of beginning.

Subject to and with the benefit of an exclusive easement granted to A.L. Prime Energy Consultants, Inc. by David A. LeRiche, as described in a quitclaim deed (with plans attached) dated November 29, 2018 and recorded in said Registry of Deeds in Book 32648, Page 42.

Subject to and with the benefit of a grant of easement shown as a "Sewer and Utility Easement" on plan recorded with said Registry of Deeds in Plan Book 232, Plan 69 and Plan Book 218, Plan 48.

Meaning and intending to convey the same premises as conveyed to David LeRiche by deed of Laura A. LeRiche, dated August 5, 2003, and recorded with the Middlesex North District Registry of Deeds, Book 16261, Page 266.

I, the within Grantor hereby release any and all rights of homestead in this property and under the pains and penalties of perjury hereby state that I do not have a spouse or any former spouse, partner, or former partner in a civil union who can claim the benefit of the Massachusetts Homestead Act, MGL, c. 188.

THIS SECTION INTENTIONALLY LEFT BLANK

ness my hand and seal this 25th day of June, 2023.

Witness

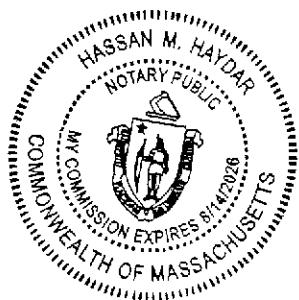
Laura Sam Anderson, SS
(County:

David LeRiche

COMMONWEALTH OF MASSACHUSETTS

On this 22 day of June, 2023, before me, the undersigned notary public, personally appeared **David LeRiche**, provided to me through satisfactory evidence of identification, which was a Driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Hassan Haydar
Notary Public:
My Commission expires: 8-14-2026



Secretary of the Commonwealth of Massachusetts

William Francis Galvin

Business Entity Summary**ID Number: 001776404****Request certificate****New search****Summary for: THE RENO COMPANIES LLC****The exact name of the Domestic Limited Liability Company (LLC): THE RENO COMPANIES LLC****Entity type:** Domestic Limited Liability Company (LLC)**Identification Number:** 001776404**Date of Organization in Massachusetts:** 03-26-2024**Date of Revival:****Last date certain:****The location or address where the records are maintained (A PO box is not a valid location or address):**

Address: 39 MYRTLE ST

City or town, State, Zip code, Country: LOWELL, MA 01850 USA

The name and address of the Resident Agent:

Name: WILLIAM R RENAUD

Address: 39 MYRTLE ST

City or town, State, Zip code, Country: LOWELL, MA 01850 USA

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	WILLIAM R RENAUD	39 MYRTLE ST LOWELL, MA 01850 USA USA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

Title	Individual name	Address
SOC SIGNATORY	WILLIAM R RENAUD	39 MYRTLE ST LOWELL, MA 01850 USA USA

The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

Title	Individual name	Address
REAL PROPERTY	WILLIAM R RENAUD	39 MYRTLE ST LOWELL, MA 01850 USA USA

 Consent **Confidential Data** **Merger Allowed** **Manufacturing****View filings for this business entity:**

ALL FILINGS
 Annual Report
 Annual Report - Professional
 Articles of Entity Conversion
 Certificate of Amendment
 Certificate of Cancellation

View filings**Comments or notes associated with this business entity:****New search**

DRAFT COMPRENSIVE PERMIT WAIVER LIST FOR LIP APPLICATION

Development: DRACUT APARTMENTS

***2041 Bridge Street
Dracut, Massachusetts***

EXHIBIT A – WAIVER LIST – APPROVAL DECISION

The applicant provides the following information to assist the permit granting authority in analyzing the project and assessing the likely impact on the community as defined in 760 CMR 56. The project meets the intent of each and every by-law, rule, and regulation in terms of interests sought to be protected thereunder. The applicant provides the following waiver language to allow the permit granting authority to easily adopt or modify as it deems appropriate.

