

**TOWN OF DRACUT
PLANNING BOARD
NOTICE OF SITE PLAN REVIEW DECISION
BRIAN MCGOWAN
BEAVER BROOK HOLDINGS, LLC
88, 91 & 101 MILL STREET
DRACUT, MA 01826**

Notice is hereby given that Site Plan Review Approval has been granted for the following;

The proposed redevelopment includes converting a portion of the existing commercial space to residential use, add additional space by altering existing buildings and adding a new building to provide a total of 173 residential units (47 existing, 126 proposed) with 61,500 square feet of commercial space at #91 and #101 Mill Street in accordance with the Mill Conversion Overlay District regulations.

To: Brian McGowan, Beaver Brook Holdings, LLC
Address: P.O. Box 895
City/Town: Dracut State: MA Zip: 01826

Land Affected on Assessors Map 32 Lot 20-66, 245-1 & 245-1.1

by the Town of Dracut Planning Board affecting the right of the owner with respect to the use of the premises at: 88, 91 & 101 Mill Street

the record title standing in the name of: Beaver Brook Holdings, LLC

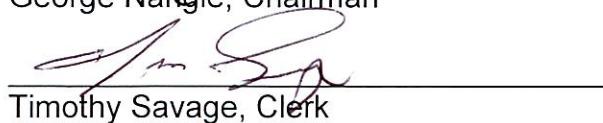
by a deed duly recorded in the Registry of Deeds in Book 29559 Page 100

The application is attached and the decision of the Board is on file in the Office of the Town Clerk.

Certified this 11th Day of December, 2025

For the Board:


George Nangle, Chairman


Timothy Savage, Clerk

TOWN CLERK
DRACUT, MA

RECEIVED
OWN CLERK'S OFFICE
NOV DEC 11 AM 11:45

Appeal of the decision, if any, shall be made pursuant to G.L.c. 40A, §17, and shall be filed in the Town Clerk's Office within twenty (20) days of the date the notice of decision is so filed.

**TOWN OF DRACUT
PLANNING BOARD
SITE PLAN REVIEW DECISION**

**BRIAN MCGOWAN
BEAVER BROOK HOLDINGS, LLC
88, 91 & 101 MILL STREET
DRACUT, MA 01826**

Appeals of this decision must be taken under Chapter 40A, within twenty (20) days of the filing with the Town Clerk's Office, 62 Arlington Street, Town Hall, Dracut, MA.

I certify that no appeal has been received within the 20 days of the filing of this notice in my office, or that if any appeal has been filed that it has been dismissed, or denied.

Jared LaLiberté,
Town Clerk

TOWN CLERK
DRACUT, MA

RECEIVED
TOWN CLERK'S OFFICE
2025 DEC 11 AM 11:45

Time Stamp and Seal of the Town of Dracut

Received and entered with the Registry of Deeds in the County of Middlesex
District having jurisdiction in Dracut

Book No. _____,

Page _____

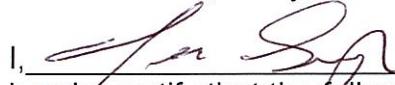
(Copy of Recording to be attached)

Note: Building Permits, or Certificates of Occupancy, shall not be issued until such time as the attestation is made and recording provided.

**RECORD OF PROCEEDINGS
TOWN OF DRACUT, MASSACHUSETTS
PLANNING BOARD**

Application: **#PB25-4**

Copies of this Record of Proceedings with all attachments, and plans referred to in the decision, if any, must be filed with the Town Clerk.

I, , Timothy Savage, Clerk of the Board, hereby certify that the following is a detailed record of all its proceedings relative to this application by Beaver Brook Holdings, LLC for a Site Plan Review under Section 5.3 of the Zoning Bylaws for the properties located at 88, 91 & 101 Mill Street, Dracut, Massachusetts.

STATEMENT OF FACTS

The Planning Board of the Town of Dracut conducted public hearings on the application for 88, 91 & 101 Mill Street to convert a portion of the existing commercial space to residential use, add additional space by altering existing buildings and adding a new building to provide a total of 173 residential units (47 existing, 126 proposed) with 61,500 square feet of commercial space at #91 & #101 Mill Street in accordance with the Mill Conversion Overlay District regulations. The site is located in the I1 Industrial Zone with Mill Conversion Overlay District covering 91 and 101 Mill Street.

Said hearings were held on June 11, 2025; October 8, 2025 and continued to December 10, 2025, at which time the hearing was closed by the Board. The Board voted its decision on December 10, 2025. The meetings were held at Town Hall, 62 Arlington Street and Harmony Hall, 1660 Lakeview Avenue.

The following Planning Board members were present:

George Nangle, Chairman
Michael Buxton, Vice-Chairman
Timothy Savage, Clerk
Michael Pestana, Member
Sarah Powling, Member

History of the Site and Proposed Use

The historic mill property is a mixed use development consisting of 47 residential units and 74,500 square feet of commercial space, which houses a variety of well established businesses including an Optometrist, a Restaurant, a Fitness Studio and DATV (Dracut's Community Television and Media Center) along with many other business trades and retailers. The 3 parcels contain approximately 6+ acres in total and are located at the corner of Lakeview Avenue and Mill Street in the I1 Industrial Zone with Mill Conversion Overlay District covering 91 and 101 Mill Street.

The proposed redevelopment will include converting a portion of the existing commercial space to residential use, adding additional space by adding additional floors to existing buildings and adding a new building to provide a total of 173 residential units (47 existing, 126 proposed) with 61,500 square feet of commercial space at #91 and #101 Mill Street in accordance with the Mill Conversion Overlay District regulations.

The petitioner filed the application on May 21, 2025 and requested an Amendment to the Special Permit and Site Plan Review for the redevelopment of the property in accordance with the provisions of Sections 5.3 of the Town of Dracut Zoning Bylaws. Said property is located at 88, 91 & 101 Mill Street.

Due notice was given by mail on Thursday, May 22, 2025, to all abutters within a 300 foot radius of the property line as named in the Certified List prepared by the Assessor's office and to the Board of Selectmen, Building Inspector and the Planning Board of every abutting municipality. Notice was also given in the Lowell Sun, a newspaper of daily circulation in Dracut, MA on Tuesday, May 27, 2025 & again on Tuesday, June 3, 2025 and posted in the Town Hall on Thursday, May 22, 2025.

At the public hearings, the Applicant, Brian McGowan of Beaver Brook Holdings, LLC was represented by Attorney Steve Panagiotakos; Attorney James Harrington, Counsel for Beaver Brook Holdings, LLC; Barry Ganek of Ganek Architects; Dave Jordan, Project Engineer of GPI; Bob Bollinger, Traffic Engineer of GPI and Andrew Hill, Parking Consultant of Desman Design Management.

Interested parties speaking at the public hearing:

- Mike Kuenzler of 27 Westview Farm Road
- Alan Kazangian of 11 Brianna Way
- Mike Lenzi of 7 Brianna Way
- John Crowley of 68 Flower Lane
- Everett Penney of 80 Phineas Street(Dracut Food Pantry located at the Mill)
- John Tsoumas of 59 Mill Street, Unit 209
- Gary Tramonte of 12 Black Hawk Circle
- Sean Harrington of 151 Surrey Lane
- Joe Espinola of 1 Strawberry Lane
- Joe Campbell of 21 Dallas Drive, Unit 108
- Denise Waterworth of 21 Dallas Drive, Unit 110
- Christine Keefe Murphy of 14 Dallas Drive, Unit 306
- Pauline Boudries of 21 Dallas Drive, Unit 210
- Joyce Delfino of 14 Dallas Drive, Unit 305
- Joe Darrigo of 59 Mill Street, Unit 203
- Jack Brace of 14 Dallas Drive, Unit 108
- Jim Nutter of 59 Mill Street, Unit 308

EVIDENCE PRESENTED AT THE HEARING

1. A Zoning Compliance Determination from Dan McLaughlin, the Building Inspector indicating a Special Permit and Site Plan Review is required.
2. An Application Cover Letter dated May 21, 2025
3. Special Permit Application and Site Plan Review Application
4. Correspondence from Joseph Cloutier, Sewer Department Superintendent dated June 17, 2025 with his requirements.
5. Correspondence from Dracut Water Supply District dated June 11, 2025, indicating a meeting is necessary with the Board of Commissioners.
6. Comments dated June 26, 2025 from Deputy Chief Thomas Mackey, Fire Department with his concerns.
7. Zoning Board of Appeals Variances granted at meeting of March 6, 2025.
8. The Mill Conversion Overlay District Application Requirements Narrative dated September 18, 2025.
9. Parking Analysis prepared by Andrew Hill of Desman Design Management dated June 11, 2025.
10. Operation & Maintenance Plan and Long Term Pollution Prevention Plan for Stormwater Management Systems; Prepared by: GPI and dated May 21, 2025; Revised: September 19, 2025.
11. Stormwater Management Report; Prepared by: GPI and dated May 21, 2025; Revised: September 19, 2025.
12. Email correspondence from MassDOT regarding Lakeview Bridge Condition.
13. Delivery Truck Turn Plan; Prepared by: GPI and dated September 19, 2025.
14. Fire Truck Turn Plan; Prepared by GPI and dated September 19, 2025.
15. Peer Review Comments from Green International; dated 8/21/2025.
16. GPI Peer Review Response; dated 9/23/2025.
17. Traffic Impact & Access Study; Prepared by: GPI and dated May 2025.
18. Town Engineer Traffic Comments dated 9/24/25.
19. Traffic Peer Review; Prepared by: MDM Transportation Consultants and dated August 20, 2025; Additional Comments: 9/10/25 & 9/24/25.
20. GPI Response to Traffic Peer Review dated 9/17/25.
21. GPI Special Permit Modification Request Letter dated October 2, 2025.
22. Special Permit Amendment for The Residences at Beaver Brook; Prepared for: Beaver Brook Holdings, LLC; Prepared by: GPI; dated May 21, 2025, Revised: 8/8/25, 9/19/25, 11/10/25 & 12/5/25.
23. Architectural Plans for "Beaver Brook Mill"; Prepared by: Ganek Architects Inc; Dated: April 18, 2025.

