

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

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
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CHRISTOPHER J. ALPHEN, ESQ.
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 be 'C. Alphen', with a long horizontal line extending to the right.

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: 

Date: 3/24/25

The RENO Companies by: William Renaud

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

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 | SEB 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 | | |

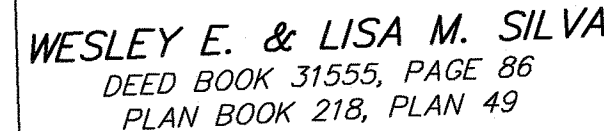
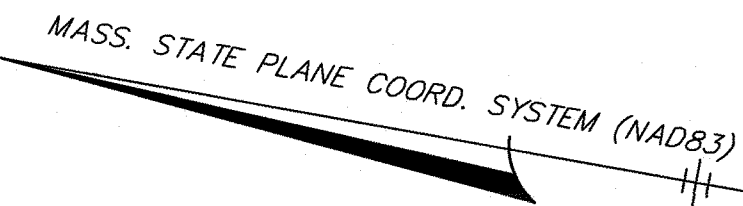
3. Other Chapter 40B Experience

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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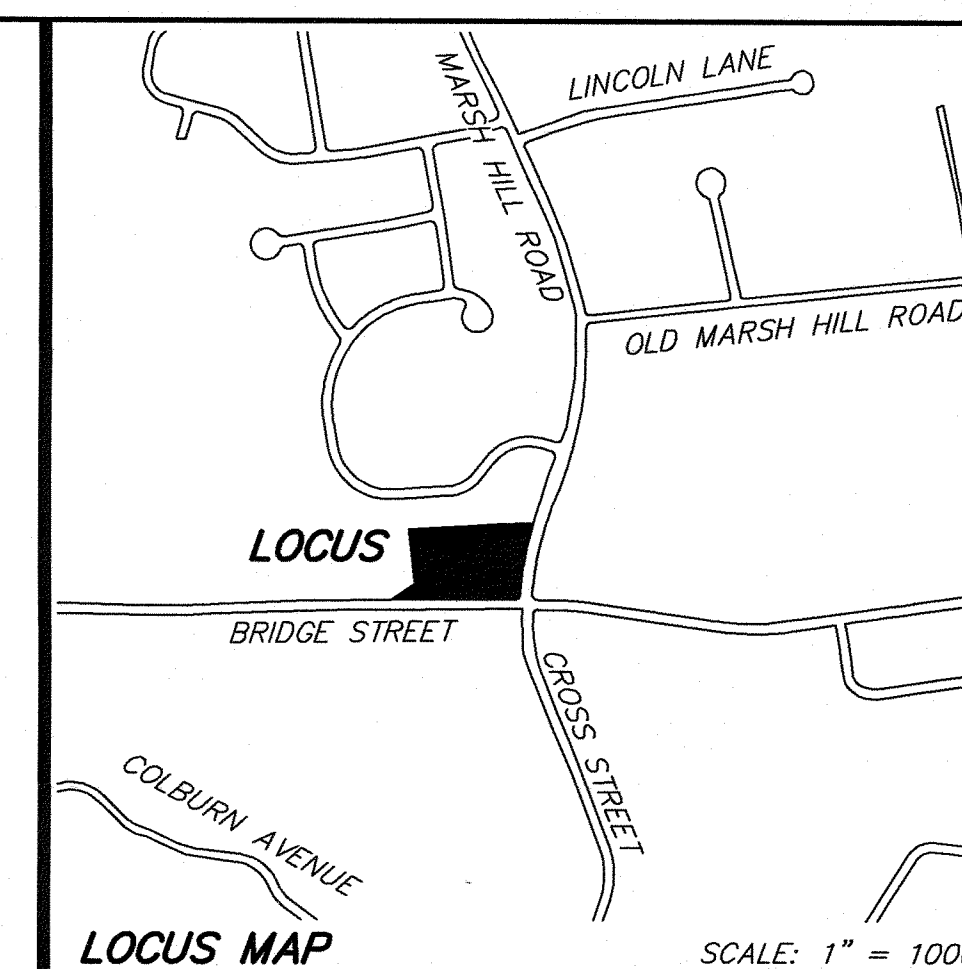
ROBERT YOUNG, JR.
& RENEE M. YOUNG
DEED BOOK 31288, PAGE 159
PLAN BOOK 218, PLAN 49

SEAN C. NGUYEN &
UYEN M. TRAN
DEED BOOK 31443, PAGE 76
PLAN BOOK 218, PLAN 49

DONGMING XIE &
MINZHI YAN
DEED BOOK 32032, PAGE 234
PLAN BOOK 218, PLAN 49

MAI T. KIM &
DU T. CAO
DEED BOOK 34122, PAGE 123
BOOK 218, PLAN 49

PAUL AUBREY-CADIEUX
& MARY GRIFFIN
DEED BOOK 20828, PAGE 29
PLAN BOOK 118, PLAN 57



SITE ADDRESS:

#2041
BRIDGE
STREET
Dracut, Massachusetts

PREPARED FOR

MARSH HILL
MANAGEMENT
LLC

39 Myrtle Street
Lowell, Massachusetts 01854

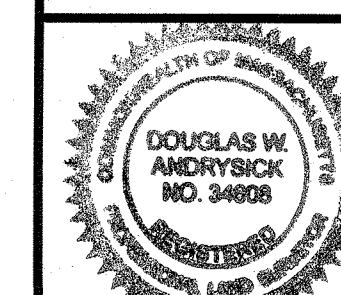
HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

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



Douglas W. Armstrong
2/25/25

| NO. | BY | APP | DATE | ISSUE/REVISION DESCRIPTION |
|-----------------|----|-----|------|----------------------------|
| DATE: 2/19/2025 | | | | DRAWN BY: JA |
| SCALE: 1"=40' | | | | CHECK BY: JM |

**TOPOGRAPHIC
PLAN OF LAND
IN
DRACUT,
MASSACHUSETTS**

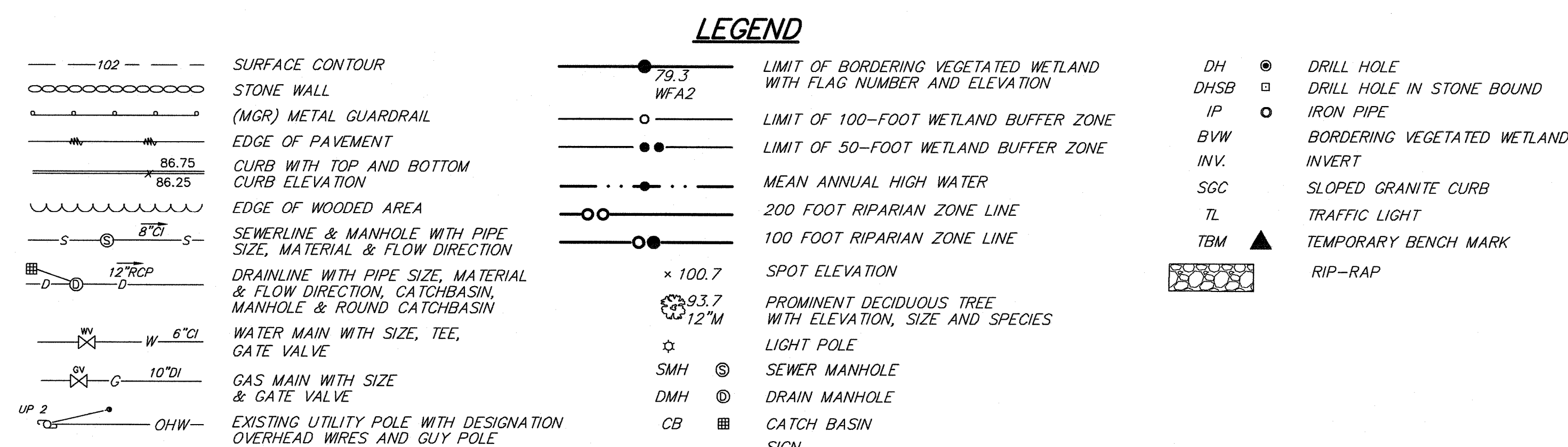
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DWG: 27164sv c

LAYOUT 50

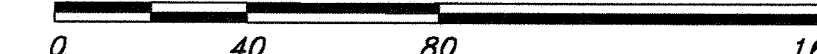
LAYOUT: EC

SHEET: 1 OF 1



| ELEVATION BENCH MARKS | | |
|--|--------------------------------------|---------|
|  DATUM: (SEE NOTE 1) | | |
| NO. | DESCRIPTION | ELEV. |
| 1 | 24" DECIDUOUS TREE - SPIKE SET 1' AG | 139.82' |
| 2 | 8" OAK - SPIKE SET 1' AG | 139.67' |

SCALE: 1" = 40'

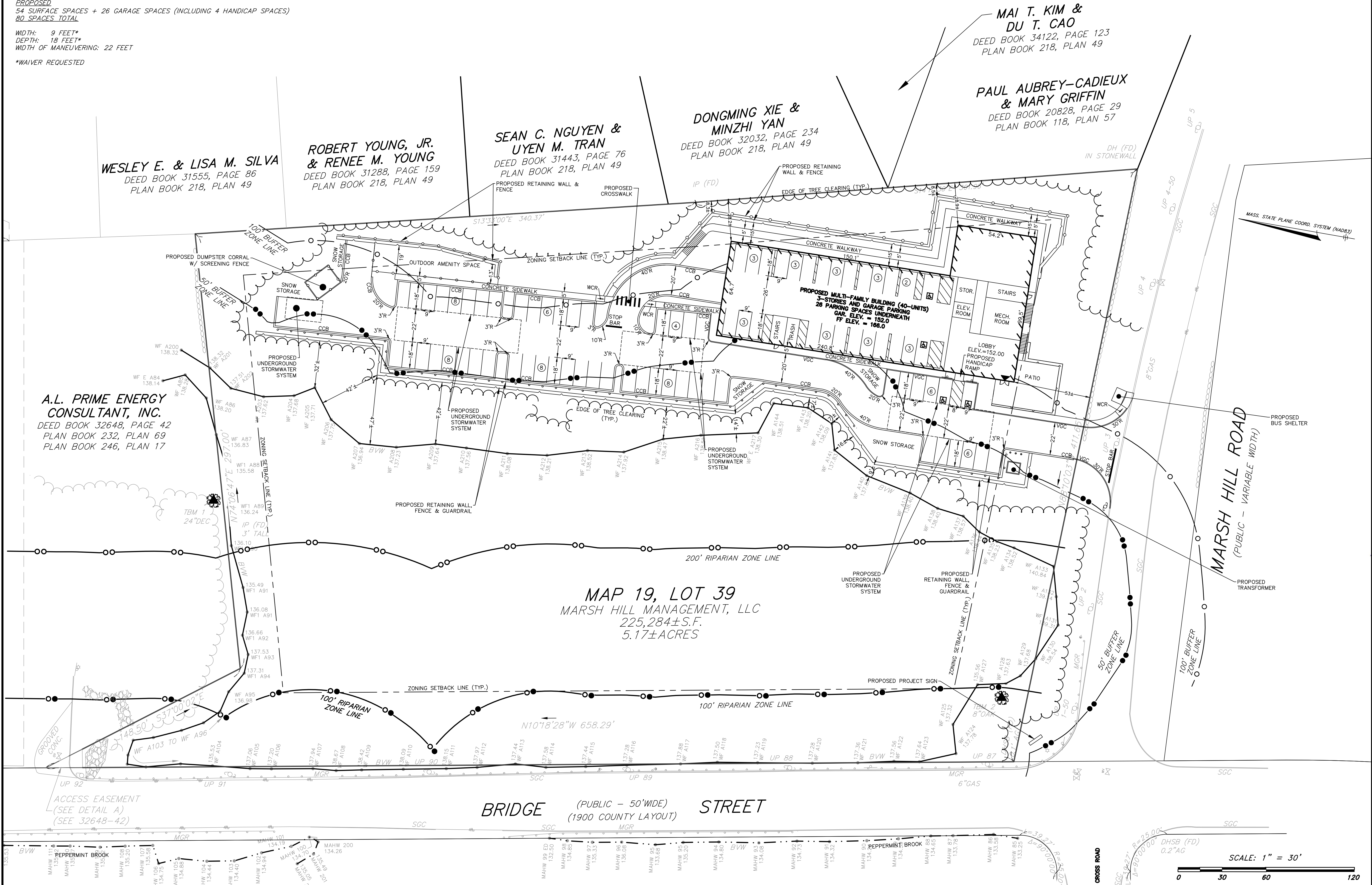


PER THE "TOWN OF DRACUT ZONING BYLAWS, INCORPORATED FEBRUARY 26, 1701", WITH AMENDMENTS THOUGH NOVEMBER 7, 2022. SECTION 6.1.6 TABLE OF OFF STREET PARKING REQUIREMENTS & 6.1.8 PARKING DIMENSIONS.