The Board of Appeals authorizes the following waivers from the requirements of the Dracut Zoning Bylaw and other local by-laws, rules, and regulations listed in this Exhibit A if and only if the Comprehensive Permit for the Project containing the Conditions identified in the attached Comprehensive Permit Application is finally issued and only to the extent necessary and sufficient to construct, occupy, and maintain the project in accordance with the Comprehensive Permit, the Conditions, and Plans and Specifications listed in the Comprehensive Permit Decision, and provided that the project is in fact constructed in accordance with the Comprehensive Permit, the Conditions, and the Plans and Specifications. Once the project has been fully constructed and certificates of occupancy have been issued, these Waivers, the Comprehensive Permit and the Conditions shall not authorize any further waiver of the Dracut Zoning Bylaws or other local bylaws, rules, or regulations; any proposed further modification of the project or any unit within the project thereafter must conform to the Dracut Zoning Bylaw and other local bylaws, rules, and regulations, subject to the regulations concerning modifications of comprehensive permits found at 760 CMR 56.05(11).

EXHIBIT A-1

ZONING BYLAWS OF THE TOWN OF DRACUT

In supplementation of the general information contained on page 1 of Exhibit A, the applicant believes the following waivers are required for issuance of the Comprehensive Permit and therefore requests the permit granting authority issue waivers relative to the following requirements:

Section Number	Title	Requirement, Waiver Requested
Section 2.4	SITE PLAN REVIEW	Section 2.4 states certain construction projects, such as the construction of Multi-Family Dwellings require site plan review by the Planning Board. The Applicant seeks to waive the requirement of site plan review and allow the Zoning Board of Appeals be the approving authority.
Section 3.3	TABLE OF PERMITTED USES	Multi-Family Dwellings are prohibited in Business-4 Zoning District. The Applicant seeks a waiver to allow the proposed Multi-Family Dwelling Development including accessory uses in Business-4 Zoning District.
Section 4.4	TABLE OF STANDARD DIMENSIONAL REQUIREMENTS	Section 4.4 provides lot dimension requirements. The Bylaw requires a minimum side yard setback of 30 feet, where the project proposes a 28-foot rear yard setback. The bylaw provides a maximum building height of 45 feet where the project proposes a height of 52 feet. Additionally, the bylaw provides a maximum of 3.5 stories where the project proposes 4 stories. The Applicant requests a waiver from these dimensional requirements.
Section 4.6	LANDSCAPING REQUIREMENTS	Section 4.6 requires landscape strips. The Applicant requests a waiver from these requirements to build the project as shown on the plans.
Section 4.5.2	SIDE OR REAR LOT LINE BUFFERS FOR BUSINESS AND INDUSTRIAL USES ABUTTING RESIDENTIAL DISTRICTS	The property is located in the Business 4 Zoning District and abuts a residential zoning district. Section 4.5.2 requires an open space strip to be provided within the specifications in Section 4.4 for such side or rear zoning district line. The Applicant requests a waiver from these requirements to build the project as shown on the plans. The Applicant requests a waiver from

Section Number	Title	Requirement, Waiver Requested
		these requirements to build the project as shown on the plans.
Section 4.7.C	GRADING AND RETAINING WALLS	Section 4.7.C requires that retaining walls with a reveal of 4 feet or greater be considered structures and shall be subject to the setback requirements of Section 4.4 Table of Standard Dimensional Requirements and the requirements of the State Building Code. The Applicant requests a waiver from these requirements to build the project as shown on the plans.
Section 6.1.8.1.D	PARKING DIMENSIONS	Section 6.1.8.1.D requires 10' stall width for parking spaces.. Additionally, the bylaw requires 20' of depth for parking space depth. The Applicant requests a waiver from these requirements to build the project as shown on the plans.
Section 6.1.8.1.A	PARKING GENERAL STANDARDS	This section regulates the location and setback of parking spaces. The Applicant requests a waiver to the extent necessary to permit the Project as proposed.
Section 6.1.8.1.GH	PARKING GENERAL STANDARDS	These sections regulate the, marking of guest parking, loading, and other designated spaces and snow storage. The Applicant requests a waiver to the extent necessary to permit the Project as proposed.
Section 6.1.10	LANDSCAPING - PARKING	This section provides certain requirements for landscaping around parking areas. The Applicant requests a waiver from this section to the extent necessary to permit the project as shown on the plans.
Section 6.2	SIGN REGULATIONS	This section regulates the installation and design of signs. The Applicant requests a waiver from this section to the extent necessary to permit the project as shown on the plans.
Section 6.3	SOIL, VEGETATION, ROCK AND GRAVEL REMOVAL	The Applicant requests a waiver from these requirements to the extent necessary to permit the project as shown on the plans.