PLANNING BOARD SITE PLAN REVIEW FINDINGS:

1. Traffic circulation and access/pedestrian safety and access.

The Board finds that, with respect to vehicular and pedestrian circulation with the conditions and stipulations below, that the site design provides adequate access into and from the site; provides reasonable separation of vehicular and pedestrian traffic.

2. Off-Street parking, loading and snow storage

The applicant requested a waiver of the number of parking spaces based on the shared parking analysis. The parking spaces provided should be adequate for the needs of the proposed project. Snow storage on site and removal as needed.

3. Emergency vehicle access

The site has been designed to provide emergency access by fire, police, and other emergency personnel and equipment in accordance with local bylaws and state statutes and regulations.

4. Stormwater Systems

The stormwater drainage proposed for the site conforms to the best management stormwater practices described in the Commonwealth's Stormwater Management Standards, and in accordance with the Town of Dracut Stormwater Management General Bylaw, Chapter 24, adopted June 3, 2024 (hereafter "Stormwater Bylaw").

5. Water supply & sewage disposal adequate to support the intended use

Both the Dracut Water District and the Town of Dracut Sewer Department finds that the intended use will not adversely impact ground water or surface water systems. Additionally, the proposed development meets the applicable Town regulations for the public sewer system.

6. Screening, including the use of natural land features, plantings, and erosion control

The proposed site plan satisfies the requirements of the Zoning Bylaws.

7. Protection and preservation of existing natural features and vistas

The project calls for the minimal amount of disturbance as possible at the site and to retain existing mature trees and features.

8. Erosion of soil and sedimentation of watercourses and water bodies

Efforts shall be taken to minimize erosion at the site where necessary.

9. Exterior lighting and signage

The proposed outdoor lighting shall illuminate the parking area and will have minimal impact to the abutting properties by directing all lighting fixtures downward on the site. All signs are required to comply with the Town of Dracut Zoning Bylaw.

10. Visual impact of parking, storage and other outdoor service areas

Parking areas at the site have a minimal visual impact and the overall site will maintain the Mill Overlay District appearance.

WAIVERS

The applicant requested a waiver of the following requirements;

- Section 6.1.6 – Table of Off-Street Parking Requirements**
The Zoning Bylaw requires 654 parking spaces and 451 are provided.
- Stormwater Regulations – Design of Stormwater system to handle 25-year storm.**

Waiver of each provision requires a majority vote of the Board

At the meeting on December 10, 2025, on a motion made by Mr. Buxton and seconded by Mr. Pestana it was unanimously voted to grant a waiver of Section 6.1.6 to decrease the number of parking spaces from 654 to 451 based on the Shared Parking Analysis. Motion passed unanimously.

At the meeting on December 10, 2025, on a motion made by Mr. Pestana and seconded by Mr. Savage it was unanimously voted to grant a waiver of the Stormwater Regulation requiring that stormwater systems be designed for the 25-year design storm. Given the existing conditions the current proposed system is sufficient. Motion passed unanimously.

DECISION

At the meeting on December 10, 2025, on a motion by Mr. Pestana and seconded by Mr. Savage it was unanimously voted to approve the Site Plan Review to convert a portion of the existing commercial space to residential use, add additional space by altering existing buildings and adding a new building to provide a total of 173 residential units (47 existing, 126 proposed) with 61,500 square feet of commercial space at #91 and #101 Mill Street in accordance with the Mill Conversion Overlay District.

STIPULATIONS

1. The project shall be in accordance with the approved plan, entitled:
Special Permit Amendment
The Residences at Beaver Brook
Assessors Map 32 Block 245 Lots 1 & 1.1 & Map 32 Block 9 Lot 66
88, 91 & 101 Mill Street Dracut, Massachusetts
Applicant: Beaver Brook Holdings, LLC, P.O. Box 895, Dracut, MA 01826
Prepared by: GPI, Greenman-Pedersen, Inc.
44 Stiles Road, Suite One, Salem, NH
Plan sheets include:
Plan sheet 1 of 21 (Cover Sheet): scale (N/A) dated: May 21, 2025, Rev. 8/8/25, 9/19/25 & 11/10/25 (12/5/25-Peer Review Revisions Sheets 9, 10, 20 & 21);
Plan sheet 2 of 21 (General Notes): scale: (N/A), dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/10/25;
Plan sheet 3 of 21 (Existing Conditions Plan): scale: 1"=30', dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/10/25;
Plan sheet 4 of 21 (Overview Plan): scale: 1"=30', dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/10/25;
Plan sheet 5 of 21 (Site Plan 1of4): scale: 1"=20', dated: May 21, 2025, Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan sheet 6 of 21 (Site Plan 2of4): scale: 1"=20', dated: May 21, 2025, Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan sheet 7 of 21 (Site Plan 3of4): scale: 1"=20', dated: May 21, 2025, Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan sheet 8 of 21 (Site Plan 4of4): scale: 1"=20', dated: May 21, 2025, Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan Sheet 9 of 21 (Grading & Drainage Plan 1of4): scale: 1"=20', dated: May 21, 2025; Rev. 8/8/25, 9/19/25, 11/10/25 & 12/5/25;

Plan Sheet 10 of 21 (Grading & Drainage Plan 2of4): scale: 1"=20', dated: May 21, 2025; Rev. 8/8/25, 9/19/25, 11/10/25 & 12/5/25;

Plan Sheet 11 of 21 (Grading & Drainage Plan 3of4): scale: 1"=20', dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan Sheet 12 of 21 (Grading & Drainage Plan 4of4): scale: 1"=20', dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan Sheet 13 of 21 (Utility Plan): scale: NTS, dated: May 21, 2025, Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan Sheet 14 of 21 (Erosion & Sediment Control Plan): scale: 1"=30', dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan Sheet 15 of 21 (Plant Survey): scale: 1"=30', dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan Sheet 16 of 21 (Landscape Plan): scale: 1"=30', dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan Sheet 17 of 21 (Detail Sheet): scale: NTS, dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/20/25;

Plan Sheet 18 of 21 (Detail Sheet): scale: NTS, dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan Sheet 19 of 21 (Detail Sheet): scale: NTS, dated: May 21, 2025; Rev. 8/8/25, 9/19/25 & 11/10/25;

Plan Sheet 20 of 21 (Detail Sheet): scale: NTS, dated: May 21, 2025; Rev. 8/8/25, 9/19/25, 11/10/25 & 12/5/25;

Plan Sheet 21 of 21(Drainage Profiles) scale: 1"=20' dated: September 19, 2025; Rev. 11/10/25 & 12/5/25;

Plan Sheet 1 of 1 Fire Truck Turn Plan; scale: 1"=30' dated: September 19, 2025

Plan Sheet 1 of 1 Delivery Truck Turn Plan; scale 1"=30' dated: September 19, 2025

2. Any and all plans that are revised from the above listing shall be reviewed by the Community Development Director and applicable town staff prior to obtaining applicable permits and approvals. All pedestrian crossings within the public right of way shall be in compliance with MUTCD and ADA requirements.
3. Applicant to contribute up to \$20,000.00 toward the Town's installation of Radar-equipped speed feedback signs to be installed by the Town along

Lakeview Avenue in coordination with the Dracut Police Department and Department of Public Works.

4. Updated elevation plans shall be submitted prior to start of any site construction. Such shall be stamped by a licensed Civil Engineer or registered Architect.
5. The Overview Plan, Sheet 4 of 21 within the Site Plan set shall be signed by the Owner and Recorded with this Decision.
6. All permitted work shall proceed in conformance with the conditions and Order of Conditions issued by the Dracut Conservation Commission. If project changes are required by the Conservation Commission amendment of this Site Plan Approval and the Special Permit from the Planning Board shall be sought.
7. Additional field exploration of the existing drainage system shall be done and the construction plans submitted for approval by the Town Engineer prior to start of any site construction. Final plans shall show positive slopes and provide details for connection to the existing system(s).
8. Upon commencement of construction the existing underground infiltration systems shall be uncovered and inspected by the applicant with the Town Engineer as witness. If viable they should be added to the model. If the existing underground infiltration system needs to be replaced it should be replaced in kind with a similar system to the proposed underground infiltration system, as approved by the Town Engineer.
9. Prior to the beginning of any site construction calculations shall be supplied to the Town Engineer to show water quality volume treatment is sufficient.
10. Currently, YD-1 is conveyed directly to DMH-1 which then outlets to Beaver Brook, which does not meet the requirement for 85% TSS removal. Prior to any site disturbance construction plans shall be submitted that adjust the layout of the First Defense water quality units to provide treatment. Analysis shall also be submitted verifying the units can handle the additional flow from this branch.
11. Proposed drainage elements shall be designed to carry the 25 year storm. The existing system is not sized to accommodate the 25 year storm. Prior to the beginning of any site construction calculations shall be submitted to show compliance with the MA Stormwater Standards to the maximum extent practicable.
12. The locations and elevations of existing utilities shown on the profile are based on available record information but there is high level of uncertainty due to the historic nature of the site. Any utilities which are in conflict with the proposed drainage installation shall be relocated and the Building Inspector notified of any discrepancies.
13. The Applicant will install handicap ramps with detectable warning pads at project entrance driveway on Lakeview Ave and at the northeastern corner of the property at the Mill Street/Lakeview Ave Intersection. Such ramps to be shown on construction plans prior to site disturbance.