WIDTH: 10 FEET
DEPTH: 20 FEET
WIDTH OF MANEUVERING: 22 FEET

WIDTH: 9 FEET*
DEPTH: 18 FEET*
WIDTH OF MANEUVERING: 22 FEET

*WAIVER REQUESTED



PROPERTY ADDRESS:
2041 BRIDGE STREET
Dracut, Massachusetts 01826

HANCOCK
ASSOCIATES

Environmental
Consultants[illegible]

| 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 | |

| |
|--------------------|
| DWG: 27164—SP1.dwg |
| LAYOUT: LM(3) |
| SHEET: 3 OF 8 |
| JOB NO.: 27164 |

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SOIL TESTING DATA

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

TP-2024-1
DEPTH: HZ TEXTURE
0-14" Ap SANDY LOAM
14-32" Bw LOAMY SAND
32-60" C FINE SAND
REFUSAL (BOULDERS), NO WATER, REDOX @ 50"

TP-2024-2
DEPTH: HZ TEXTURE
0-15" Ap SANDY LOAM
15-32" Bw LOAMY SAND
32-62" C FINE SAND
REFUSAL (BOULDERS), WEAVING @ 46", REDOX @ 32"

TP-2024-3
DEPTH: HZ TEXTURE
0-12" Ap SANDY LOAM
12-24" Bw LOAMY SAND
24-52" C LOAMY SAND
REFUSAL (BOULDERS), NO REDOX OBSERVED

TP-2024-4
DEPTH: HZ TEXTURE
0-11" Ap SANDY LOAM
11-32" Bw LOAMY SAND
32-74" C LOAMY SAND
REFUSAL (BOULDERS), REDOX @ 59"

TP-2024-5
DEPTH: HZ TEXTURE
0-15" Ap SANDY LOAM
15-35" Bw LOAMY SAND
35-55" C1 SAND
55-80" C2 LOAMY SAND
REFUSAL (BOULDERS), NO REDOX

TP-2024-6
DEPTH: HZ TEXTURE
0-14" Ap SANDY LOAM
14-29" Bw LOAMY SAND
29-55" C1 SAND
55-66" C2 LOAMY SAND
REFUSAL (BOULDERS), REDOX @ 45"

TP-2024-7
DEPTH: HZ TEXTURE
0-12" Ap SANDY LOAM
12-26" Bw LOAMY SAND
26-42" C1 LOAMY SAND
42-74" C2 SAND
REFUSAL (BOULDERS), NO REDOX

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.

EXISTING UTILITY STRUCTURE SCHEDULE

| | | | | |
|--------------------|-----------------------|-----------------------|-----------------------|--------------------|
| DMH1 RIM=139.97 | DMH6 RIM=136.89 | CB4 W/S RIM=151.09 | CB9 W/S RIM=136.77 | SMH1 RIM=146.13 |
| DMH2 RIM=139.82 | DMH7 RIM=136.87 | CB5 W/S RIM=158.29 | CB9 W/S RIM=136.77 | SMH2 RIM=147.08 |
| DMH3 RIM=150.53 | DMH8 RIM=139.83 | RCB6 RIM=162.38 | | SMH3 RIM=155.02 |
| DMH4 RIM=151.21 | CB2 W/S RIM=140.44 | CB7 W/S RIM=136.69 | | SMH4 RIM=168.24 |
| DMH5 RIM=136.80 | CB3 W/S RIM=151.04 | CB8 W/S RIM=136.78 | | SMH5 RIM=136.80 |

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

ROBERT YOUNG, JR.
& RENEE M. YOUNG
DEED BOOK 31288, PAGE 159
PLAN BOOK 218, PLAN 49

SEAN C. NGUYEN &
UYEN M. TRAN
DEED BOOK 31443, PAGE 76
PLAN BOOK 218, PLAN 49

DONGMING XIE &
MINZHI YAN
DEED BOOK 32032, PAGE 234
PLAN BOOK 218, PLAN 49

PAUL AUBREY-CADIEUX
& MARY GRIFFIN
DEED BOOK 20828, PAGE 29
PLAN BOOK 118, PLAN 57

A.L. PRIME ENERGY
CONSULTANT, INC.
DEED BOOK 32648, PAGE 42
PLAN BOOK 232, PLAN 69
PLAN BOOK 246, PLAN 17

MAP 19, LOT 39
MARSH HILL MANAGEMENT, L
225,284±S.F.
5.17±ACRES

BRIDGE (PUBLIC - 50' WIDE)
STREET (1900 COUNTY LAYOUT)

COMPREHENSIVE PERMIT SITE PLAN

PROPERTY ADDRESS:

2041 BRIDGE STREET
Dracut, Massachusetts 01826

PREPARED FOR:

Marsh Hill
Management, LLC

39 Myrtle Street
Lowell, Massachusetts 01854

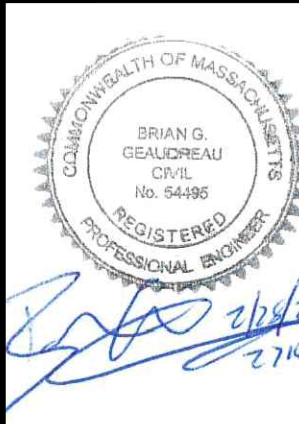
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Environmental
Consultants

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VOICE (978) 244-0110, FAX (978) 244-1133
WWW.HANCOCKASSOCIATES.COM



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

GRADING, DRAINAGE, AND UTILITIES PLAN

DWG: 27164-SF1.dwg

LAYOUT: GDU(4)

SHEET: 4 OF 8

JOB NO.: 27164

4

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.

PRELIMINARY SITE WORK

1. MATERIALS SUCH AS GRAVEL TO BE REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN FOR MORE THAN THREE WEEKS.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL STRAW BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE CONSIDERED.

SITE INSPECTIONS DURING CONSTRUCTION

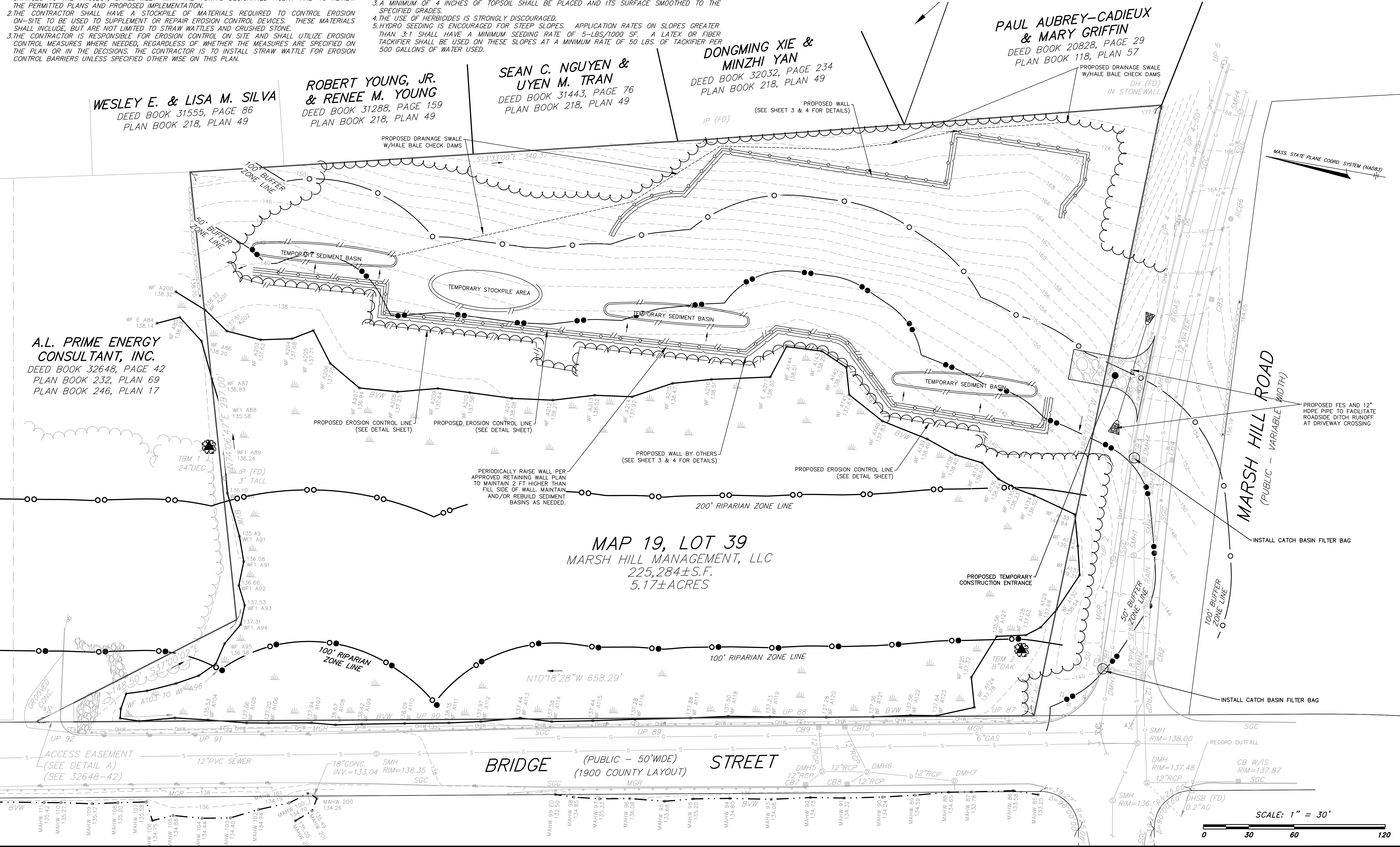
1. DURING CONSTRUCTION, THE PERMITTEE OR HIS/HER AGENT SHALL CONDUCT AND DOCUMENT INSPECTIONS OF ALL CONTROL MEASURES NO LESS THAN WEEKLY OR AS SPECIFIED IN THE PERMIT, AND PRIOR TO AND FOLLOWING ANTICIPATED STORM EVENTS. THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL PLAN, AND THE NEED FOR MAINTENANCE OR ADDITIONAL CONTROL MEASURES.