EXHIBIT A-2
CHAPTER 18
DRACUT BY LAWS - WETLANDS PROTECTION

In supplementation of the general information contained on page 1 of Exhibit A, the applicant believes the following waivers are required for issuance of the Comprehensive Permit and therefore requests the permit granting authority issue waivers relative to the following requirements:

Section Number	Title	Requirement, Waiver Requested
Section VII	REGULATIONS	<p>Section VII of the Town of Dracut Wetland Bylaw references Section 5.1.4.1.2 of the Town of Dracut Wetland Bylaw Regulations: The Commission does not allow disturbance of the land within 25 feet of a resource area. The Applicant requests a waiver from this section to the extent necessary to permit the project as shown on the plans.</p> <p>Section VII of the Town of Dracut Wetland Bylaw references Section 5.1.4.1.3 of the Town of Dracut Wetland Bylaw Regulations: The Commission does not allow building of new structures, retaining walls, or impervious surfaces within 50 feet of a resource area. The Applicant requests a waiver from this section to the extent necessary to permit the project as shown on the plans.</p>

EXHIBIT A-3

CHAPTER 24
DRACUT BY LAWS – STORMWATER AND EROSION CONTROL BYLAW

In supplementation of the general information contained on page 1 of Exhibit A, the applicant believes the following waivers are required for issuance of the Comprehensive Permit and therefore requests the permit granting authority issue waivers relative to the following requirements:

Section Number	Title	Requirement, Waiver Requested
Section VI	ADMINISTRATION	The Town of Dracut Stormwater and Erosion Control Bylaw require this project to obtain a Stormwater Permit from the Stormwater Permitting Authority. The Applicant seeks to waive the requirement of obtaining a stormwater permit and allow the Zoning Board of Appeals be the approving authority.

Executive Office of Housing and Livable Communities
Chapter 40B Subsidized Housing Inventory (SHI)
as of June 29, 2023*

Community	2020 Census Year Round Housing Units	Total Development Units**	SHI Units	%
Abington	6,799	666	489	7.19%
Acton	9,151	1,517	737	8.05%
Acushnet	4,275	125	95	2.22%
Adams	4,299	324	324	7.54%
Agawam	12,313	620	558	4.53%
Alford	237	0	0	0.00%
Amesbury	7,808	841	663	8.49%
Amherst	10,684	1,467	1,252	11.72%
Andover	13,464	2,212	1,675	12.44%
Aquinnah	215	33	33	15.35%
Arlington	20,400	1,615	1,299	6.37%
Ashburnham	2,448	144	29	1.18%
Ashby	1,206	0	0	0.00%
Ashfield	800	20	19	2.38%
Ashland	7,456	1,021	419	5.62%
Athol	5,207	261	261	5.01%
Attleboro	19,049	1,166	1,166	6.12%
Auburn	6,979	366	366	5.24%
Avon	1,830	75	75	4.10%
Ayer	3,783	381	226	5.97%
Barnstable	21,915	1,816	1,485	6.78%
Barre	2,234	83	83	3.72%
Becket	950	1	1	0.11%
Bedford	5,424	1,243	989	18.23%
Belchertown	6,301	402	376	5.97%
Bellingham	6,732	983	755	11.22%
Belmont	10,839	785	673	6.21%
Berkley	2,352	158	40	1.70%
Berlin	1,307	320	204	15.61%
Bernardston	954	22	22	2.31%
Beverly	17,754	2,538	1,992	11.22%
Billerica	15,460	1,982	1,668	10.79%
Blackstone	3,864	165	123	3.18%
Blandford	543	0	0	0.00%
Bolton	1,967	409	298	15.15%
Boston	299,238	58,823	57,443	19.20%
Bourne	8,930	1,127	589	6.60%
Boxborough	2,343	323	266	11.35%
Boxford	2,796	85	44	1.57%