14. All curb ramps within the public right-of-way should have detectable warning panels installed.
15. Prior to the start of any site work on the property a set of final plans shall be approved by the Dracut Fire Chief.
16. The project and construction thereof shall comply with all conditions of the Dracut Fire Chief.
17. All parking spaces shall be at least 9' wide, in conformance with the 2003 Special Permit.
18. Prior to the start of any site work on the property a set of final plans shall be approved by the Dracut Sewer Commission.
19. Water connections shall be approved by the Dracut Water Supply District.
20. Prior to the start of any site construction a signed Operations and Maintenance Plan shall be submitted to the Town.
21. Signs, landscaping and any other features located within public way sight triangle areas shall be designed, installed and maintained to not exceed 2' in height. Snow windrows located within sight triangle areas that exceed 3.5' in height or inhibit sight lines shall be promptly removed.
22. The applicant must maintain the historic character of the exterior of the building, including all signage as directed and approved by the Building Inspector.
23. A minimum of 15% of the apartment units at 101 Mill Street are to be affordable for a minimum of 30 years, and additional units added pursuant to this approval shall be included in the Town of Dracut SHI.
24. The apartment units are to remain as rental property and are not to be converted to condominiums.
25. Snow storage will not be permitted in the buffer areas along 59 Mill Street and the Orchard Street residences.
26. No certificate of occupancy will be issued unless and until the applicant has completed all "infrastructure improvements" including landscaping, parking, striping, signage and the fire protection system to the satisfaction of the Building Inspector.
27. The applicant shall comply with all requirements of the Dracut Water Supply District, the Conservation Commission, the Department of Public Works and the Engineering Department.
28. All requirements of the Fire Department must be complied with, including but not limited to complete fire alarm and sprinkler systems tied into the municipal fire alarm circuit(s).
29. All signage must comply with the Town requirements of the Zoning Bylaw under Section 6.2.
30. The proposed stormwater system to be installed on the site shall be inspected a minimum of two times annually (or in accordance with sound engineering practices) and inspection reports shall be provided a minimum of twice annually to the Town of Dracut Stormwater Manager.
31. All lighting shall be in accordance with the Town of Dracut regulations and shall be installed to avoid glare onto the neighborhood and public ways. All lighting shall be Dark Sky Compliant.

32. Prior to the issuance of any Building Permits, the applicant shall provide to the Town of Dracut an NPDES Construction General Permit Number.
33. In addition to the requirements contained herein, operation of the businesses shall be in accordance with all applicable laws, regulations and requirements of any and all municipal boards and commissions.
34. Occupancy permits may be issued for a portion of any building or structure, if the only incomplete work shown on the site plan is landscaping and/or roadway top course, and surety in an amount approved by the Planning Board is posted to ensure that the incomplete landscaping and/or roadway top course is completed within a reasonable time. No final occupancy permit shall be issued for any building or structure, or portion(s) thereof, until:

The Building Inspector receives certification from a registered architect, engineer, or land surveyor, that all construction, including utilities, has been done in accordance with the approved site plan; and

The Building Inspector verifies that all conditions of the approved site plan have been met.

The Building Inspector receives an as-built plan, stamped by a registered professional engineer or surveyor, prepared in accordance with standard and accepted professional engineering and surveying practices. The As-built plan shall contain locations of all underground utilities, with shut-off locations, clean out ports as well as ties to be able to locate the lines and/or shut off locations and shall verify conformance with approved plans and stormwater submittals. Utilities shall include: water, sewer, stormwater, electrical and gas service to the property.

35. By recording the Permit, the Special Permit holder agrees to the above and shall present recorded documents and/or plans to the Building Inspector.
36. The Applicant shall have the option to complete the development and all required improvements, including but not limited to roadways, utilities, drainage, landscaping, and other site infrastructure, in phases.
37. Prior to the commencement of each phase, the Applicant shall submit to the Building Inspector a phasing plan delineating the limits of work and the extent of infrastructure to be completed within that phase. Said phasing plan shall be uploaded to the project website and shared to the Planning Board as an update upon receipt.

The Building Inspector, shall review, condition and approve such plans to ensure that each phase constitutes a functional portion of the project with appropriate infrastructure improvements to support such phase of the project.

ADOPTION

With the above-cited stipulations we find that the application for Site Plan Review for the proposed redevelopment will include converting a portion of the existing commercial space to residential use, adding additional space by altering existing buildings and adding a new building to provide a total of 173 residential units (47 existing, 126 proposed) with 61,500 square feet of commercial space at #91 and #101 Mill Street in accordance with the Mill Conversion Overlay District regulations and shall meet the Site Plan Review requirements. Therefore, the Board votes to approve the requested Site Plan Review, known as Case #25-4.

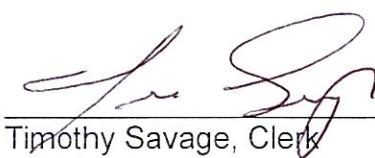
THE DRACUT PLANNING BOARD



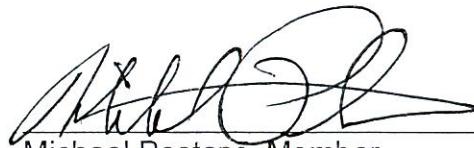
George Nangle, Chairman



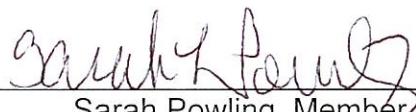
Michael Buxton, Vice-Chairman



Timothy Savage, Clerk



Michael Pestana, Member



Sarah Powling, Member



*Community Development Department
Town Hall - 62 Arlington Street
Dracut, MA 01826*

SITE PLAN REVIEW APPLICATION
Town of Dracut Planning Board

Date: 5/21/2025

Three copies of this application, associated plans and materials as well as an electronic copy of the same, shall be submitted to the Planning Office for a determination of completeness.

Section A.

1. Explain why a Site Plan Review is required for the project. Cite all applicable portions of the Zoning Bylaw (attach additional materials if necessary).

Site Plan Review is required per section 5.3.3, Mill Conversion Overlay District.

2. Street Address of Property:

88,91, & 101 Mill Street, Dracut, Massachusetts

3. Assessor's Map: 32 and Lot 0-66, 245-1 & 245-1.1

4. Which zoning district(s) and other types of districts is the property located in? Check and circle all that apply.

Residence (1) (2) (3)

Business (1) (2) (3) (4) (5)

Industrial (1) (2) & Mill Conversion Overlay District

5. Name of Applicant: Brian McGowan, Beaver Brook Holdings, LLC

6. Address of Applicant: P.O. Box 895, Dracut, MA 01826

7. Phone Number of Applicant: 978-758-8064 Email Address: brian@tmirentals.com

Section B. If Applicant is not the owner of the property, fill out section below.

8. If Applicant is not the owner, state interest or status of Applicant in the property below. For example, the Applicant may be leasing the property. (Attach a copy of any option, purchase agreement, power of attorney, and copies of all trust instruments including schedules of beneficiaries or owners, or, if a corporation, copies of documents evidencing corporation existence which may be applicable)

9. Name of Owner: Beaver Brook Holdings, LLC

10. Address of Owner P.O. Box 895, Dracut, MA 01826

11. Telephone Number of Owner: 978-758-8064 Email Address: brian@tmirentals.com

Section C. Existing and Proposed Property Use

12. Describe the existing use of the property (attach separate document if necessary):

Mixed use with 74,000 sf+/- commercial space and 47 residential units.

13. Describe the proposed use of the property (attach separate document if necessary):

Proposed redevelopment to convert a portion of the existing commercial space to residential use, add additional space by raising existing buildings and adding a new building to provide a total of 173 residential units (47 existing, 126 proposed) with 61,500 sf of remaining commercial space at #91 and #101 Mill Street in accordance with the mill conversion overlay district regulations.

Section D. Other Permitting Relief

14. Is a variance required from the Zoning Board of Appeals? () yes () no

If yes, then specify the type and status of the application below:

Variance for front setbacks for Building A and E, side yard setbacks for Building E and F, height and number of stories for Building E, granted on March 6, 2025 (2025-2)

15. Is the proposed development served by:

Public Water System () yes () no

Public Sewer System () yes () no

16. Is the property subject to the Wetlands Protection Act or action by the Conservation Commission? () yes () no () don't know

If yes or don't know, please contact the Conservation Agent.

17. Is an environmental study or document required for this project under state or federal law? () yes () no

If "yes" then specify the type of study and agency requiring study below. If "don't know", please contact Engineering and Planning staff.

Section E: Other materials required

18. Attach a list of abutters to the property the application is being submitted for. An abutters list is a separate form available from the Assessor's Office and this list must be certified by the Dracut Assessor's Office prior to submittal to the Planning Office.

For the purposes of this application, abutters are the owners of property directly opposite on any public or private way or street, and owners of land within 300 feet of the property line, including those properties which may lie within any bordering towns.

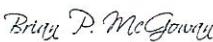
19. Submit the \$300 application fee per the Site Plan Review Regulations.

Section F: Waivers

20. The Board may waive, by an affirmative vote of three (3) out of five (5) members, any of the preceding requirements, if it believes that the strict compliance with these rules and regulations will, because of the size or special nature of the proposed development, create an undue hardship on the applicant and will not be in the public interest. Any waiver(s) requested by the applicant shall be submitted in writing by the applicant with the submission of the special permit application.