LANDSCAPING/SEEDING

1. LANDSCAPING/SEEDING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, WOOD CHIPS WEIGHTED WITH SNOW FENCE OR BRANCHES, OR OTHER METHODS SHALL BE PROVIDED.
3. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
4. THE USE OF HERBICIDES IS STRONGLY DISCOURAGED.
5. HYDRO SEEDING IS ENCOURAGED FOR STEEP SLOPES. APPLICATION RATES ON SLOPES GREATER THAN 3:1 SHALL HAVE A MINIMUM SEEDING RATE OF 5-LBS/1000 SF. A LATEX OR FIBER TACKIFIER SHALL BE USED ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS. OF TACKIFIER PER 500 GALLONS OF WATER USED.

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" WDE 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 DAMS 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

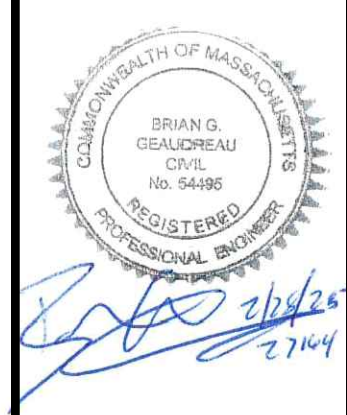
PROPERTY ADDRESS:
2041 BRIDGE STREET
Dracut, Massachusetts 01826

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

HANCOCK ASSOCIATES

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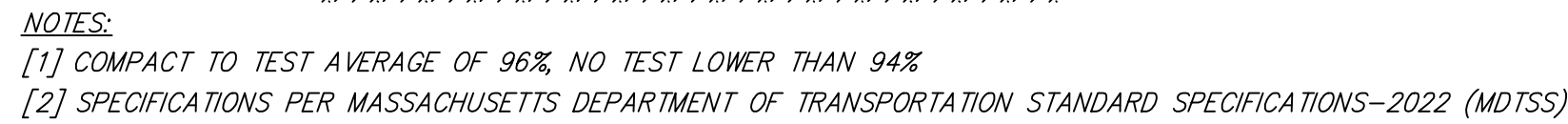


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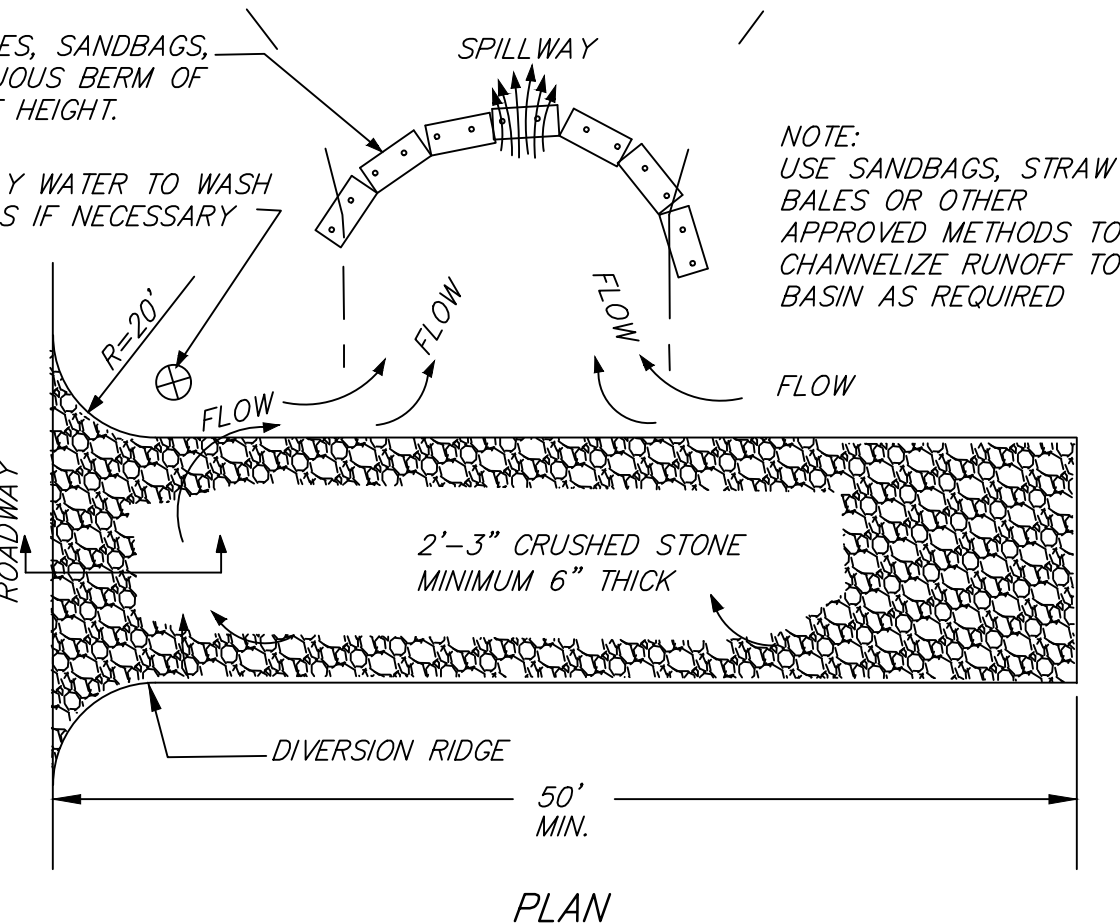
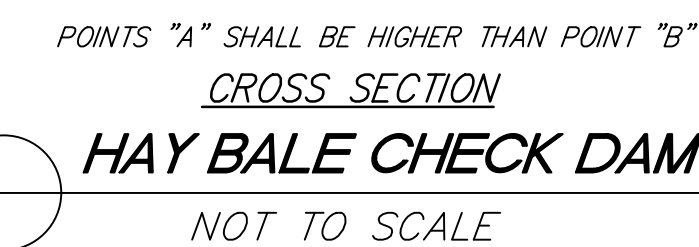
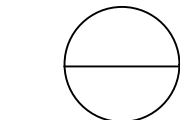
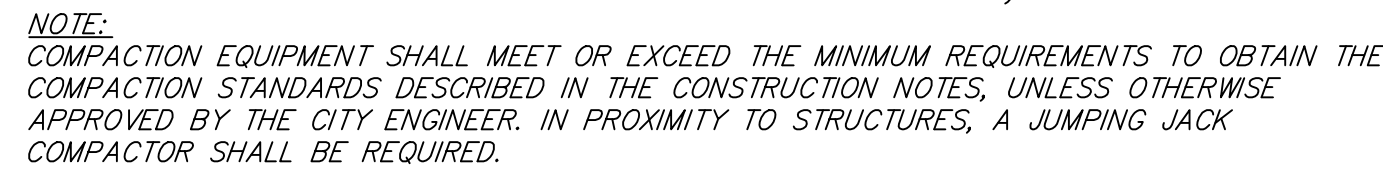
EROSION AND SEDIMENTATION CONTROL PLAN

DWG: 27164-SF1.dwg
LAYOUT: ESC(5)
SHEET: 5 OF 8
JOB NO.: 27164

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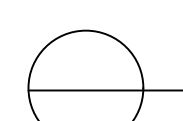
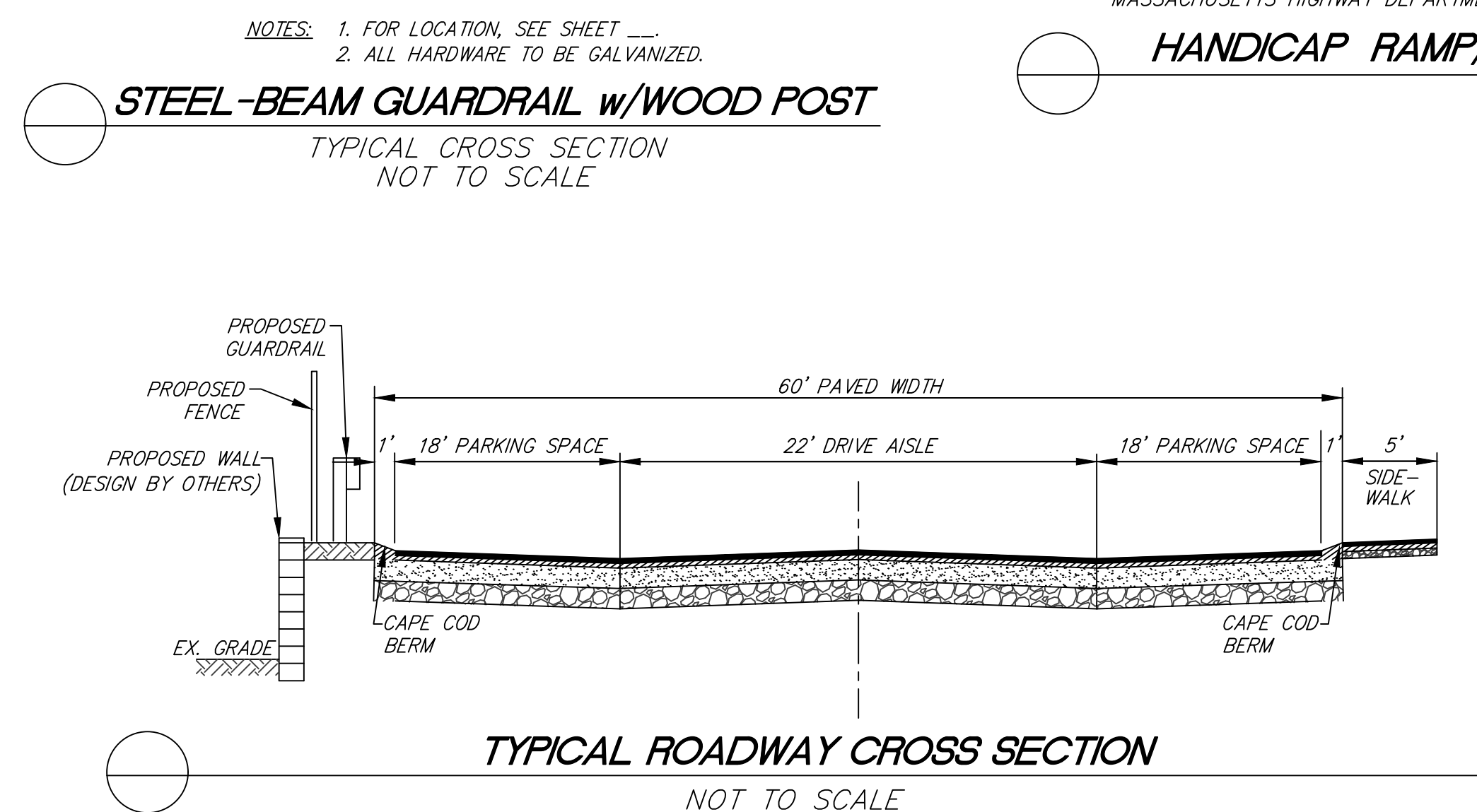


| MATERIAL | SPECIFICATION | MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.) |
|---------------------------------------|------------------------------------|--|
| TOP – BITUMINOUS CONCRETE | AASHTO M 323 | 1/2 |
| BINDER – BITUMINOUS CONCRETE | AASHTO M 320 | 1 |
| BASE – GRAVEL BORROW | MDTSS M1.03.0 TYPE C | 2 |
| SUBBASE – GRAVEL BORROW | MDTSS M1.03.1 | 2 |
| UNSUITABLE SUBGRADE – ORDINARY BORROW | AASHTO M 145 A-1, A-2-4, OR A-3 | 12 |



