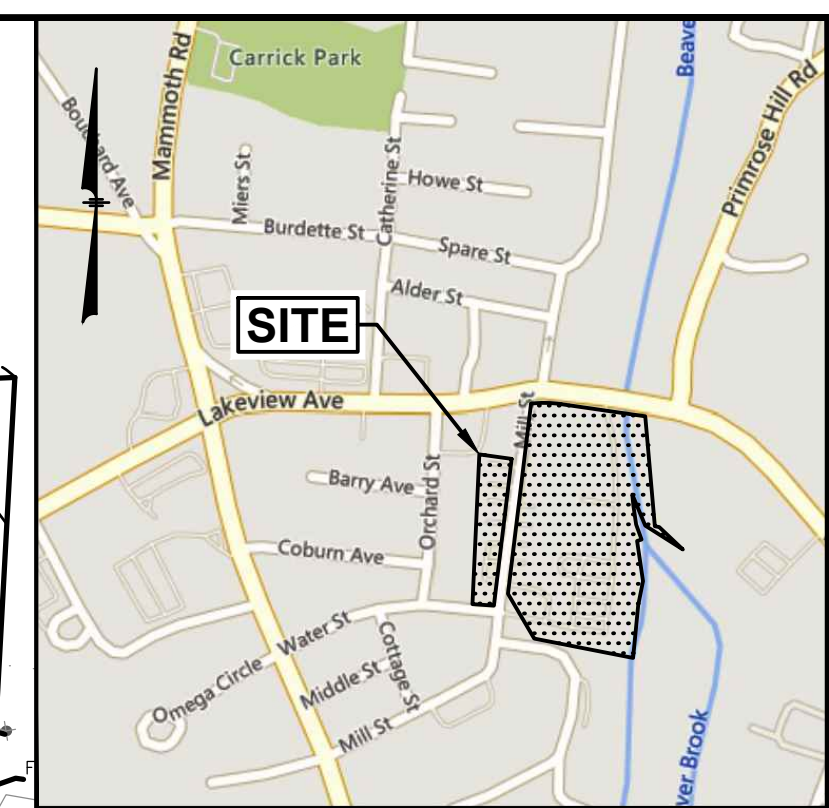


TABLE OF ZONING REGULATIONS - DRACUT, MA		
ZONE: INDUSTRIAL I (I-1) AND MILL CONVERSION OVERLAY DISTRICT (MCO)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	90,000 SF	302,181 SF (LOTS 1 & 1.1)
MINIMUM LOT FRONTAGE	225'	610' (MILL ST.)
MINIMUM LOT WIDTH	50'	610'
MINIMUM FRONT YARD BUILDING SETBACK	60'	0.9' (MILL ST. EXIST.), 43' (BLDG. A PROP.), 44' (BLDG. E PROP.)
MINIMUM SIDE YARD BUILDING SETBACK	30'	16' (BLDG. E & BLDG. F PROP.)
MINIMUM REAR YARD BUILDING SETBACK	40'	N/A CORNER LOT
MAXIMUM BUILDING HEIGHT	4 STORIES, 50'	6 STORIES, 65'



LOCATION MAP
(NOT TO SCALE)

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SITE REDEVELOPMENT PLAN TO CONVERT A PORTION OF EXISTING COMMERCIAL SPACES TO RESIDENTIAL USE, ADD ADDITIONAL SPACE BY RAISING EXISTING BUILDINGS AND ADDING A NEW BUILDING TO PROVIDE A TOTAL OF 173 RESIDENTIAL UNITS (47 EXIST., 126 PROP.) WITH 61,500 SF OF REMAINING COMMERCIAL SPACE AT #91 AND #101 MILL STREET IN ACCORDANCE WITH THE MILL CONVERSION OVERLAY DISTRICT REGULATIONS.
 - ZONING DISTRICT: INDUSTRIAL (I-1) AND MILL CONVERSION OVERLAY (MCO).
 - APPROVED US (2003 SPECIAL PERMIT): MIXED USE WITH 100,700 SF COMMERCIAL SPACE AND 50 RESIDENTIAL UNITS. EXISTING USE: MIXED USE WITH 74,500 SF COMMERCIAL SPACE AND 47 RESIDENTIAL UNITS. PROPOSED USE: MIXED USE WITH 61,500 SF COMMERCIAL SPACE AND 173 RESIDENTIAL UNITS.
 - SEE SPECIAL PERMITS GRANTED BY THE DRACUT PLANNING BOARD ON JANUARY 22, 2003 AND RECORDED IN MNRD BOOK 18715 PAGE 1 AND ON AUGUST 10, 2005 AND RECORDED IN MNRD BOOK 19231 PAGE 216 TO PERMIT THE CONVERSION OF #101 MILL STREET TO 50 RESIDENTIAL UNITS, REHAB #91 MILL STREET INTO A RESTAURANT AND COMMERCIAL SPACE, REHAB THE REAR OF THE MILL COMPLEX INTO COMMERCIAL/INDUSTRIAL SPACES, AND CONSTRUCT A 10,200 SF DAYCARE AT #81 MILL STREET WITH A WAIVER TO PROVIDE A TOTAL OF 347 PARKING SPACES, INCLUDING 100 SPACES FOR RESIDENTIAL UNITS.
 - PARKING REQUIRED:**
PER ZONING:
2 SPACES/UNIT RESIDENTIAL (173 UNITS) = 346 SPACES
1 SPACE/200 SF COMMERCIAL (61,500 SF) = 308 SPACES
TOTAL = 654 SPACES