Section G: Engineering Peer Review and Site Inspection Fees

21. Engineering Peer Review or Consulting Fees: The Planning Board reserves the right to engage the services of a technical consultant(s) to review any plan if, or whenever in its sole discretion, the Board believes that professional review is necessary to accomplish the purposes of these rules and regulations. The costs for any professional review shall be borne by the applicant and shall be imposed in accordance with the M.G.L. Chapter 44, Section 53G, as amended, and as duly adopted by the Dracut Planning Board in accordance with said law.
22. Site Inspection Fees: In the event a site plan review is granted to the applicant, the Planning Board reserves the right to require site inspection(s) similar to those required in the Rules and Regulations Governing the Subdivision of Land. The costs for such inspections shall be borne by the applicant and shall be charged at a rate approved by the Planning Board. Inspection fees shall be received by the Town in accordance with the M.G.L. Chapter 44, Section 53G, as amended, and as duly adopted by the Planning Board in accordance with said law.

Signature of Owner(s): 
 Verified by signNow
05/13/2025 11:15:54 UTC
6b9b10c8e94e4dbfa292

Brian McGowan, Beaver Brook Holdings LLC

Signature of Applicant, if different: _____

SITE PLAN REVIEW CHECKLIST
Town of Dracut Planning Board

Section H: Required plans

All Site Plan Review applications must include a site plan. If the Site Plan Review involves changes to exterior elements of a building or a new building, elevation drawings of the building at a scale sufficient to show the details of the proposed buildings and signs, preferably prepared by a Registered Architect or Engineer must also be submitted. In addition, any Site Plan Review application which proposes any kind of changes to the site must also submit a landscape plan, preferably prepared by a Registered Landscape Architect or Certified Landscape Designer, clearly showing existing and proposed plantings, exterior lighting and other site amenities. Upon request, the Board may allow the landscape plan to be prepared by a non-registered landscape architect or non-certified landscape designer, or by a registered civil engineer, based on the scope of the landscape plan.

Site Plans should contain all elements listed below:

- Names of Owner and Applicant
- Registered Professional Engineer, Architect, or Landscape Architect (all plans must be stamped)
- Date (all plan revisions must be noted and dated)
- Scale (no greater than 1 inch = 40 feet except for the locus or index map)
- North Arrow
- Locus map
- Zoning District(s)
- Existing and proposed topography of the site in two-foot contours 1' shown
- Names of adjacent streets
- All existing lot lines and dimensions
- Lot size
- Locations and dimensions of all existing and proposed structures, including additions
- Number of dwelling units • Location and number of parking and loading spaces
- Location of driveways and/or access roads and all sight distances
- Existing and proposed uses of the structures
- Existing and proposed utilities and service areas
- Screening and/or buffer provisions
- Any proposed open space or park
- Planning Board signature block, including reference to the special permit and date of approval

Stormwater management plans and calculations should show:

- Existing and proposed method of handling stormwater run-off
- Pre and Post Development drainage maps showing drainage catchment areas, soil type boundaries and direction of surface flow of run-off
- Location, elevation, and size of all catch basins, drywells, drainage ditches, swales retention basins, and storm sewers. Detention pond and subsurface detention systems shall be shown in cross section detail.
- Engineering calculations used to determine drainage requirements, based upon a ten (10) year storm frequency. If water is to be retained or detained on site the Planning Board shall require twenty-five (25), fifty (50) and one hundred (100) year storm frequency calculations. Stormwater piping is to be sized using twenty-five (25) year frequency storm event.

Elevation Drawings should include the four sides of the building as well as the following:

- Names of Owner and Applicant
- Registered Professional Engineer, Architect • Date (all plan revisions must be noted and dated)
- Scale (no less than 1/8 inch = 1 foot)
- All details of the building, including dimensions
- Lighting
- Signs

Landscape Plans should include all existing and proposed plantings, pathways, location of all exterior lighting, signs and other amenities as well as the following:

- Names of Owner and Applicant
- Registered Landscape Architect, Certified Landscape Designer • Date (all plan revisions must be noted and dated)
- Scale (no more than 1 inch = 40 feet)
- Plant, shrub and tree names, botanical and common, for existing and proposed plantings
- Lighting specifications and photometric plan (can be a separate document)
- Signs (size, shape, materials and design which can be a separate document)
- Lighting: All exterior lighting must be cut-off type fixtures (dark sky compliant) unless the Applicant can demonstrate to the Board's satisfaction that the proposed light fixtures are acceptable. If the Applicant is requesting approval for the use of non-cutoff type fixtures, the application must also include a written request for the alternative lighting and provide the reason(s) why the lighting is being proposed.
- Snow storage locations

General Plan of Land should include general characteristics of all lands within 200 feet of the site, including the following:

- Names of Owner and Applicant
- Structures
- Parking areas
- Driveways
- Pedestrian ways
- Natural features
- Existing land uses (in color with a color key)

Additional Plans and Materials

- Copies of all deeds, easements or other documents related to the property or interests in the property which exist or are proposed shall be submitted with the application
- Photographs of the site are always useful
- For large-scale projects the Planning Board may require the submittal of a General Plan of Land and/or other types of documentation such as traffic studies, marketing studies or wildlife inventories.
- If the project is located wholly or partly on property within the Water Supply Protection Districts, please consult with the Engineering and Planning Department and/or the Community Development Department to ensure a more complete understanding of the requirements.



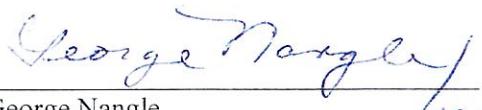
Town of *Dracut*
MASSACHUSETTS

**LEGAL NOTICE
TOWN OF DRACUT
PLANNING BOARD**

Notice is hereby given that the Planning Board will conduct a public hearing on Wednesday, June 11, 2025 commencing at 7:15pm in the Douglas G. Willett Board of Selectmen's Chambers at Town Hall. Said hearing is being held on the petition of Beaver Brook Holdings LLC seeking to amend an existing Special Permit with Site Plan Review for Additional Residential Units at 91 Mill Street in accordance with Sect. 5.3.3 of the Town of Dracut Zoning Bylaws.

In accordance with the American with Disabilities Act, if you wish to obtain this document in an alternative format or to request a reasonable accommodation for this event please contact the Town Manager's office at 978-452-1227 no later than 10 days prior to the event.

THE DRACUT PLANNING BOARD



George Nangle,
Vice-Chairman

/lw

2025 MAY 22 AM 11:48
TOWN CLERK
DRACUT, MA

**THE LOWELL SUN; to be advertised: Tuesday, May 27, 2025
Tuesday, June 3, 2025**

LOCATION	ST #	ST	OWNER	CO OWNER	MAILING ADDRESS	CITY
15 COTTAGE ST	15	COTTAGE ST	MCALDUFF,CHRISTOPHER (TE)	JESSICA M MCALDUFF	15 COTTAGE ST	DRACUT
20 MIDDLE ST	20	MIDDLE ST	CONNORS ELEANOR, TRUSTEE	MANOR REALTY TRUST	20 MIDDLE ST	DRACUT
34 MILL ST	34	MILL ST	BOUMIL WILLIAM S., JR. (TE)	LAURIE BOUMIL	34 MILL ST	DRACUT
44 MILL ST	44	MILL ST	LANGAN KRISTINA M.		11 SHANNON CIRCLE	PELHAM
59 MILL ST #102	59	MILL ST	PURCELL LORETTA A. (JTRS)	GLORIA J. BROWN	59 MILL ST UN 102	DRACUT
59 MILL ST #103	59	MILL ST	SDK VENTURES, LLC		PO BOX 70	DRACUT
59 MILL ST #104	59	MILL ST	TRAGER LEO E.		59 MILL ST UN 104	DRACUT
59 MILL ST #105	59	MILL ST	BANNISTER LINDA A.		59 MILL ST UN 105	DRACUT
59 MILL ST #107	59	MILL ST	CHRISTIAN, DENISE R		59 MILL ST UN 107	DRACUT
59 MILL ST #109	59	MILL ST	GIBBONS NANCY J. (JT)	JOHN CIRAS	59 MILL ST UN 109	DRACUT
59 MILL ST #110	59	MILL ST	FOLEY HELEN B. (LE)	KATHLEEN M. STARR	59 MILL ST UN 110	DRACUT
59 MILL ST #202	59	MILL ST	GRAY CYNTHIA L. IND.		59 MILL ST UN 202	DRACUT
59 MILL ST #203	59	MILL ST	DARRIGO JOSEPH (JTRS)	PAULA A. DARRIGO	59 MILL ST UN 203	DRACUT
59 MILL ST #205	59	MILL ST	DURAL BRUCE T. (JTRS)	JOCELYN M. ALLORE	59 MILL ST UN 205	DRACUT
59 MILL ST #206	59	MILL ST	GENDREAU TRACY ETALS, TRUSTEES	RICHARD & SUSAN PROVENCHER TRUST	59 MILL ST UN 206	DRACUT
59 MILL ST #208	59	MILL ST	LYONS JOHN F. & ANGELA, TRUSTEES	JOHN F. LYONS & ANGELA LYONS IRR. TRUST	59 MILL ST UN 208	DRACUT
59 MILL ST #210	59	MILL ST	PETERS RITA L.		59 MILL ST UN 210	DRACUT
59 MILL ST #302	59	MILL ST	O'CONNOR THOMAS, TRUSTEE		100 CAMILLIA LN	LAFAYETTE
59 MILL ST #304	59	MILL ST	AIK VENTURES, LLC		PO BOX 70	DRACUT
59 MILL ST #308	59	MILL ST	ST. ONGE HELEN L.		59 MILL ST UN 308	DRACUT
59 MILL ST #309	59	MILL ST	MCALDUFF TODD R.		59 MILL ST UN 309	DRACUT
59 MILL ST #310	59	MILL ST	BRUNELLE LINDA M.	MICHAEL R. BRUNELLE	59 MILL ST UN 310	DRACUT
59 MILL ST #305	59	MILL ST	DELPERO FAMILY REALTY TRUST	KATHLEEN M DELPERO TRUSTEE	59 MILL ST UN 305	DRACUT
59 MILL ST #301	59	MILL ST	JOAN L ROBBINS TRUST	ROBBINS, JOAN L TRUSTEE	59 MILL ST UNIT 301	DRACUT
59 MILL ST #106	59	MILL ST	MARCHAND, RUSSELL A. (TE)	MARCHAND, MAUREEN A.	59 MILL ST UN 106	DRACUT
59 MILL ST #108	59	MILL ST	THE WALKER FAMILY REVOCABLE TRUST	WALKER, JAMES F. TRUSTEE ET UX	59 MILL ST UN 108	DRACUT
59 MILL ST #306	59	MILL ST	BATTEN, JOHN C. (TE)	BATTEN, THERESA M.	59 MILL ST UN 306	DRACUT
59 MILL ST #101	59	MILL ST	JONES ONE FAMILY TRUST	RICHARD J JONES TRUSTEE ET UX	59 MILL ST UN 101	DRACUT
59 MILL ST #207	59	MILL ST	FLANAGAN, DEMETRA	FLANAGAN, WALLACE	59 MILL ST UN 207	DRACUT
59 MILL ST #209	59	MILL ST	TSOUMAS, JOHN		59 MILL ST UN 209	DRACUT
59 MILL ST #201	59	MILL ST	THE LYNN M. HANLEY TRUST	LYNNE M. HANLEY TRUSTEE	59 MILL ST UN 201	DRACUT
59 MILL ST #204	59	MILL ST	SHEMCHUK, KENNETH P. (TE)	PEARL T. SHEMCHUK	59 MILL ST UN 204	DRACUT
59 MILL ST #307	59	MILL ST	JOSEPH M TUCKER IRREVOCABLE TRUST	PAULINE M TUCKER IRREVOCABLE TRUST	59 MILL ST #307	DRACUT