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT 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.



| | MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|---|---|--|---|--|
| D | FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | N/A | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| C | INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER. | GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. | AASHTO M146 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL, AND 96% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. |
| B | EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE. | CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ⁵ | AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57 | NO COMPACTION REQUIRED. |
| A | FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ⁵ | AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3} |

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND CLEAN, CRUSHED, ANGULAR STONE IN A & B LAYERS

PERIMETER STONE (SEE NOTE 4)

EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)

6" (150 mm) MIN

MC-3500 END CAP

SUBGRADE SOILS

8" (150 mm) MIN

77" (1956 mm)

12" (300 mm) MIN

12" (300 mm) MIN

45" (1143 mm)

18" (450 mm) MIN*

8" (2.4 m) MAX

DEPTH OF STONE TO BE DETERMINED BY SITE DESIGN ENGINEER 8" (230 mm) MIN

*THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

COVER PIPE CONNECTION TO END CAP WITH ADS GEOSYNTHETICS 801T NON-WOVEN GEOTEXTILE

STORMTECH HIGHLY RECOMMENDS FLEXSTORM INSERTS IN ANY UPSTREAM STRUCTURES WITH OPEN GRATES

ELEVATED BYPASS MANIFOLD

SUMP DEPTH TBD BY SITE DESIGN ENGINEER (24" (600 mm) MIN RECOMMENDED)

CATCH BASIN OR MANHOLE

INSTALL FLAMP ON 24" (600 mm) ACCESS PIPE PART #: MCLFAMP

MC-3500 CHAMBER

OPTIONAL INSPECTION PORT

MC-3500 END CAP

24" (600 mm) HDPE ACCESS PIPE REQUIRED USE FACTORY PARTIAL CUT END CAP PART #: MC3500EPP24BC OR MC3500EPP24BW

ONE LAYER OF ADS PLUS 125 WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS 8.25' (2.51 m) MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS

RWTECH HIGHLY RECOMMENDS
 FORM INSERTS IN ANY UPSTREAM
 STRUCTURES WITH OPEN GRATES

ELEVATED BYPASS MANIFOLD

SUMP DEPTH TBD BY
 SITE DESIGN ENGINEER
 (24" (600 mm) MIN RECOMMENDED)

CATCH BASIN
 OR MANHOLE

INSTALL FLAMP ON 12" (300 mm) ACCESS PIPE
 PART#: SC31012RAMP

SC-310 CHAMBER

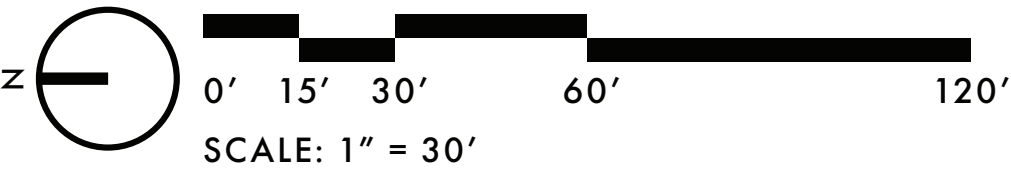
OPTIONAL INSPECTION PORT

SC-310 END CAP

12" (300 mm) HDPE ACCESS PIPE REQUIRED
 USE EZ END CAP PART #: SC310EC EZ

ONE LAYER OF ADSPLUS625 WOVEN GEOTEXTILE BETWEEN
 FOUNDATION STONE AND CHAMBERS
 4" (1.2 m) MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS

24



NOT FOR CONSTRUCTION

MDLA

MICHAEL D'ANGELO
LANDSCAPE ARCHITECTURE LLC
840 SUMMER STREET
SUITE 201A
BOSTON, MA 02127
T. 203.592.4788
WWW.MD-LA.COM

2041 BRIDGE STREET
DRACUT, MA

STAMP

REV. NO. DATE DESCRIPTION

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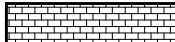
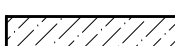
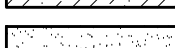


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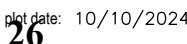
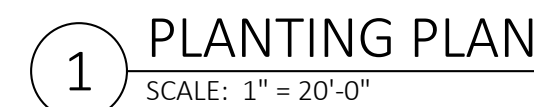
SHEET 1 OF 5

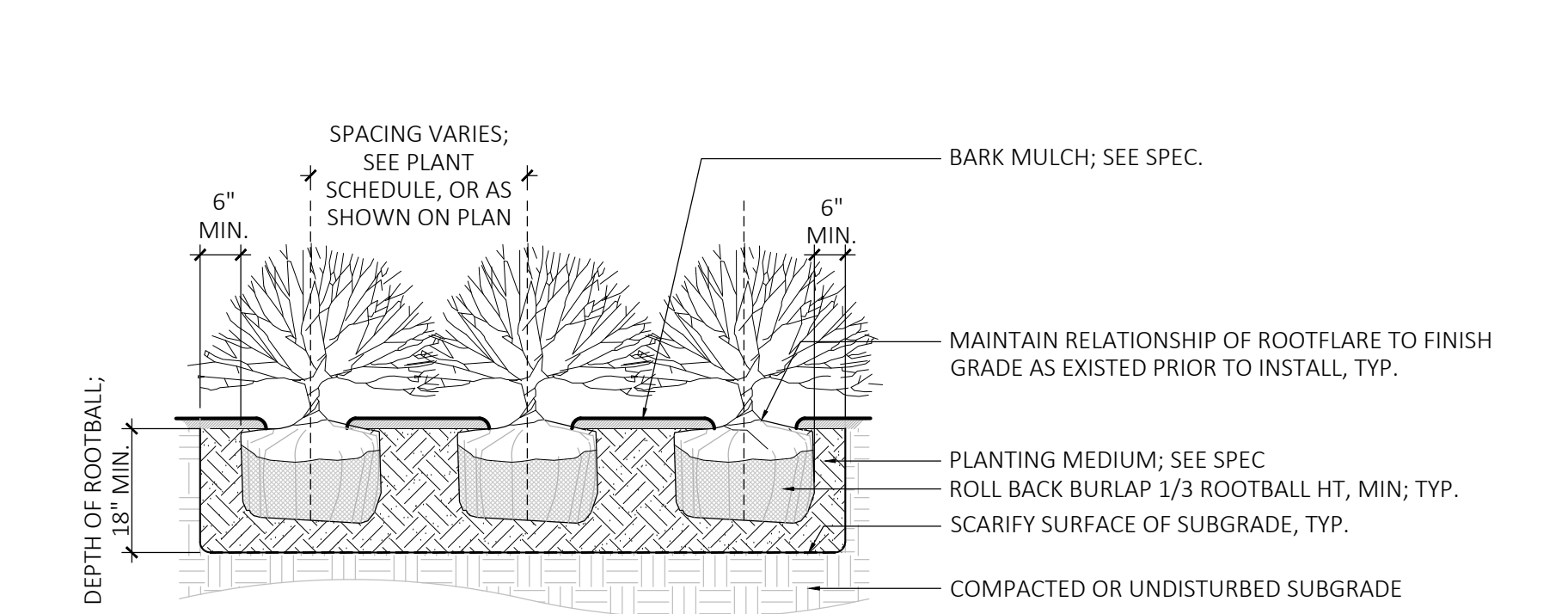
10/8/2024

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 OF PLANTS.
5. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
6. WHERE DIFFERENT PLANT MATERIALS ARE USED, DRAWINGS SUPERSEDE 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 OUTPLANT AREAS TO BE PLANTED ARE TO BE TAKEN 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

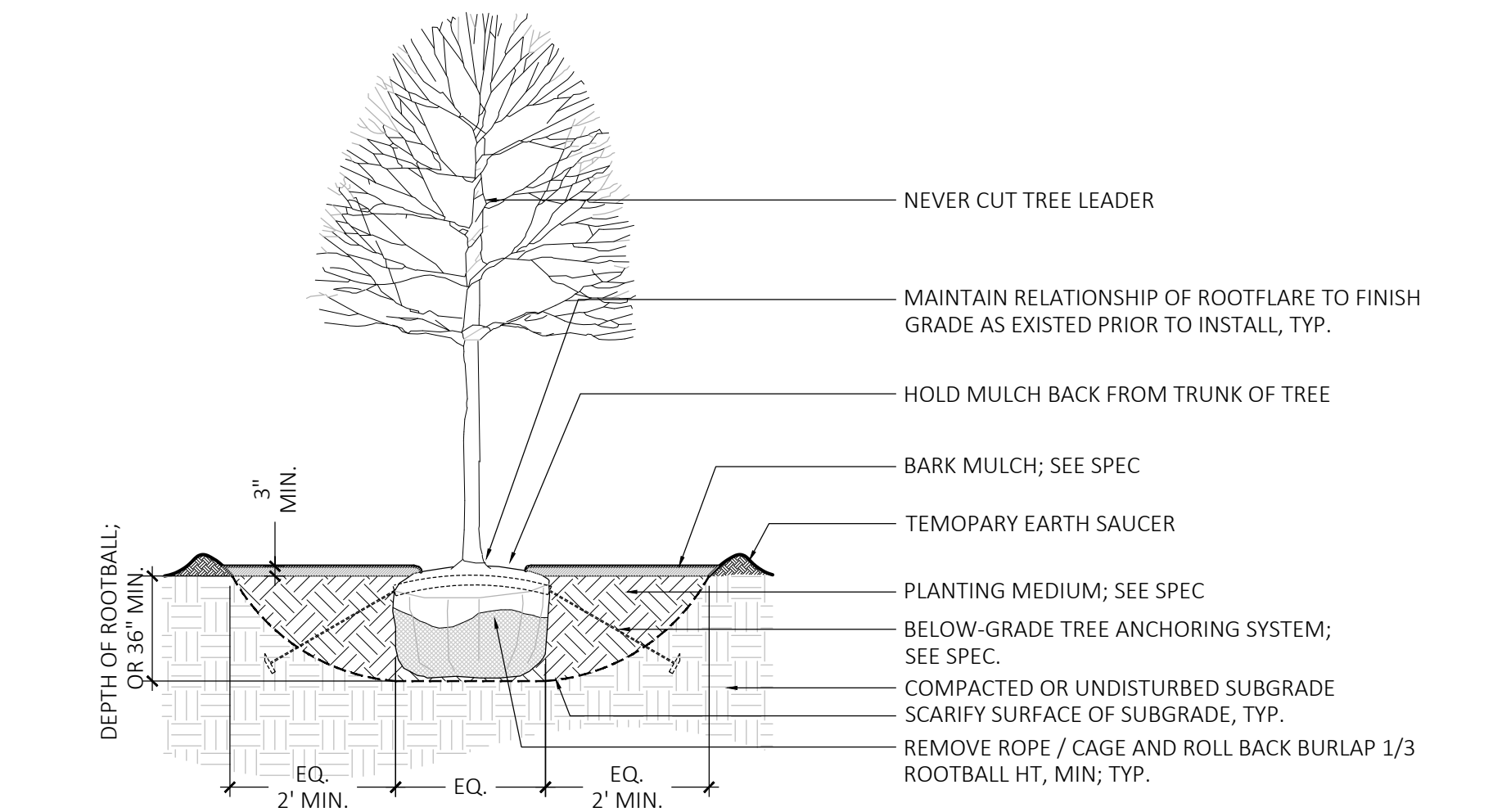
1. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES PRIOR TO COMMENCING NEW CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD SHALL BE PROMPTLY 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 REPAIRED 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.

