

September 18, 2025

Dracut Planning Board
62 Arlington Street
Dracut, MA 01826

SUBJECT: Special Permit Amendment
Mill Conversion Overlay District
The Residences at Beaver Brook
88, 91, 101 Mill Street
Map 32, Block 245, Lot 1 & 1.1 & Map 32, Block 0, Lot 66

Dear Members of the Dracut Planning Board:

Greenman-Pedersen, Inc. (GPI), on behalf of our client, Beaver Brook Holdings, LLC, hereby submits the following narrative addressing certain sections of the Mill Conversion Overlay District (MCOD) application requirements for the above referenced project. Our responses to Zoning Bylaws Sections 5.3.4 G. through K. are as follows:

G. The following narrative reports or data:

1. *a proposed development schedule showing the beginning of construction, the rate of construction and development, including stages, if applicable, and the estimated date of completion.*

The current project schedule is envisioned as follows. This of course is a preliminary schedule and subject to change based on real estate market and economic conditions over the next several years.

Spring 2026 – Start construction of units in buildings A, B1, and B2.

Spring 2027 – Complete occupancy of buildings A, B1, and B2, start construction of units in buildings C and D.

Spring 2028 - Complete occupancy of buildings C and D, start construction of buildings E and F.

Spring 2029 – Building F occupied, construction of building E continues.

Spring 2030 – Building E fully occupied.

2. *a development impact statement prepared by qualified professionals detailing the impact of the development, at all phases including construction and operation, on*

- a) *the Town's capacity to furnish services including, but not limited to, roads, police, fire emergency services, schools and water;*

The area roadways provide adequate access to the property. A fire truck sweep path analysis has been conducted and emergency vehicle turning movements have been verified. With only four 3-bedroom units proposed and all others being only 1- or 2-bedroom units, impact to the school system will be minimal. All buildings currently experience adequate water supply, and all new construction will be fully sprinkled and have fire alarm systems.

- b) *vehicular and pedestrian traffic, water and air quality, noise and light pollution and other environmental concerns.*

A full traffic study has been prepared and did not identify any significant impact to the area roadways. On site pedestrian traffic will be greatly improved with new sidewalks throughout. Water quality will be protected through the construction of on-site drainage improvements. The use of dark sky compliant, LED lighting fixtures will protect against light pollution. The project will not result in any noise or other environmental concerns.

H. Information pertaining to any organization which the applicant proposes to form where the development is to be a condominium or other ownership organization, including forms and plans to be used to organize and manage the same, for approval as to form by Town Counsel.

The applicant is not proposing a condominium form of ownership. The applicant intends to lease and manage the units.

I. Copies of all proposed covenants, easements, and other restrictions which the applicant proposes to grant to the Town, the Conservation Commission, utility companies, any condominium or other ownership organization

and the owners thereof, including plans of land to which they are intended to apply, for approval as to form by Town Counsel.

None are proposed at this time.

- J. *A concise narrative prepared by a preservation consultant including any and all historical information to be submitted to the Dracut Historical Commission and Planning Board. The narrative will include:*
1. *architectural history of all structures on the site, including period, style, method of building construction, and association with any particular architect or builder.*
 2. *any important association with one or more historic persons or events.*
 3. *any cultural, political, economic or social history of the site or any structures to the Town, Commonwealth of Massachusetts or the United States of America.*

Given the applicant's intent to honor and preserve the historic character of these buildings as evidenced by his current operations and further demonstrated with the architectural design of the building addition as and new buildings, the applicant requests that the Planning Board waive the requirement to have a narrative prepared by a preservation consultant.

- K. *Evidence that the proposed MCP is consistent with applicable standards of the National Park service or the Dracut Historic Commission.*

The submitted architectural drawings demonstrate the applicant's intent to acknowledge, honor, preserve, and complement the historic character of the area.

If you have any questions or need additional information, feel free to contact me by phone at (603) 374-7912 or by email to djordan@gpinet.com.

Sincerely,

GREENMAN-PEDERSEN, INC.



David R. Jordan, P.E., P.L.S., LEED AP
Vice President
Director of Project Delivery – Land Development
44 Stiles Road
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Cc: Brian McGowan, Beaver Brook Holdings, LLC