LOCATION	ST#	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
59 MILL ST #303	59	MILL ST	BASTIEN, JOANNE L.		59 MILL ST #303	DRACUT	MA	01826
20 ORCHARD ST	20	ORCHARD ST	OUILLETTE RAYMOND G. (TE)	ANGELA OUILLETTE	20 ORCHARD ST	DRACUT	MA	01826
14 BARRY AV	14	BARRY AV	PAQUETTE DOUGLAS A.		14 BARRY AV	DRACUT	MA	01826
25 COBURN AV	25	COBURN AV	LAVOIE MARK A. (TE)	LAWRA M. LAVOIE	25 COBURN AV	DRACUT	MA	01826
27 COBURN AV	27	COBURN AV	MCGOWAN JOHN J. (TE)	JIN BOK MCGOWAN	27 COBURN AV	DRACUT	MA	01826
1968 LAKEVIEW AV	1968	LAKEVIEW AV	DAY WILLIAM A. TRUSTEE	WILLIAM A. DAY REVOCABLE TRUST	473 EASTSHORE DR	CLEARWATER BEACH	FL	33767
1960 LAKEVIEW AV	1960	LAKEVIEW AV	QUIGLEY, KIMBERLY ET AL	QUIGLEY, GAIL	1960 LAKEVIEW AV	DRACUT	MA	01826
1951 LAKEVIEW AV	1951	LAKEVIEW AV	NIMC REALTY TRUST	C/O CHARLES MCNAMARA	1951 LAKEVIEW AV	DRACUT	MA	01826
1949 LAKEVIEW AV	1949	LAKEVIEW AV	1949 LAKEVIEW AVENUE REALTY TRUST	CRYSTAL ELIE TRUSTEE	3 LEBLANC RD	PELHAM	NH	03076
1935 LAKEVIEW AV	1935	LAKEVIEW AV	SAINI, BAILEY	CRESAP PROPERTY MANAGEMENT COMPANY	68 MARSHILL ST	WATERTOWN	MA	02472
101 MILL ST	101	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
1990 LAKEVIEW AV	1990	LAKEVIEW AV	TOWN OF DRACUT	FIRE DEPT	N/A	DRACUT	MA	01826
1982 LAKEVIEW AV	1982	LAKEVIEW AV	DUMONT PAUL R. & IRENE R., TRUSTEES	C/O GARY DUMONT	1982 LAKEVIEW AV	DRACUT	MA	01826
1974 LAKEVIEW AV	1974	LAKEVIEW AV	DUMONT PAUL R. & IRENE R., TRUSTEES	DUMONT REALTY TRUST	506 NASHUA RD	DRACUT	MA	01826
9 BARRY AV	9	BARRY AV	TRAGER LEO E (TE)	DEBORAH A TRAGER	9 BARRY AV	DRACUT	MA	01826
5 BARRY AV	5	BARRY AV	5 BARRY AVE LLC		551 NASHUA RD	DRACUT	MA	01826
88 MILL ST	88	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
6 BARRY AV	6	BARRY AV	FARRELL FAMILY IRREVOCABLE TRUST	FARRELL, THOMAS O TRUSTEE ET AL	6 BARRY AVE	DRACUT	MA	01826
26 ORCHARD ST	26	ORCHARD ST	HANNA WAGDY		26 ORCHARD ST	DRACUT	MA	01826
24 COBURN AV	24	COBURN AV	VALLIERE, CHARLES J ET UX	VALLIERE, DIANE E	34 WEBSTER AVE	FRANKLIN	NH	03235
40 COBURN AV	40	COBURN AV	NILES EMILY A.		40 COBURN AV	DRACUT	MA	01826
1959 LAKEVIEW AV	1959	LAKEVIEW AV	FARRIS, PAUL R	FARRIS, ELISABETH M	1959 LAKEVIEW AVE	DRACUT	MA	01826
34 ORCHARD ST	34	ORCHARD ST	THACH DA (TE)	RACKS/MAY THACH	34 ORCHARD ST	DRACUT	MA	01826
46 ORCHARD ST	46	ORCHARD ST	GAILLARDET TYLER J. (JTRS)	GLENNA R. MULDOON	46 ORCHARD ST	DRACUT	MA	01826
24 WATER ST	24	WATER ST	GOUGEON BARRY	LINDA A GOUGEON	1037 MAMMOTH RD	DRACUT	MA	01826
21 COTTAGE ST	21	COTTAGE ST	RAMIREZ, ERNEY (JTRS)	RAMIREZ, JORGE	21 COTTAGE ST	DRACUT	MA	01826
52 MILL ST	52	MILL ST	ZAWADZKI, CONNORA A		52 MILL ST	DRACUT	MA	01826
17 WATER ST	17	WATER ST	TARECO JANICE M		18 BANKSIDE DR	BILLERICA	MA	01821
1973 LAKEVIEW AV	1973	LAKEVIEW AV	NOLIN, MICHAEL (JTRS)	LANGLOIS, MARIE E	1971 LAKEVIEW AV	DRACUT	MA	01826
1995 LAKEVIEW AV	1995	LAKEVIEW AV	1985 LAKEVIEW AVE LLC		211 PARKER RD	DRACUT	MA	01826
51 MILL ST	51	MILL ST	SZYMANSKI JAN JR		131 TOTMAN RD	DRACUT	MA	01826
9 COTTAGE ST	9	COTTAGE ST	THOMAS, TERESA		9 COTTAGE ST	DRACUT	MA	01826
45 MILL ST	45	MILL ST	BAEZ-COLON CESAR A. IND.		45 MILL ST	DRACUT	MA	01826

LOCATION	ST #	ST	OWNER	COOWNER	MAILING ADDRESS	CITY	STATE
45 MILL ST	45	MILL ST	CONLON JAMES M. (TE)	JAYNE CONLON	62 PINE VALLEY DR	DRACUT	MA 01826
47 MILL ST	47	MILL ST	CONLON, JAMES (TE)	JAYNE CONLON	62 PINE VALLEY DR	DRACUT	MA 01826
3 COTTAGE ST	3	COTTAGE ST	BARRY JONATHAN M (TE)	NICOLE L. BARRY	3 COTTAGE ST	DRACUT	MA 01826
29A MILL ST	29	MILL ST	SMITH SHARON		344 TYNGSBORO RD	DRACUT	MA 01826
29B MILL ST	29	MILL ST	GRACIE REAL ESTATE, LLC		31 KIRK ST	LOWELL	MA 01832
31A MILL ST	31	MILL ST	JARPAR REALTY, LLC		P.O. BOX 9558	PELHAM	NH 03076
33A MILL ST	33	MILL ST	ROY KAREN A (JTRS)	RICHARD J. DUKESHIRE	33A MILL ST	DRACUT	MA 01826
33B MILL ST	33	MILL ST	WEDGE RICHARD W		33B MILL ST	DRACUT	MA 01826
35A MILL ST	35	MILL ST	TABARES DEBORAH A. IND.		35A MILL ST	DRACUT	MA 01826
35B MILL ST	35	MILL ST	CANTONE SHEILA M.		29 MILL ST UN 08	DRACUT	MA 01826
39B MILL ST	39	MILL ST	XING XUECHAO (TE)	HONG WANG	20 CEDAR ST	WILMINGTON	MA 01887
31B MILL ST	31	MILL ST	MUIURURI , ASFORD N		31B MILL ST	DRACUT	MA 01826
37B MILL ST	37	MILL ST	FERNANDES, RICARDO		5 FRED ST	LOWELL	MA 01850
37A MILL ST	37	MILL ST	EMPEROR PROPERTIES, LLC		277 PAWTUCKET ST, 1A	LOWELL	MA 01854
39A MILL ST	39	MILL ST	EMPEROR PROPERTIES, LLC		277 PAWTUCKET ST, 1A	LOWELL	MA 01854
91 MILL ST	91	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA 01826