Boylston	1,943	159	100	5.15%
Braintree	15,036	1,728	1,399	9.30%
Brewster	5,170	502	327	6.32%
Bridgewater	9,321	1,216	1,006	10.79%
Brimfield	1,593	56	56	3.52%
Brockton	37,277	4,612	4,494	12.06%
Brookfield	1,490	13	13	0.87%
Brookline	27,742	4,012	3,123	11.26%
Buckland	874	8	8	0.92%
Burlington	10,376	2,038	1,320	12.72%
Cambridge	53,467	7,089	6,896	12.90%
Canton	9,875	1,422	1,173	11.88%
Carlisle	1,893	57	51	2.69%
Carver	4,640	141	141	3.04%
Charlemont	576	3	3	0.52%
Charlton	5,114	93	93	1.82%
Chatham	3,698	184	178	4.81%
Chelmsford	14,696	1,904	1,438	9.78%
Chelsea	14,521	2,421	2,416	16.64%
Cheshire	1,484	0	0	0.00%
Chester	574	0	0	0.00%
Chesterfield	552	8	8	1.45%
Chicopee	25,481	2,659	2,623	10.29%
Chilmark	592	0	0	0.00%
Clarksburg	736	9	9	1.22%
Clinton	6,918	547	547	7.91%
Cohasset	3,247	321	307	9.45%
Colrain	733	0	0	0.00%
Concord	7,172	920	715	9.97%
Conway	796	0	0	0.00%
Cummington	428	14	14	3.27%
Dalton	2,845	159	159	5.59%
Danvers	11,706	1,594	1,178	10.06%
Dartmouth	12,547	1,298	980	7.81%
Dedham	10,412	1,170	1,125	10.80%
Deerfield	2,261	37	37	1.64%
Dennis	8,043	492	438	5.45%
Dighton	2,968	427	151	5.09%
Douglas	3,395	140	140	4.12%
Dover	2,018	123	57	2.82%
Dracut	12,304	882	606	4.93%
Dudley	4,595	108	108	2.35%
Dunstable	1,145	0	0	0.00%
Duxbury	5,987	541	440	7.35%
East Bridgewater	5,186	230	176	3.39%
East Brookfield	915	0	0	0.00%
East Longmeadow	6,340	528	452	7.13%