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

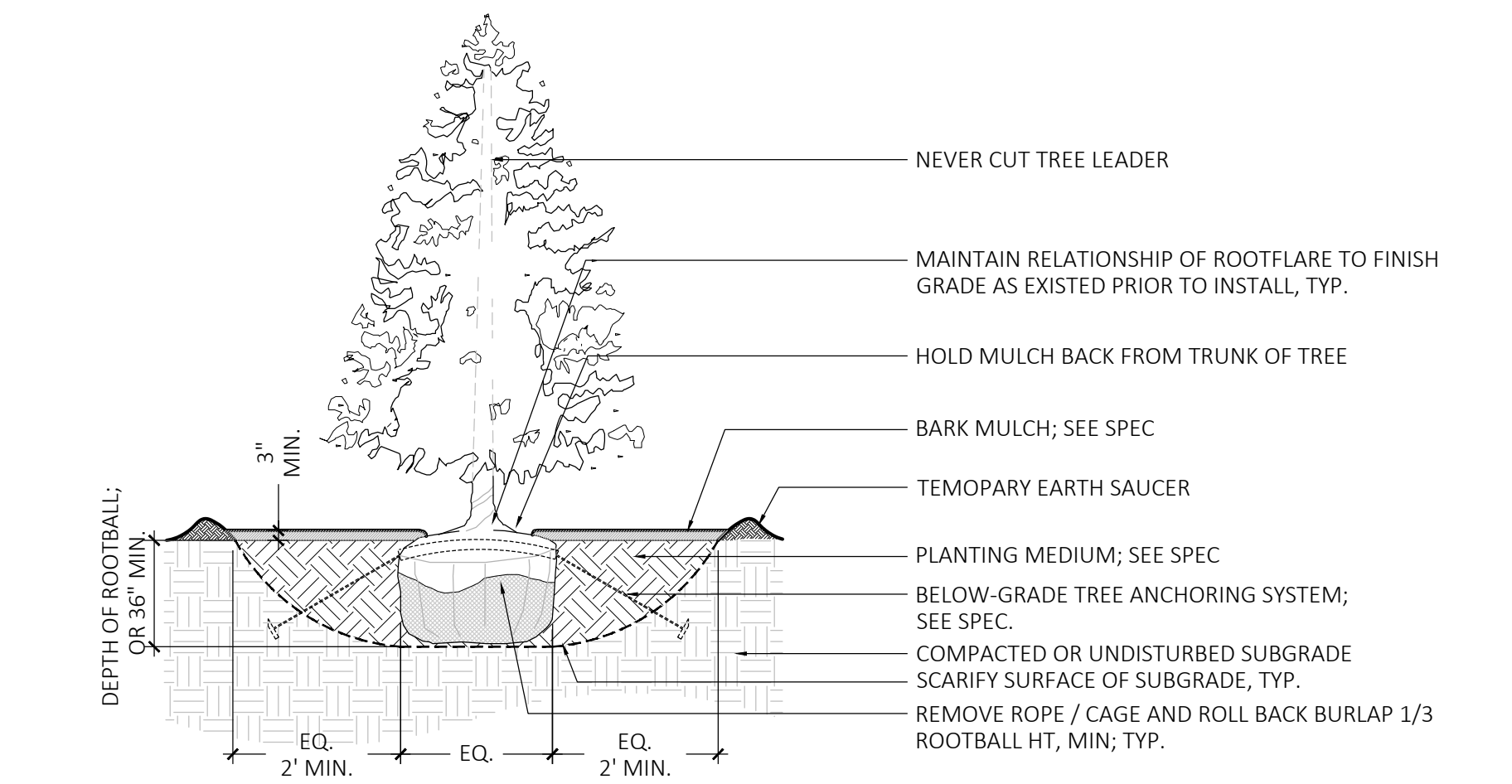




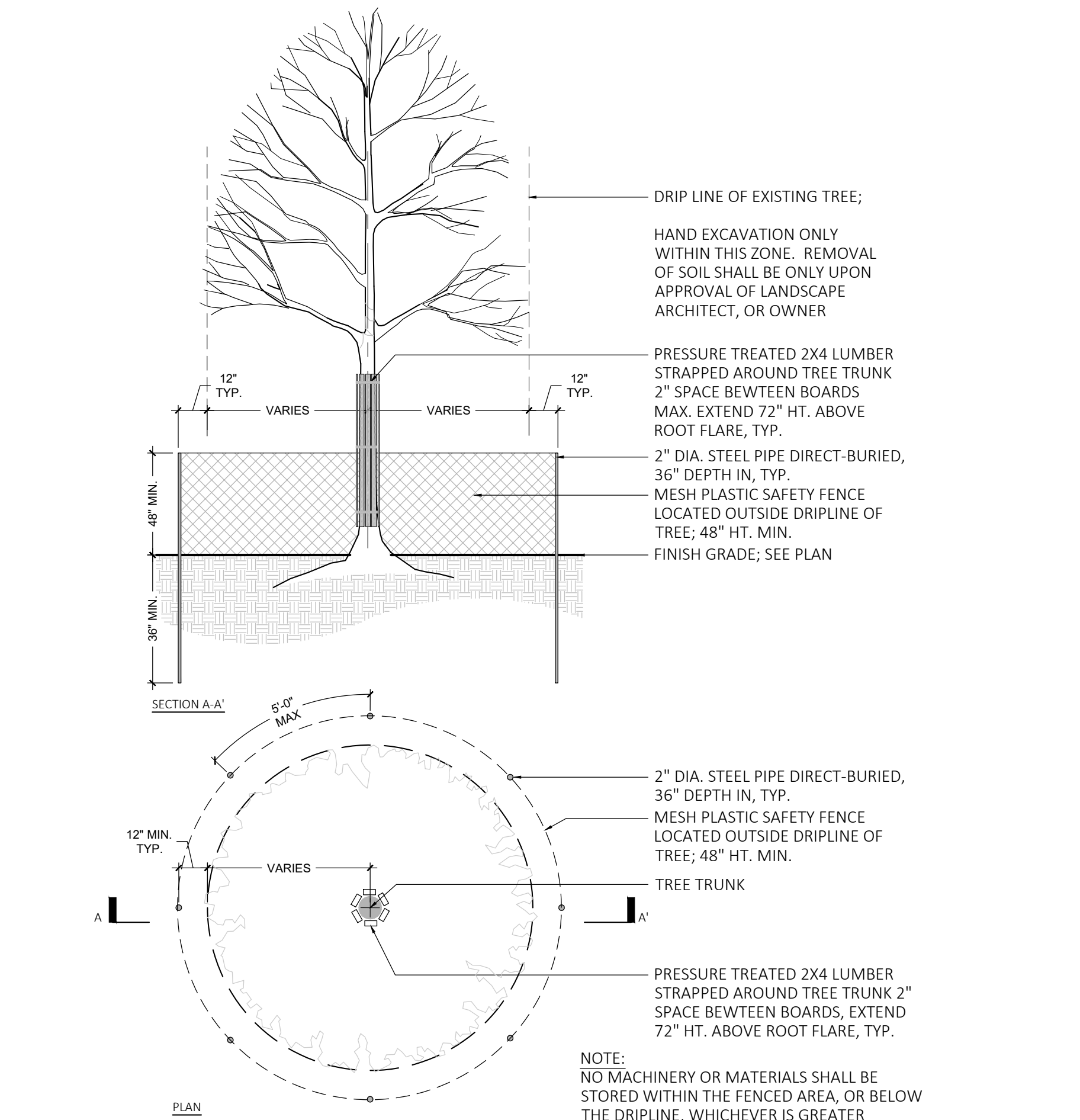
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NOT TO SCALE



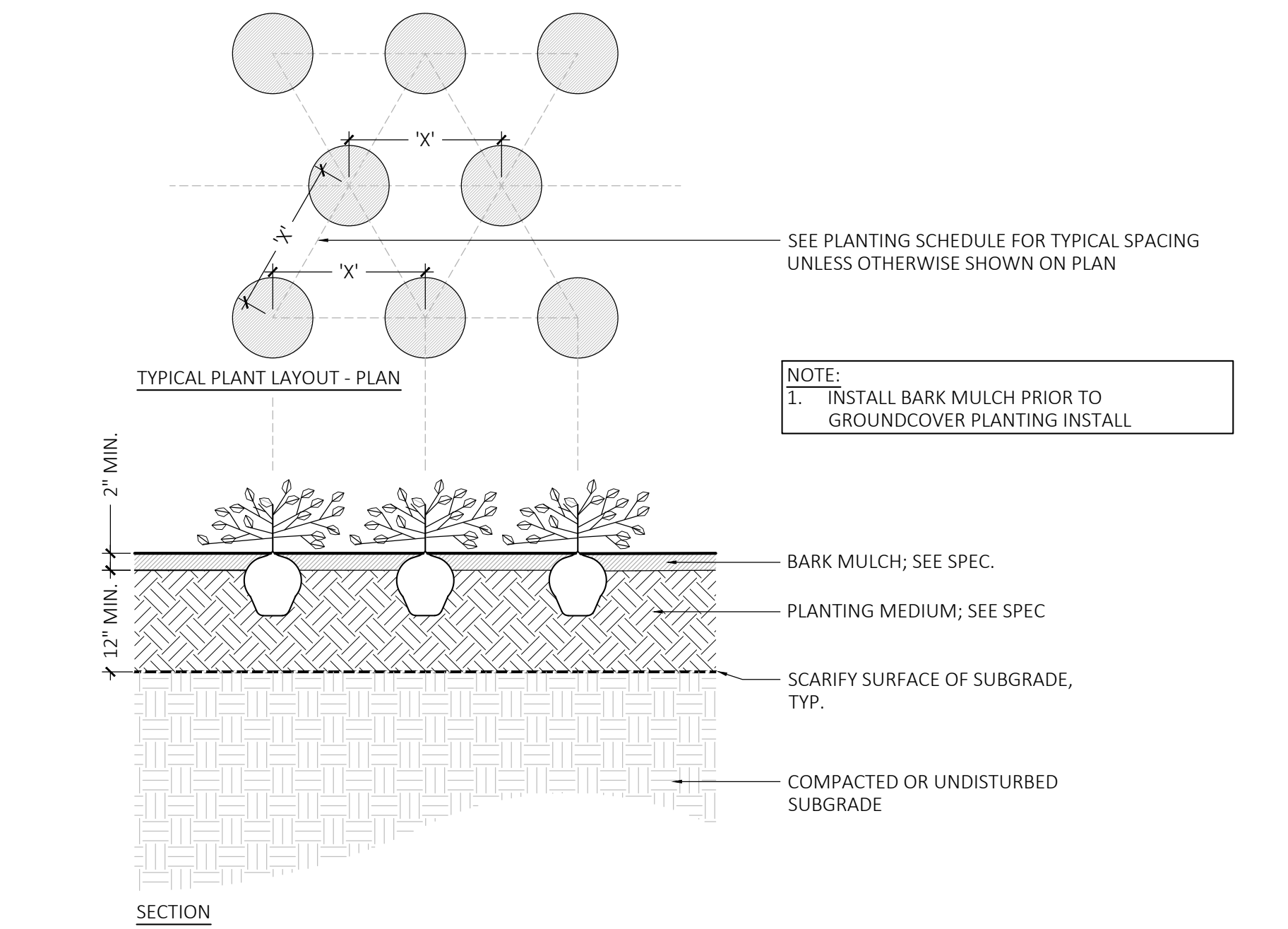
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NOT TO SCALE