BOARD OF ASSESSORS:

KAREN GOLDEN, CHIEF ASSESSOR:



ASHLEY ANTIFONARIO, ASSESSOR:



PLANNING BOARD
BOARD OF ASSESSORS

ABUTTER TO:
91 MILL STREET

MAY 6, 2025

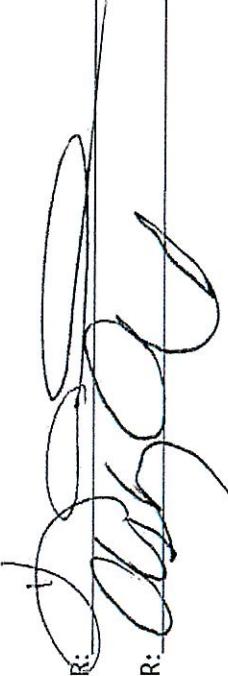
LOCATION	ST #	ST	OWNER	CO-OWNER	BALANCE ISSUES	CITY	STREET	LINE	MAP
15 COTTAGE ST	15	COTTAGE ST	MCALDUFF,CHRISTOPHER (TE)	JESSICA M MCALDUFF	15 COTTAGE ST	DRACUT	MA	01826	
34 MILL ST	34	MILL ST	BOUMIL WILLIAM S., JR. (TE)	LAURIE BOUMIL	34 MILL ST	DRACUT	MA	01826	
44 MILL ST	44	MILL ST	LANGAN KRISTINA M.		11 SHANNON CIRCLE	PELHAM	NH	03076	
59 MILL ST #102	59	MILL ST	PURCELL LORETTA A. (JTRS)	GLORIA J. BROWN	59 MILL ST UN 102	DRACUT	MA	01826	
59 MILL ST #103	59	MILL ST	SDK VENTURES, LLC		PO BOX 70	DRACUT	MA	01826	
59 MILL ST #104	59	MILL ST	TRAGER LEO E.		59 MILL ST UN 104	DRACUT	MA	01826	
59 MILL ST #105	59	MILL ST	BANNISTER LINDA A.		59 MILL ST UN 105	DRACUT	MA	01826	
59 MILL ST #107	59	MILL ST	CHRISTIAN, DENISE R		59 MILL ST UN 107	DRACUT	MA	01826	
59 MILL ST #109	59	MILL ST	GIBBONS NANCY J. (UT)	JOHN CIRAS	59 MILL ST UN 109	DRACUT	MA	01826	
59 MILL ST #110	59	MILL ST	FOLEY HELEN B. (LE)	KATHLEEN M. STARR	59 MILL ST UN 110	DRACUT	MA	01826	
59 MILL ST #202	59	MILL ST	GRAY CYNTHIA L. IND.		59 MILL ST UN 202	DRACUT	MA	01826	
59 MILL ST #203	59	MILL ST	DARRIGO JOSEPH (JTRS)	PAUL A. DARRIGO	59 MILL ST UN 203	DRACUT	MA	01826	
59 MILL ST #205	59	MILL ST	DURAL BRUCE T. (JTRS)	JOCELYN M. ALLORE	59 MILL ST UN 205	DRACUT	MA	01826	
59 MILL ST #206	59	MILL ST	GENDREAU TRACY ETALS, TRUSTEES	RICHARD & SUSAN PROVENCHER TRUST	59 MILL ST UN 206	DRACUT	MA	01826	
59 MILL ST #208	59	MILL ST	LYONS JOHN F. & ANGELA, TRUSTEES	JOHN F. LYONS & ANGELA LYONS IRR. TRUST	59 MILL ST UN 208	DRACUT	MA	01826	
59 MILL ST #210	59	MILL ST	PETERS RITA L.		59 MILL ST UN 210	DRACUT	MA	01826	
59 MILL ST #302	59	MILL ST	O'CONNOR THOMAS, TRUSTEE		100 CAMILIA LN	LAFAYETTE	CA	94549	
59 MILL ST #304	59	MILL ST	ALK VENTURES, LLC		PO BOX 70	DRACUT	MA	01826	
59 MILL ST #308	59	MILL ST	ST. ONGE HELEN L.		59 MILL ST UN 308	DRACUT	MA	01826	
59 MILL ST #309	59	MILL ST	MCUFFEE TODD R.		59 MILL ST UN 309	DRACUT	MA	01826	
59 MILL ST #310	59	MILL ST	BRUNELLE LINDA M.	MICHAEL R. BRUNELLE	59 MILL ST UN 310	DRACUT	MA	01826	
59 MILL ST #305	59	MILL ST	DELPERO FAMILY REALTY TRUST	KATHLEEN M DELPERO TRUSTEE	59 MILL ST UN 305	DRACUT	MA	01826	
59 MILL ST #301	59	MILL ST	JOAN L ROBBINS TRUST	ROBBINS, JOAN L TRUSTEE	59 MILL ST UNIT 301	DRACUT	MA	01826	
59 MILL ST #106	59	MILL ST	MARCHAND, RUSSELL A. (TE)	MARCHAND, MAUREEN A.	59 MILL ST UN 106	DRACUT	MA	01826	
59 MILL ST #108	59	MILL ST	THE WALKER FAMILY REVOCABLE TRUST	WALKER, JAMES F. TRUSTEE ET UX	59 MILL ST UN 108	DRACUT	MA	01826	
59 MILL ST #306	59	MILL ST	BATTEN,JOHN C. (TE)	BATTEN, THERESA M.	59 MILL ST UN 306	DRACUT	MA	01826	
59 MILL ST #101	59	MILL ST	JONES ONE FAMILY TRUST	RICHARD J JONES TRUSTEE ET UX	59 MILL ST UN 101	DRACUT	MA	01826	
59 MILL ST #207	59	MILL ST	FLANAGAN, DEMETRA	FLANAGAN, WALLACE	59 MILL ST UN 207	DRACUT	MA	01826	
59 MILL ST #209	59	MILL ST	TSOUMAS, JOHN		59 MILL ST UN 209	DRACUT	MA	01826	
59 MILL ST #201	59	MILL ST		LYNN M. HANLEY TRUSTEE	59 MILL ST UN 201	DRACUT	MA	01826	
59 MILL ST #204	59	MILL ST	SHEMICHUK, KENNETH P. (TE)	PEARL T. SHEMCHUK	59 MILL ST UN 204	DRACUT	MA	01826	
59 MILL ST #307	59	MILL ST	JOSEPH M TUCKER IRREVOCABLE TRUST	PAULINE M TUCKER IRREVOCABLE TRUST	59 MILL ST #307	DRACUT	MA	01826	
59 MILL ST #303	59	MILL ST	BASTIEN,JOANNE L.		59 MILL ST #303	DRACUT	MA	01826	

LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
20 ORCHARD ST	20	ORCHARD ST	OUILLETTE RAYMOND G. (TE)	ANGELA OUILLETTE	20 ORCHARD ST	DRACUT	MA	01826
1911 LAKEVIEW AV	1911	LAKEVIEW AV	WINTER MARC P. (TE)	MAROLINA T. WINTER	1911 LAKEVIEW AV	DRACUT	MA	01826
27 COBURN AV	27	COBURN AV	MCGOWAN JOHN J. (TE)	JIN BOK MCGOWAN	27 COBURN AV	DRACUT	MA	01826
REAR MILL ST		MILL ST	MILL ISLAND, LLC		PO BOX 18	TYNGSBORO	MA	01879
1968 LAKEVIEW AV	1968	LAKEVIEW AV	DAY WILLIAM A. TRUSTEE	WILLIAM A. DAY REVOCABLE TRUST	473 EASTSHORE DR	CLEARWATER BEACH	FL	33767
1960 LAKEVIEW AV	1960	LAKEVIEW AV	QUIGLEY, KIMBERLY ET AL	QUIGLEY, GAIL	1960 LAKEVIEW AV	DRACUT	MA	01826
1951 LAKEVIEW AV	1951	LAKEVIEW AV	NMC REALTY TRUST	C/O CHARLES MCNAMARA	1951 LAKEVIEW AV	DRACUT	MA	01826
3/5 ALDER ST	3	ALDER ST	PATEL, RAVIKUMAR M. (TC)	PATEL, PARTH M.	3/5 ALDER ST	DRACUT	MA	01826
1949 LAKEVIEW AV	1949	LAKEVIEW AV	1949 LAKEVIEW AVENUE REALTY TRUST	CRYSTAL ELLIE TRUSTEE	3 LEBLANC RD	PELHAM	NH	03076
1935 LAKEVIEW AV	1935	LAKEVIEW AV	SAINI, BAILEY	CRESAP PROPERTY MANAGEMENT CO	68 MARSHILL ST	WATERTOWN	MA	02472
20 PRIMROSE HILL RD	20	PRIMROSE HILL RD	TARANTO AMY		19 LEDGEWOOD DR	BURLINGTON	MA	01803
16 PRIMROSE HILL RD	16	PRIMROSE HILL RD	TITAE EL ALAOUI, ABDERRAHIM		16 PRIMROSE HILL RD	DRACUT	MA	01826
1929 LAKEVIEW AV	1929	LAKEVIEW AV	MERCIER PROPERTY MANAGEMENT		567 MAMMOTH RD	DRACUT	MA	01826
101 MILL ST	101	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
1924 LAKEVIEW AV	1924	LAKEVIEW AV	CARVALHO & SONS INVESTMENTS, LLC		20 LONDONDERRY RD	WINDHAM	NH	03087
1890 LAKEVIEW AV	1890	LAKEVIEW AV	KIM CHONG HYO (TE)	SUNG SOOK KIM	1890 LAKEVIEW AV	DRACUT	MA	01826
1884 LAKEVIEW AV	1884	LAKEVIEW AV	THE DONALD P. VIGEANT IRREVOCABLE TRUST	VIGEANT, BRIAN TRUSTEE	1884 LAKEVIEW AV	DRACUT	MA	01826-3233
1974 LAKEVIEW AV	1974	LAKEVIEW AV	DUMONT PAUL R. & IRENE R., TRUSTEES	DUMONT REALTY TRUST	506 NASHUA RD	DRACUT	MA	01826
5 BARRY AV	5	BARRY AV	5 BARRY AVE LLC		551 NASHUA RD	DRACUT	MA	01826
88 MILL ST	88	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
19 PEARL ST	19	PEARL ST	PEARL ST APARTMENTS, LLC		34 BROADWAY RD	DRACUT	MA	01826
6 BARRY AV	6	BARRY AV	FARRELL FAMILY IRREVOCABLE TRUST	FARRELL, THOMAS O TRUSTEE ET AL	6 BARRY AVE	DRACUT	MA	01826
1868 LAKEVIEW AV	1868	LAKEVIEW AV	THE CHURCH OF PENTECOST	GREATER BOSTON ASSEMBLY	1868 LAKEVIEW AV	DRACUT	MA	01826
26 ORCHARD ST	26	ORCHARD ST	HANNA WAGDY		26 ORCHARD ST	DRACUT	MA	01826
40 COBURN AV	40	COBURN AV	NILES EMILY A.		40 COBURN AV	DRACUT	MA	01826
1959 LAKEVIEW AV	1959	LAKEVIEW AV	FARRIS, PAUL R	FARRIS, ELISABETH M	1959 LAKEVIEW AVE	DRACUT	MA	01826
34 ORCHARD ST	34	ORCHARD ST	THACH DA (TE)	RACKSMAY THACH	34 ORCHARD ST	DRACUT	MA	01826
46 ORCHARD ST	46	ORCHARD ST	GAILLARDETZ TYLER J. (JTRS)	GLENNIA R. MULDOON	46 ORCHARD ST	DRACUT	MA	01826
24 WATER ST	24	WATER ST	GOUGEON BARRY	LINDA A GOUGEON	1037 MAMMOTH RD	DRACUT	MA	01826
31 PEARL ST	31	PEARL ST	PEARL ST APARTMENTS, LLC		34 BROADWAY RD	DRACUT	MA	01826
21 COTTAGE ST	21	COTTAGE ST	RAMIREZ, ERNEY (JTRS)	RAMIREZ, JORGE	21 COTTAGE ST	DRACUT	MA	01826
52 MILL ST	52	MILL ST	ZAWADZKI, CONNOR A		52 MILL ST	DRACUT	MA	01826
1973 LAKEVIEW AV	1973	LAKEVIEW AV	NOLIN, MICHAEL (JTRS)	LANGLOIS, MARIE E	1971 LAKEVIEW AV	DRACUT	MA	01826

LOCATION	ST	OWNER	COMMON	MAILING ADDRESS	STREET	STATE	ZIP
51 MILL ST	51 MILL ST	SZYMANSKI JAN JR		131 TOTMAN RD	DRACUT	MA	01826
9 COTTAGE ST	9 COTTAGE ST	THOMAS, TERESA		9 COTTAGE ST	DRACUT	MA	01826
45 MILL ST	45 MILL ST	BAEZ-COLON CESAR A. IND.		45 MILL ST	DRACUT	MA	01826
45 MILL ST	45 MILL ST	CONLON JAMES M. (TE)	JAYNE CONLON	62 PINE VALLEY DR	DRACUT	MA	01826
47 MILL ST	47 MILL ST	CONLON, JAMES (TE)	JAYNE CONLON	62 PINE VALLEY DR	DRACUT	MA	01826
29A MILL ST	29 MILL ST	SMITH SHARON		344 TYNGBORO RD	DRACUT	MA	01826
29B MILL ST	29 MILL ST	GRACIE REAL ESTATE, LLC		31 KIRK ST	LOWELL	MA	01852
31A MILL ST	31 MILL ST	JARPAR REALTY, LLC		P.O. BOX 958	PELHAM	NH	03076
33A MILL ST	33 MILL ST	ROY KAREN A (UTRS)	RICHARD J. DUKESHIRE	33A MILL ST	DRACUT	MA	01826
33B MILL ST	33 MILL ST	WEDGE RICHARD W		33B MILL ST	DRACUT	MA	01826
35A MILL ST	35 MILL ST	TABARES DEBORAH A. IND.		35A MILL ST	DRACUT	MA	01826
35B MILL ST	35 MILL ST	CANTONE SHEILA M.		29 MILL ST UN 08	DRACUT	MA	01826
39B MILL ST	39 MILL ST	XING XUECHAO (TE)	HONG WANG	20 CEDAR ST	WILMINGTON	MA	01887
31B MILL ST	31 MILL ST	MUJURUI ,ASFORD N		31B MILL ST	DRACUT	MA	01826
37B MILL ST	37 MILL ST	FERNANDES, RICARDO		5 FRED ST	LOWELL	MA	01826
37A MILL ST	37 MILL ST	EMPEROR PROPERTIES, LLC		277 PAWTUCKET ST, 1A	LOWELL	MA	01854
39A MILL ST	39 MILL ST	EMPEROR PROPERTIES, LLC		277 PAWTUCKET ST, 1A	LOWELL	MA	01854
14 DALLAS DR #102	14 DALLAS DR	WEST DIANE		14 DALLAS DRIVE UN 102	DRACUT	MA	01826
14 DALLAS DR #106	14 DALLAS DR	ROBSON JAMES J., JR.		14 DALLAS DR UN 106	DRACUT	MA	01826
14 DALLAS DR #107	14 DALLAS DR	LYNCH JOSEPH A. (TE)	JOAN M. LYNCH	14 DALLAS DR UN 107	DRACUT	MA	01826
14 DALLAS DR #201	14 DALLAS DR	THE CLAIRE L. BRETON FAMILY TRUST		14 DALLAS DR UN 201	DRACUT	MA	01826
14 DALLAS DR #202	14 DALLAS DR	GIBBS MICHAEL (TE)	DEBRA GIBBS	14 DALLAS DR UN 202	DRACUT	MA	01826
14 DALLAS DR #204	14 DALLAS DR	SILVEIRA MADELEINE R. (LE)	GREGORY J. SILVEIRA, MARK R. SILVEIRA	14 DALLAS DR UN 204	DRACUT	MA	01826
14 DALLAS DR #206	14 DALLAS DR	MCKINLEY KEVIN M.		14 DALLAS DR UN 206	DRACUT	MA	01826
14 DALLAS DR #207	14 DALLAS DR	ALPERT MARY V. (LE)		14 DALLAS DR UN 207	DRACUT	MA	01826
14 DALLAS DR #208	14 DALLAS DR	MCDONALD MICHAEL (TE)	DENISE A. PELLAND	14 DALLAS DR UN 208	DRACUT	MA	01826
14 DALLAS DR #209	14 DALLAS DR	DAVIS JAMES J (TE)	DIANA DAVIS	14 DALLAS DR UN 209	DRACUT	MA	01826
14 DALLAS DR #210	14 DALLAS DR	SILVA DENNIS J. IND.		14 DALLAS DR UN 210	DRACUT	MA	01826
14 DALLAS DR #303	14 DALLAS DR	PINET CATHERINE V.		14 DALLAS DR UN 303	DRACUT	MA	01826
14 DALLAS DR #307	14 DALLAS DR	DESAI PRAVIR S. & PANNA P., TR.	P & P REAL ESTATE TRUST	14 DALLAS DR UN 307	DRACUT	MA	01826
14 DALLAS DR #308	14 DALLAS DR	LACHAPELLE ANNETTE C., ETALS, TR.	ANNETTE C. LACHAPELLE IRR. TRUST	14 DALLAS DR UN 308	DRACUT	MA	01826
14 DALLAS DR #309	14 DALLAS DR	LAREAU DONALD R., SR. & BARBARA M. (LE)	MAURICE M. LAREAU, ET AL.	14 DALLAS DR UN 309	DRACUT	MA	01826
14 DALLAS DR #301	14 DALLAS DR	MAHEU, JOSEPH E TRUSTEE	MAHEU, JOSEPH E TRUSTEE	14 DALLAS DR UNIT 301	DRACUT	MA	01826