PER 2003 SPECIAL PERMIT:
347 SPACES TOTAL ALLOWED
100 SPACES FOR 50 UNITS (2/UNIT)
247 SPACES FOR 100,700 SF COMMERCIAL (1/408 SF)
CURRENT PROPOSAL:
2 SPACES/UNIT RESIDENTIAL (173 UNITS) = 346 SPACES
1 SPACE/408 SF COMMERCIAL (61,500 SF) = 151 SPACES
TOTAL = 497 SPACES
 - EXISTING PARKING SUMMARY:**
MAP 32 BLOCK 245 LOTS 1.1 = 259 SPACES
MAP 32 BLOCK 245 LOTS 1 = 6 SPACES
MAP 32 BLOCK 0 LOT 66 = 84 SPACES
MAP 32 BLOCK 0 LOT 237 (EASEMENT) = 3 SPACES
BK 3549 PG 269 (PARKING EASEMENT) = 7 SPACES
TOTAL = 359 SPACES
 - PROPOSED PARKING SUMMARY:**
MAP 32 BLOCK 245 LOT 1 = 171 SPACES
MAP 32 BLOCK 245 LOT 1.1 = 6 SPACES
MAP 32 BLOCK 0 LOT 66 = 84 SPACES
MAP 32 BLOCK 0 LOT 237 (EASEMENT) = 3 SPACES
BK 3549 PG 269 (PARKING EASEMENT) = 5 SPACES
BUILDING B1 GARAGE (TANDEM) = 12 SPACES
BUILDING B2 GARAGE (TANDEM) = 4 SPACES
BUILDING C GARAGE = 7 SPACES
BUILDING D GARAGE (TANDEM) = 26 SPACES
PROPOSED BUILDING E LEVEL ONE = 58 SPACES
PROPOSED BUILDING E LEVEL TWO = 76 SPACES
TOTAL = 451 SPACES*
(INCL. 17 ADA)
(INCL. 47 EV READY)
WAIVER REQUESTED
 - THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD ON 3/6/2025:
 - FOR RELIEF FROM TABLE 4.4 TO ALLOW A REDUCTION TO 0' (EXISTING BUILDING), 43', AND 44', FOR THE FRONT YARD BUILDING SETBACK.
 - FOR RELIEF FROM TABLE 4.4 TO ALLOW A REDUCTION TO 16' FOR THE SIDE YARD BUILDING SETBACK.
 - FOR RELIEF FROM TABLE 4.4 TO ALLOW AN INCREASE TO 6 STORIES AND 65' FOR THE MAXIMUM BUILDING HEIGHT.
 - THE DEVELOPER SHALL COORDINATE WITH THE TOWN OF DRACUT TO IMPLEMENT PAVEMENT MARKINGS, INCLUDING SOLID WHITE EDGE LINES, CENTER LINES, CROSSWALKS, AND MUTCD COMPLIANT SIGNAGE ALONG MILL STREET FROM LAKEVIEW AVENUE TO WATER STREET.
 - SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED SO AS NOT TO EXCEED 2.0 FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN SIGHT TRIANGLE AREAS EXCEED 3.5 FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.

903.883.0720
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
BEAVER BROOK HOLDINGS, LLC
P.O. BOX 895
DRACUT, MA 01826

RESIDENCES AT BEAVER BROOK
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1
ASSESSORS MAP 32 BLOCK 0 LOT 66
88, 91, 101 MILL STREET
DRACUT, MASSACHUSETTS

9/23/25

REVISIONS		
NO.	REVISION	DATE
2	MISC. REVS	9/19/25
1	REVISED FOR CONSERVATION	8/8/25

MAY 21, 2025

DRAWN/DESIGN BY	CHECKED BY
CSB	DRJ

OVERVIEW PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2021147

4 OF 21

OWNER'S SIGNATURE
BEAVER BROOK HOLDINGS, LLC
DATE

APPROVED BY THE TOWN OF DRACUT, MA.
PLANNING BOARD ON: _____

CERTIFIED BY:
CHAIRMAN _____

TOWN CLERK: _____

F:\Projects\NEX-2021147 - Dracut, MA - 91-101 Mill St. - McGowan\CAD Files\21147_SP.dwg DV 9/23/25 2:41pm rollins



NOTES:

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- 2) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.

RESIDENCES AT BEAVER BROOK
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1
ASSESSORS MAP 32 BLOCK 0 LOT 66
88, 91, 101 MILL STREET
DRACUT, MASSACHUSETTS



REVISIONS		
2	MISC. REVS	9/19/25
1	REVISED FOR CONSERVATION	8/8/25
NO.	REVISION	DATE
MAY 21, 2025		
DRAWN/DESIGN BY		CHECKED BY
CSB		DRJ

SITE PLAN
(1 OF 4)

SCALE:	1"=20'
PROJECT NO.	NEX-2021147

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