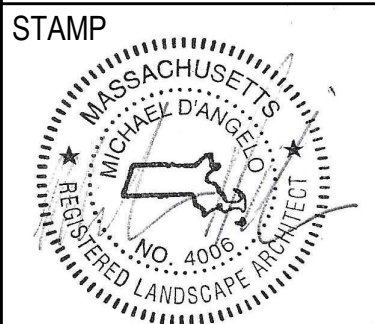
5 EVERGREEN TREE PLANTING
NOT TO SCALE



1 EXISTING TREE PROTECTION
NOT TO SCALE



2 GROUNDCOVER PLANTING
NOT TO SCALE



| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

LANDSCAPE
DETAILS

| | |
|--------------------|------|
| DRAWN: AA | L300 |
| CHECKED: MD | |
| SCALE: AS NOTED | |
| DATE: 10/08/24 | |

ZONING

BUSINESS 4 (B-4)

ASSESSORS

MAP 19, LOT 39

RECORD OWNER

DAVID LERICHE

DIMENSIONAL REQUIREMENTS

| | REQUIRED | PROVIDED |
|-------------------------|-----------|------------|
| LOT AREA | 40,000 SF | 230,868 SF |
| FRONTAGE | 200 FT | 645± FT |
| LOT WIDTH | 50 FT | 550± FT |
| FRONT YARD | 100 FT | 53± FT* |
| SIDE YARD | 15 FT | 28± FT |
| REAR YARD | 40 FT | 28± FT* |
| MAXIMUM BUILDING HEIGHT | 45 FT | 52± FT* |
| MAXIMUM STORIES | 3.5 | 4.5* |

*WAIVER REQUESTED

PLAN INTENT

THE INTENT OF THIS PLAN IS TO CONCEPTUALLY SHOW A RESIDENTIAL LAND DEVELOPMENT PROPOSAL FOR A 40B HOUSING MULTI-FAMILY BUILDING. THIS PLAN DOES NOT CONVEY ZONING COMPLIANCE AND SHALL NOT BE USED FOR PERMITTING AND CONSTRUCTION PURPOSES

BASE PLAN NOTES

- PROPERTY LINE AND CONTOUR/ELEVATION DATA SHOWN HEREON WERE COMPLIED FROM MASSMAPPER ONLINE GIS AND ARE APPROXIMATE. THE ELEVATION REFERENCE DATUM IS UNKNOWN.
- EXISTING UTILITY DATA WAS SCALED FROM THE TOWN OF DRACUT ONLINE GIS MAPS. OTHER UTILITIES EXIST AND ARE NOT SHOWN ON THIS PLAN.
- WETLANDS AND STREAM LOCATION HAVE BEEN SCALED ONTO THIS PLAN VIA A SKETCH PLAN GENERATED FROM GPS POINTS. THEIR LOCATIONS ARE APPROXIMATE.
- A FULL EXISTING CONDITIONS SURVEY IS REQUIRED TO VERIFY THE FEASIBILITY OF THE LAND DEVELOPMENT CONCEPT ON THIS PLAN.

UTILITY NOTES

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- THE PROPOSED UTILITY CONNECTIONS ONLY SHOW THE SERVICE LOCATIONS INTO MARSH HILL ROAD. THE TOWN MAY REQUIRE THE UPGRADE OF UTILITY LINES IN THE RIGHT OF WAY TO SUPPORT THIS DEVELOPMENT

PERMITTING PATH

ZONING BOARD OF APPEALS - COMPREHENSIVE PERMIT
CONSERVATION COMMISSION - NOTICE OF INTENT

WAIVERS REQUIRED

PER THE "TOWN OF DRACUT ZONING BYLAWS, INCORPORATED FEBRUARY 26, 1701", WITH AMENDMENTS THOUGH NOVEMBER 7, 2022

- SECTION 3.3 - PERMITTED USES: MULTI-FAMILY DWELLING IN A B-4 DISTRICT
SECTION 4.4 - FRONT YARD SETBACK - (100 FT MIN REQUIRED, 53 FT PROPOSED)
SECTION 4.4 - REAR YARD SETBACK - (40 FT MIN REQUIRED, 28 FT PROPOSED)
SECTION 4.4 - MAXIMUM BUILDING HEIGHT - (45 FT MAX REQUIRED, 52 FT PROPOSED)
SECTION 4.4 - MAXIMUM BUILDING HEIGHT - (3.5 STORIES MAX REQUIRED, 4 STORIES PROPOSED)
SECTION 4.5.4 - BUFFERING AND SCREENING - (50 FT WIDTH REQUIRED, 5 FT PROPOSED)
SECTION 6.1.8.1.D - PARKING DIMENSIONS - (10' STALL WIDTH REQUIRED, 9' STALL WIDTH PROVIDED IN GARAGE SPACES)
SECTION 6.1.8.1.D - PARKING DIMENSIONS - (20' STALL DEPTH REQUIRED, 18' STALL DEPTH PROVIDED IN GARAGE SPACES)

PARKING REQUIREMENTS

PER THE "TOWN OF DRACUT ZONING BYLAWS, INCORPORATED FEBRUARY 26, 1701", WITH AMENDMENTS THOUGH NOVEMBER 7, 2022. SECTION 6.1.6 TABLE OF OFF STREET PARKING REQUIREMENTS

REQUIRED

USE: MULTI-FAMILY DWELLING = 2 SPACES PER DWELLING UNIT
40 UNITS x 2 SPACES PER DWELLING UNIT = 80 SPACES

PROPOSED

USE: MULTI-FAMILY DWELLING = 2 SPACES PER DWELLING UNIT
40 UNITS x 2.0 SPACES PER DWELLING UNIT = 81 SPACES (55 SURFACE SPACES, 26 GARAGE SPACES)



LOCUS MAP SCALE: 1" = 500'

PROPERTY ADDRESS:

2041 BRIDGE STREET
Dracut, Massachusetts 01826

PREPARED FOR:

Marsh Hill
Management, LLC

39 Myrtle Street
Lowell, Massachusetts 01854

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Environmental
Consultants

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

| NO. | BY | APP | DATE | ISSUE/REVISION | DESCRIPTION |
|------------|----------|------------|------|----------------|-------------|
| DATE: | 10/16/23 | DESIGN BY: | RT | | |
| SCALE: | AS SHOWN | DRAWN BY: | RT | | |
| APPR'D BY: | BC | CHECK BY: | JP | | |

SWEPT PATH
ANALYSIS
PLAN

| | |
|--------------------|----|
| DWG: 27164-c3.dwg | SP |
| LAYOUT: Swept Path | |
| SHEET: 1 OF 2 | |
| JOB NO.: 27164 | |

ZONING

BUSINESS 4 (B-4)

ASSESSORS

MAP 19, LOT 39

RECORD OWNER

DAVID LERICHE

DIMENSIONAL REQUIREMENTS

| | REQUIRED | PROVIDED |
|-------------------------|-----------|------------|
| LOT AREA | 40,000 SF | 230,868 SF |
| FRONTAGE | 200 FT | 645± FT |
| LOT WIDTH | 50 FT | 550± FT |
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PERMITTING PATH

ZONING BOARD OF APPEALS - COMPREHENSIVE PERMIT
CONSERVATION COMMISSION - NOTICE OF INTENT

WAIVERS REQUIRED

PER THE "TOWN OF DRACUT ZONING BYLAWS, INCORPORATED FEBRUARY 26, 1701", WITH AMENDMENTS THOUGH NOVEMBER 7, 2022

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40 UNITS x 2 SPACES PER DWELLING UNIT = 80 SPACES

PROPOSED

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PREPARED FOR:

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HANCOCK
ASSOCIATES

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WWW.HANCOCKASSOCIATES.COM

| NO. | BY | APP | DATE | ISSUE/REVISION | DESCRIPTION |
|-----|----|-----|----------|-----------------|--------------|
| 1 | | | 10/16/23 | DESIGN BY: | RT |
| 2 | | | | SCALE: AS SHOWN | DRAWN BY: RT |
| 3 | | | | APPR'D BY: | BC |
| 4 | | | | CHECK BY: | JP |

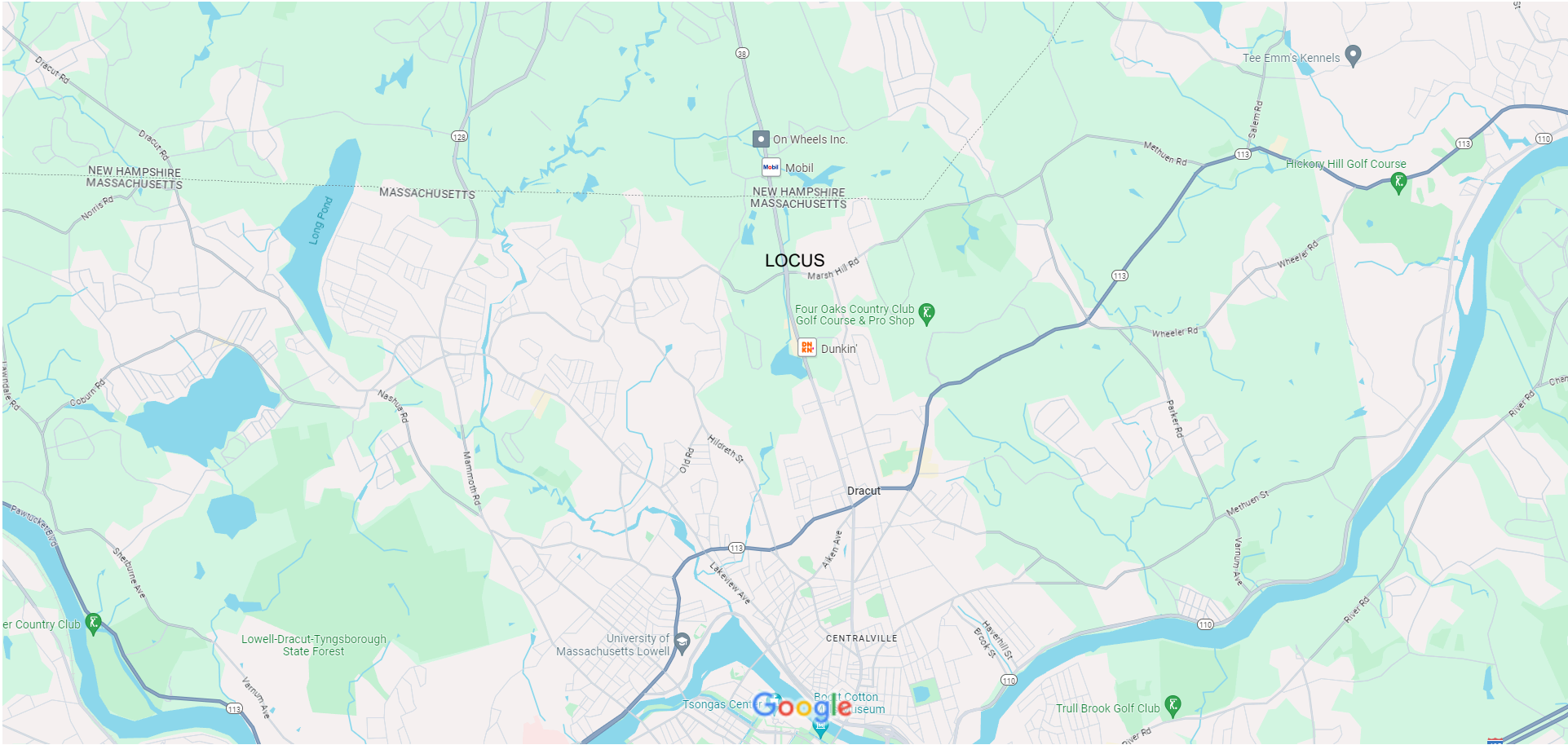
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CHECK BY: JP