LOCATION	STREET	ST.	OWNER	CO-OWNER	MAILING ADDRESS	STREET	ST.	OWNER
14 DALLAS DR #205	14 DALLAS DR		DAVIS, JUDITHE M		14 DALLAS DR UNIT 205	DRACUT		MA 01826
14 DALLAS DR #108	14 DALLAS DR		BRACE, JACKIE H		14 DALLAS DR UNIT 108	DRACUT		MA 01826
14 DALLAS DR #109	14 DALLAS DR		THE DM AND DD FAMILY REALTY TRUST	DAVID H MEGOWEN SR TRUSTEE ET UX	14 DALLAS DR UN 109	DRACUT		MA 01826
14 DALLAS DR #304	14 DALLAS DR		SULLIVAN, ROSEMARY		14 DALLAS DR UN 304	DRACUT		MA 01826
14 DALLAS DR #105	14 DALLAS DR		THE 2007 LEGAULT FAMILY TRUST	ALISON M LEGAULT TRUSTEE	14 DALLAS DR UN 105	DRACUT		MA 01826
14 DALLAS DR #101	14 DALLAS DR		SINNOIT, RICHARD M. (TE)	SINNOTT, ELSIE S.	14 DALLAS DR UN 101	DRACUT		MA 01826
14 DALLAS DR #104	14 DALLAS DR		JARASLOW, JANICE		14 DALLAS DR UN 104	DRACUT		MA 01826
14 DALLAS DR #103	14 DALLAS DR		SUMMER FAMILY LLC		27 DICKENS LN	TYNGSBORO		MA 01879
14 DALLAS DR #110	14 DALLAS DR		MOON FAMILY TRUST	STEVEN L. MOON TRUSTEE	14 DALLAS DR UN 110	DRACUT		MA 01826
14 DALLAS DR #302	14 DALLAS DR		MURPHY, JOHN F. (JTRS)	CURCIO, CYNTHIA	14 DALLAS DR #302	DRACUT		MA 01826
14 DALLAS DR #306	14 DALLAS DR		MURPHY, JOSEPH E. (TE)	MURPHY, KRISTINE M.	14 DALLAS DR #306	DRACUT		MA 01826
14 DALLAS DR #310	14 DALLAS DR		LEAKEAS, MARK R.		12 INDEPENDENCE DR	TYNGSBOROUGH		MA 01879
14 DALLAS DR #305	14 DALLAS DR		DELFINO FAMILY TRUST	DELFINO, THERESA M. TRUSTEE	P.O. BOX 195	DRACUT		MA 01826
14 DALLAS DR #203	14 DALLAS DR		THE FAYE N. NAPERT REVOCABEL TRUST	NAPERT, FAYE N. TRUSTEE ET	14 DALLAS DR #203	DRACUT		MA 01826
91 MILL ST			BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT		MA 01826
15 PRIMROSE HILL RD	15 PRIMROSE HILL RD		BOULE LEO G. (TE)	SUELEN BOULE	15 PRIMROSE HILL RD	DRACUT		MA 01826
1905 LAKEVIEW AV	1905 LAKEVIEW AV		LEY ROBIN V. & WENDY, TRUSTEES	1835 LAKEVIEW AVENUE REALTY TRUST	12 BOXWOOD CR	DRACUT		MA 01826

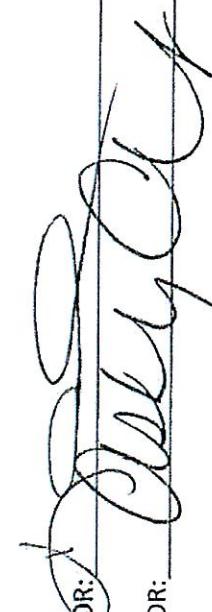
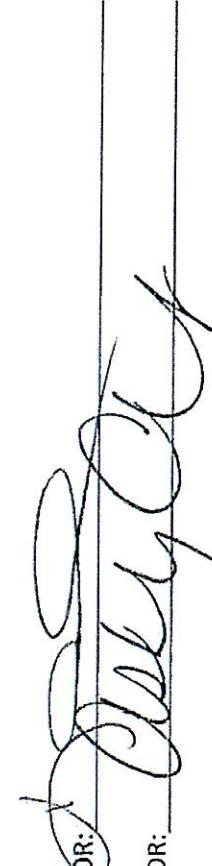
BOARD OF ASSESSORS:

KAREN GOLDEN, CHIEF ASSESSOR: 

ASHLEY ANTIFONARIO, ASSESSOR: 

LOCATION	ST	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
20 ORCHARD ST	20 ORCHARD ST		OUILLETTE RAYMOND G. (TE)	ANGELA OUILLETTE	20 ORCHARD ST	DRACUT	MA	01826
1968 LAKEVIEW AV	1968 LAKEVIEW AV		DAY WILLIAM A. TRUSTEE	WILLIAM A. DAY REVOCABLE TRUST	473 EASTSHORE DR	CLEARWATER BEACH	FL	33767
1960 LAKEVIEW AV	1960 LAKEVIEW AV		QUIGLEY, KIMBERLY ET AL	QUIGLEY, GAIL	1960 LAKEVIEW AV	DRACUT	MA	01826
1951 LAKEVIEW AV	1951 LAKEVIEW AV		NMC REALTY TRUST	C/O CHARLES MCNAMARA	1951 LAKEVIEW AV	DRACUT	MA	01826
3/5 ALDER ST	3 ALDER ST		PATEL, RAVIKUMAR M. (TC)	PATEL, PARTH M.	3/5 ALDER ST	DRACUT	MA	01826
11 ALDER ST	11 ALDER ST		CABRERA JUAN J. (TE)	KATIA CABRERA	11 ALDER ST	DRACUT	MA	01826
9 ALDER ST	9 ALDER ST		BRETON CLERMONT & ROSE (LE)	GAETAN, MARC & SUZANNE BRETON (TC)	9 ALDER ST	DRACUT	MA	01826
1949 LAKEVIEW AV	1949 LAKEVIEW AV		1949 LAKEVIEW AVENUE REALTY TRUST	CRYSTAL ELIE TRUSTEE	3 LEBLANC RD	PELHAM	NH	03076
1935 LAKEVIEW AV	1935 LAKEVIEW AV		SAINI, BAILEY	CRESAP PROPERTY MANAGEMENT CO	68 MARSHILL ST	WATERTOWN	MA	02472
17 CATHERINE ST	17 CATHERINE ST		CARAVOULIAS KEITH M. (TE)	ROXANNE T. CARAVOULIAS	17 CATHERINE ST	DRACUT	MA	01826
16 PRIMROSE HILL RD	16 PRIMROSE HILL RD		TATE ELALAQUI, ABDERRAHIM		16 PRIMROSE HILL RD	DRACUT	MA	01826
1929 LAKEVIEW AV	1929 LAKEVIEW AV		MERCIER PROPERTY MANAGEMENT		567 MAMMOTH RD	DRACUT	MA	01826
101 MILL ST	101 MILL ST		BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
1924 LAKEVIEW AV	1924 LAKEVIEW AV		CARVALHO & SONS INVESTMENTS, LLC		20 LONDONDERRY RD	WINDHAM	NH	03087
1974 LAKEVIEW AV	1974 LAKEVIEW AV		DUMONT PAUL R. & IRENE R. TRUSTEES	DUMONT REALTY TRUST	506 NASHUA RD	DRACUT	MA	01826
88 MILL ST	88 MILL ST		PEARL ST HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
19 PEARL ST	19 PEARL ST		PEARL ST APARTMENTS, LLC		34 BROADWAY RD	DRACUT	MA	01826
26 ORCHARD ST	26 ORCHARD ST		HANNA WAGDY		26 ORCHARD ST	DRACUT	MA	01826
1959 LAKEVIEW AV	1959 LAKEVIEW AV		FARRIS, PAUL R	FARRIS, ELISABETH M	1959 LAKEVIEW AVE	DRACUT	MA	01826
34 ORCHARD ST	34 ORCHARD ST		THACH DA (TE)	RACKSMAY THACH	34 ORCHARD ST	DRACUT	MA	01826
1973 LAKEVIEW AV	1973 LAKEVIEW AV		NOLIN, MICHAEL (UTRS)	LANGLOIS, MARIE E	1971 LAKEVIEW AV	DRACUT	MA	01826
1995 LAKEVIEW AV	1995 LAKEVIEW AV		1985 LAKEVIEW AVE LLC		211 PARKER RD	DRACUT	MA	01826
91 MILL ST	91 MILL ST		BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826

BOARD OF ASSESSORS:

KAREN GOLDEN, CHIEF ASSESSOR: 
ASHLEY ANTIFONARIO, ASSESSOR: 



Town of Dracut Building / Zoning Department.

62 Arlington St.
Dracut, MA 01826

Tel: (978) 454-0603
Fax: (978) 937-9885

Proposed use Zoning Compliance Determination.

3/3/2025

Owner: Beaver Brook Holdings LLC

Property address: 91 Mill St.

Existing use: Various commercial uses. Existing Planning Board SP. PB02-12

Proposed use: Mainly residential, with additions to existing buildings, and one new building.

Zoning District: I-1, Mill Overlay District.

Permitted Use? Requires variances as noted, plus amendment of existing Special Permit with Site Plan Review as noted in Section 5.3.3.

Comments:

The variances required are as noted in the application. It should be noted that the "Approximate Limit of Zone AE" (the flood plain) noted on the Existing Conditions plan has been superseded by FEMA's 2023 maps. The flood plain is now contained behind the concrete retaining wall and the stream bank, and should not be a factor in this application.

This zoning determination represents a good faith effort to determine zoning compliance, but must not be considered a definitive document. It is dependent on the accuracy of the information provided by the applicant, and may be subject to review or change by the Zoning Board of Appeals or a court of law.

Before acting on any zoning matter you are strongly advised to seek help from a qualified attorney.

This decision may affect your legal rights. In regard to zoning matters you have the right to file an appeal with the Zoning Board of Appeals pursuant to Massachusetts General Laws, Chapter 40A, Sections 8 and 15.

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

Daniel McLaughlin
Inspector of Buildings