ZONING BOARD
BOARD OF ASSESSORS

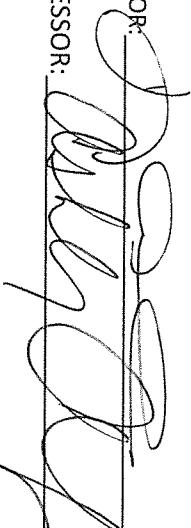
ABUTTER TO:
2041 BRIDGE STREET

MARCH 24, 2025

LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
4 OLD PASTURE RD	4	OLD PASTURE RD	LY LEAKHENNA		4 OLD PASTURE RD	DRACUT	MA	01826
12 OLD PASTURE RD	12	OLD PASTURE RD	RUSSO MATTHEW P. (TE)	MICHAELA A. RUSSO	12 OLD PASTURE RD	DRACUT	MA	01826
20 OLD PASTURE RD	20	OLD PASTURE RD	KIM, MAI T	CAO, DUY T	20 OLD PASTURE RD	DRACUT	MA	01826
23 OLD PASTURE RD	23	OLD PASTURE RD	MORAN CRAIG M. (TE)	KRISTINA D. MORAN	23 OLD PASTURE RD	DRACUT	MA	01826
28 OLD PASTURE RD	28	OLD PASTURE RD	XIE DONGMING	YAN MINZHI	28 OLD PASTURE RD	DRACUT	MA	01826
30 CROSS RD	30	CROSS RD		30 CROSS ROAD, LLC	108 LAKESHORE DR	DRACUT	MA	01826
31 OLD PASTURE RD	31	OLD PASTURE RD	SHAHEEN ROBERT S. (TE)	LISA M. SHAHEEN	31 OLD PASTURE RD	DRACUT	MA	01826
36 OLD PASTURE RD	36	OLD PASTURE RD	NGUYEN SEAN C. (TE)	UYEN M. TRAN	36 OLD PASTURE RD	DRACUT	MA	01826
39 OLD PASTURE RD	39	OLD PASTURE RD	PARASOLE RALPH M. (TE)	GENEVIEVE A. PARASOLE	39 OLD PASTURE RD	DRACUT	MA	01826
44 OLD PASTURE RD	44	OLD PASTURE RD	YOUNG ROBERT, JR. (TE)	RENEE M. YOUNG	44 OLD PASTURE RD	DRACUT	MA	01826
45 MARSH HILL RD	45	MARSH HILL RD	PINARD CHARLES L. (JTRS)	LISA RILEY	45 MARSH HILL RD	DRACUT	MA	01826
46 MARSH HILL RD	46	MARSH HILL RD	AUBREY-CADIEUX PAUL (JTRS)	MARY GRIFFIN	46 MARSH HILL RD	DRACUT	MA	01826
47 OLD PASTURE RD	47	OLD PASTURE RD	COCO SALVATORE III	DIANA P COCO	47 OLD PASTURE RD	DRACUT	MA	01826
52 OLD PASTURE RD	52	OLD PASTURE RD	SILVA WESLEY E. (TE)	LISA M. SILVA	52 OLD PASTURE RD	DRACUT	MA	01826
55 OLD PASTURE RD	55	OLD PASTURE RD	MAZZIE JACQUELINE (TC)	ROBERT LAWLER	55 OLD PASTURE RD	DRACUT	MA	01826
59 MARSH HILL RD	59	MARSH HILL RD	NILES DOUGLAS P. (TE)	HEATHER A. NILES	59 MARSH HILL RD	DRACUT	MA	01826
60 OLD PASTURE RD	60	OLD PASTURE RD	DRISCOLL BRIAN W. (TE)	LOUISE T. DRISCOLL	60 OLD PASTURE RD	DRACUT	MA	01826
68 OLD PASTURE RD	68	OLD PASTURE RD	MORIN, AMY (JTRS)	BRANDON ROTTLER	68 OLD PASTURE RD	DRACUT	MA	01826
1920 BRIDGE ST	1920	BRIDGE ST	TOWN OF DRACUT		62 ARLINGTON ST	DRACUT	MA	01826
1948 BRIDGE ST	1948	BRIDGE ST	JUBINVILLE WILLIAM R. & ELAINE Y. (LE)		81 CROSS RD	DRACUT	MA	01826
1965 BRIDGE ST	1965	BRIDGE ST	NEW ENGLAND POWER CO	C/O PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA	02451-2286
2016 BRIDGE ST	2016	BRIDGE ST	P J KEATING COMPANY		998 RESERVOIR ST	LUNENBURG	MA	01462
2041 BRIDGE ST	2041	BRIDGE ST	MARSH HILL MANAGEMENT LLC		P.O. BOX 58	DRACUT	MA	01826
2083 BRIDGE ST	2083	BRIDGE ST	A.L. PRIME ENERGY CONSULTANT, INC.		18 LARK AV	SAUGUS	MA	01906
2093 BRIDGE ST	2093	BRIDGE ST	A PLUS AUTO BODY OF DRACUT INC		299 OAK ST	METHUEN	MA	01844

BOARD OF ASSESSORS:

KAREN GOLDEN, CHIEF ASSESSOR:

ASHLEY ANTIFONARIO, ASSESSOR: 

CHERYL ARSENAULT, ASSESSOR: 

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C/O PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 00

A.L. PRIME ENERGY CONSULTANT, INC.
18 LARK AV
SAUGUS, MA 01906

Utilisez la bâche de l'adresse Avery 5150

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Répélez à la bâche de l'adresse Avery 5150

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