**SWEPT PATH
ANALYSIS
PLAN**

DWG: 27164-c3.dwg
LAYOUT: Swept Path
SHEET: 2 OF 2
JOB NO.: 27164

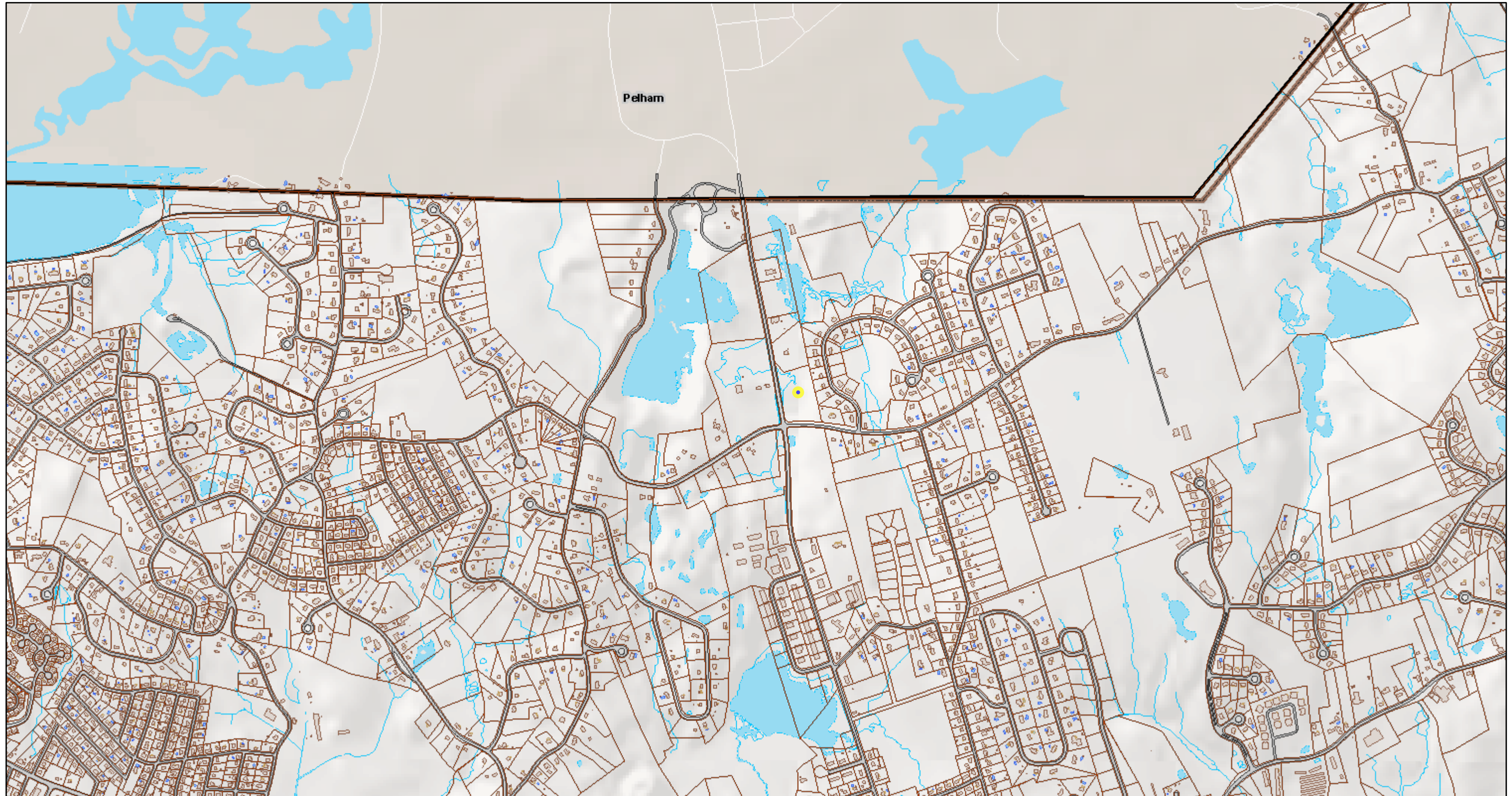
SP

Google Maps 2041 Bridge St



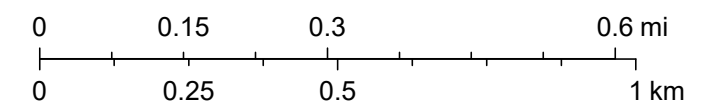
Map data ©2024 Google 2000 ft

Dracut GIS Map

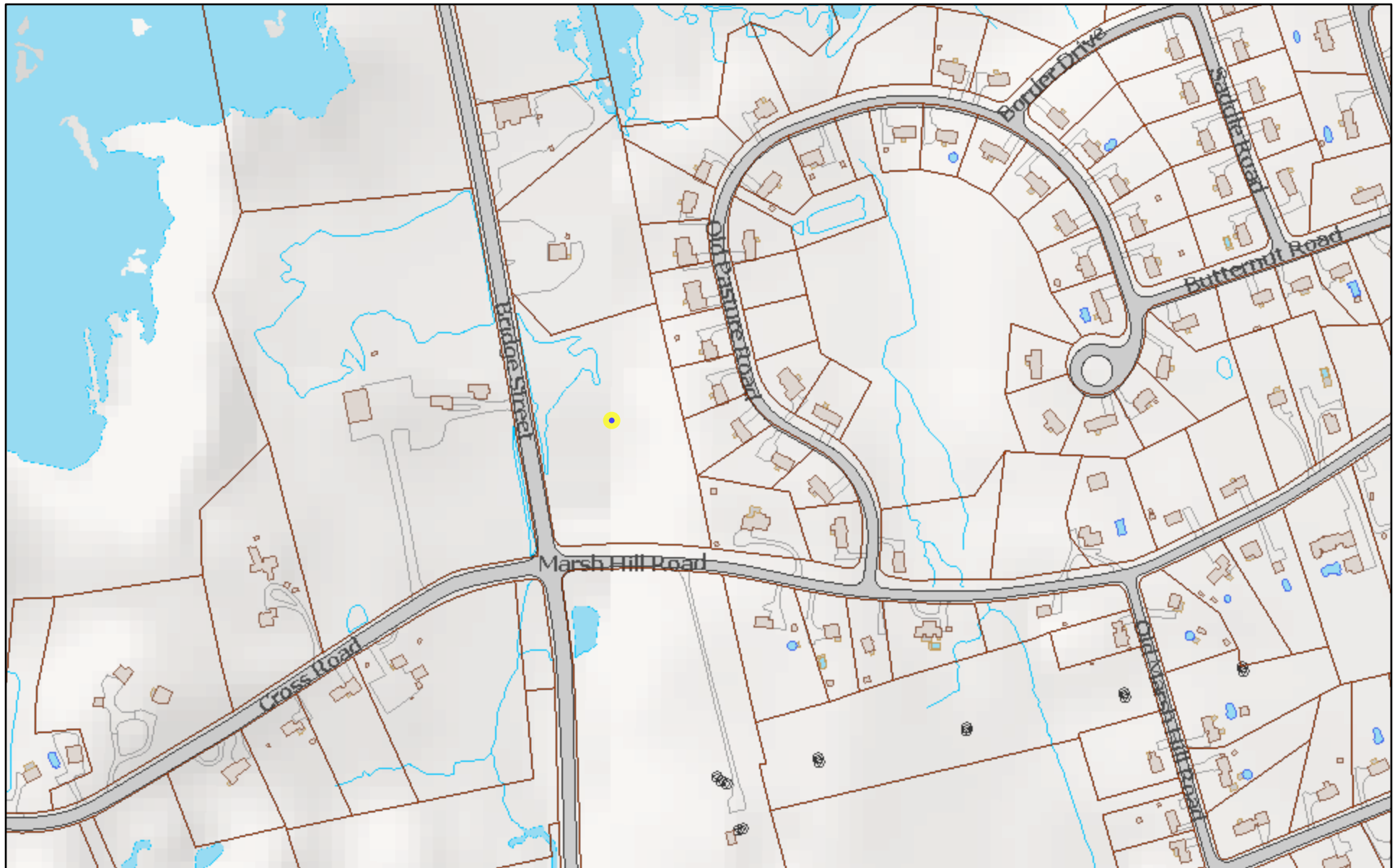


5/9/2024

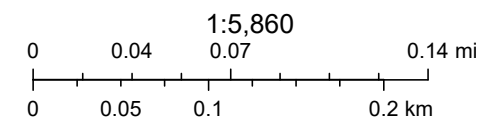
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Dracut GIS Map



5/9/2024



Google Maps 2041 Bridge St



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

1924 Bridge St

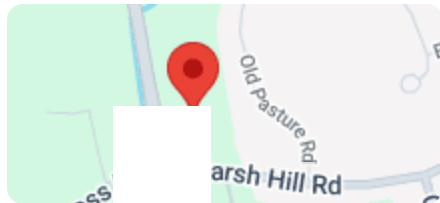


Dracut, Massachusetts

Google Street View

Sep 2019 [See more dates](#)

Image capture: Sep 2019 © 2024 Google





PROJECT SUMMARY

BUILDING SIZE

3 STORIES OVER PARKING

UNITS 40

PARKING

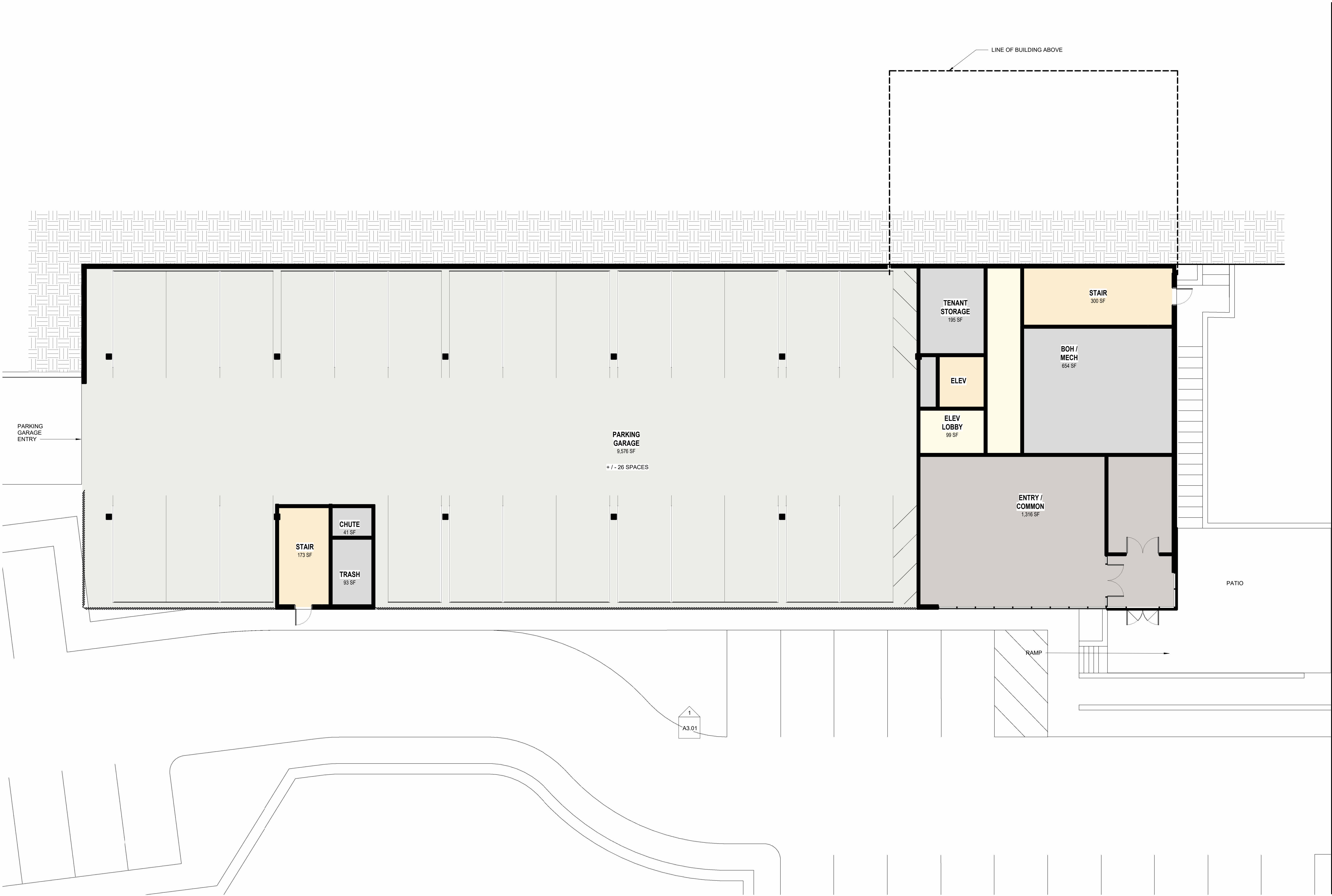
SURFACE 54

GARAGE 26

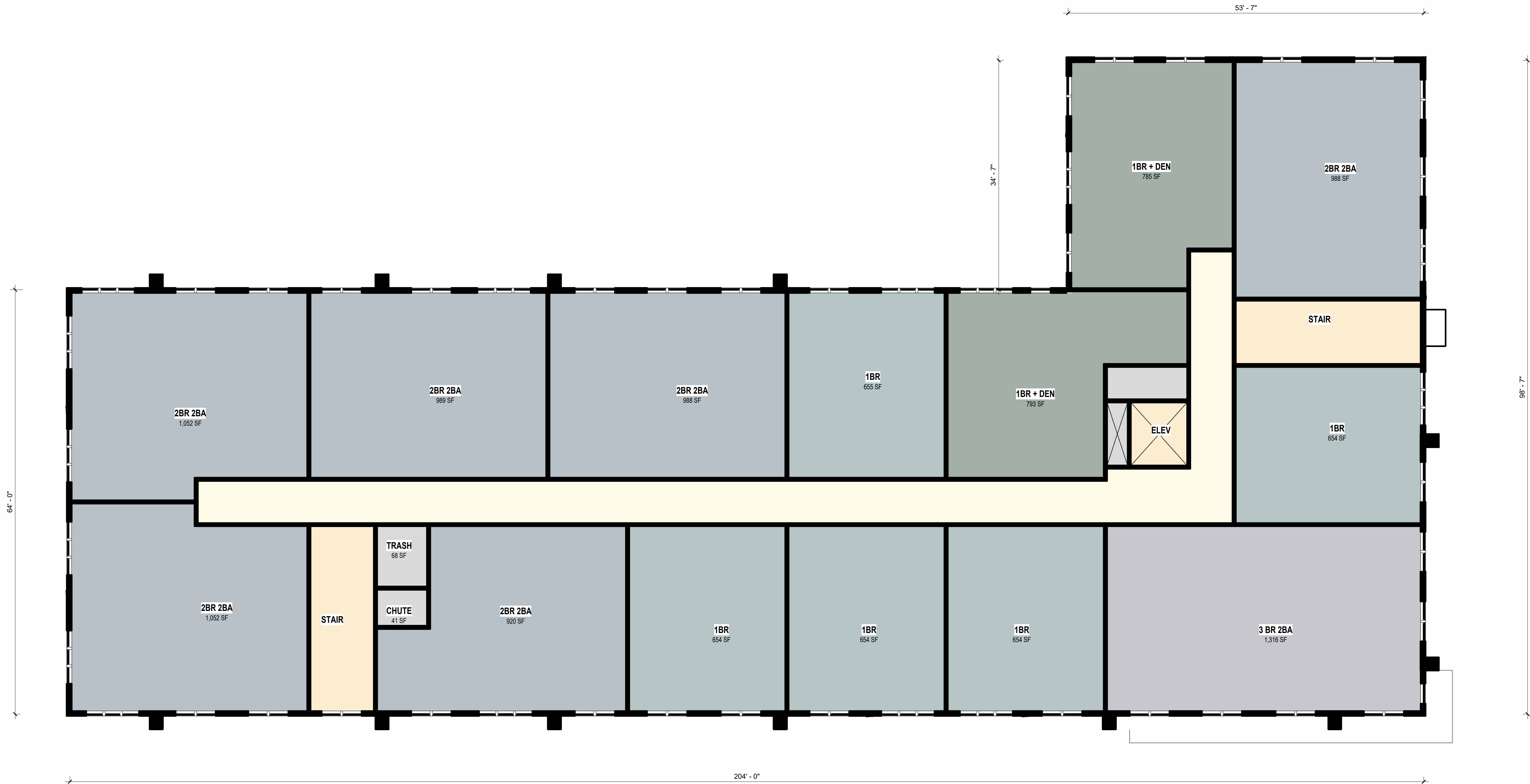
TOTAL 80 SPACES







| 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 |



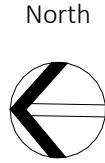
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A3.01

| 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 | |
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| 1BR | 30% | 12 |
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| 2BR 2BA | 50% | 20 |
| 3 BR 2BA | 10% | 4 |
| GRAND TOTAL | | 40 |



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 | |
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| AREA SCHEDULE - TOTAL | | |
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| LEVEL P | 10,051 SF | |
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| 1BR | 30% | 12 |
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| 3 BR 2BA | 10% | 4 |
| GRAND TOTAL | | 40 |



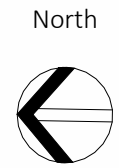
SCALE: 1/8" = 1'-0"

CONCEPTUAL SECOND FLOOR PLAN



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 |



SCALE: 1/8" = 1'-0"

CONCEPTUAL THIRD FLOOR PLAN



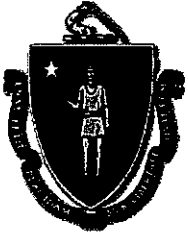


RENO
COMPANIES

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> | <u> </u> | <u> </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> | <u> </u> | <u> </u> | <input type="checkbox"/> # <u> </u> |
| | <u>1</u> | <u>3 bd</u> | <u>2</u> | <u>1,316</u> | <u>2</u> | <u> </u> | <u> </u> | <input type="checkbox"/> # <u> </u> |
| | <u>1</u> | <u>1 bd</u> | <u>2</u> | <u>793</u> | <u>2</u> | <u> </u> | <u> </u> | <input type="checkbox"/> # <u> </u> |
| Market | <u>9</u> | <u>1 bd</u> | <u>1</u> | <u>654</u> | <u>2</u> | <u> </u> | <u> </u> | <input type="checkbox"/> # <u> </u> |
| | <u>15</u> | <u>2 bd</u> | <u>2</u> | <u>1,000</u> | <u>2</u> | <u> </u> | <u> </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> | <u> </u> | <u> </u> | <input type="checkbox"/> # <u> </u> |
| | <u>3</u> | <u>1bd</u> | <u>1bd</u> | <u>783</u> | <u>2</u> | <u> </u> | <u> </u> | <input type="checkbox"/> # <u> </u> |
| Other | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <input type="checkbox"/> # <u> </u> |
| | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <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.

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,

A handwritten signature in black ink, appearing to be 'C. Racer', with a long horizontal line extending to the right.

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 | N/A | \$2,500 |
| Two bedroom | 15 | 2 | 1,000 | | \$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,

A handwritten signature in black ink, appearing to be 'C. Alphen', with a long horizontal flourish extending to the right.

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: | | |
| <div>ALL FILINGS Annual Report Annual Report - Professional Articles of Entity Conversion Certificate of Amendment Certificate of Consolidation</div> | | |
| View filings | | |
| Comments or notes associated with this business entity: | | |
| <div></div> | | |

[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.lowelldeeds.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

Witness my hand and seal this 22nd day of June, 2023.

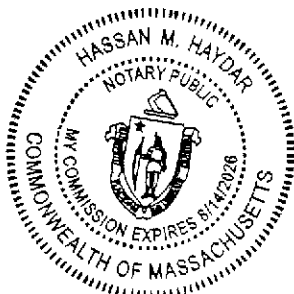
David Sam Sanderson
Witness

David LeRiche
David LeRiche

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS
(County)

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, as 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 RENUAD | 39 MYRTLE ST LOWELL, MA 01850 USA USA |
| <div><input type="checkbox"/> Consent</div> <div><input type="checkbox"/> Confidential Data</div> <div><input type="checkbox"/> Merger Allowed</div> <div><input type="checkbox"/> Manufacturing</div> | | |
| View filings for this business entity: | | |
| <div>ALL FILINGS</div> <div>Annual Report</div> <div>Annual Report - Professional</div> <div>Articles of Entity Conversion</div> <div>Certificate of Amendment</div> <div>Certificate of Consolidation</div> | | |
| <div>View filings</div> | | |
| Comments or notes associated with this business entity: | | |
| <div></div> | | |

New search

DRAFT COMPRENSIVER 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 | LANDCAPING - 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 LEAKHENA | | 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, DU 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 ROTTIER | 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: _____

LY LEAKHENA
4 OLD PASTURE RD
DRACUT, MA 01826

MORAN CRAIG M. (TE)
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TOWN OF DRACUT
62 ARLINGTON ST
DRACUT, MA 01826

P J KEATING COMPANY
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NEW ENGLAND POWER CO
C/O PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 00

A.L. PRIME ENERGY CONSULTANT, INC.
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