

**TOWN OF DRACUT  
PLANNING BOARD  
"AMENDED" SPECIAL PERMIT**

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

Notice is hereby given that Special Permit has been granted for the following;

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 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

2025 DEC 11 AM 11:45

RECEIVED  
TOWN CLERK'S OFFICE

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  
"AMENDED" SPECIAL PERMIT**

**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

Time Stamp and Seal of the Town of Dracut

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

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

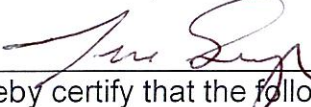
Book No. \_\_\_\_\_,  
Page \_\_\_\_\_  
(Copy of Recording to be attached)

**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 an Amended Special Permit 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, to 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 (parking lot), 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 Rep located at 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. Plan Set for "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.

### **SPECIAL PERMIT MANDATORY FINDINGS**

1. The proposed use is in harmony with the purpose and intent of the Dracut Zoning Bylaw. The proposed use for redevelopment of the mill complex is allowed by Special Permit with Site Plan Review from the Planning Board. The applicant and their representatives designed the site so that

- improvements to the property are made in accordance with the Mill Conversion Overlay District under the Town of Dracut Zoning Bylaws.
2. The proposed use will not be more detrimental or injurious to the neighborhood in which it is located, as the property is in the Mill Conversion Overlay District. The Board has worked with the applicant to address staff and other concerns to minimize impacts to the neighborhood.
  3. The use is appropriate to the site in question as the property is zoned in the Mill Conversion Overlay District. The proposed use is allowed by Special Permit with Site Plan Review and the Board is satisfied that the use with conditions is appropriate to the site.
  4. The submittal of the application package and site plan addresses the requirements of the Zoning Bylaw. The Board accepted a completed application.

### **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. Savage and seconded by Mr. Pestana it was unanimously voted to approve the Amended Special Permit 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 Amended Special Permit is granted to the Petitioner only and is not transferable without further action of the Special Permit Granting Authority.
2. 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

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.

3. All pedestrian crossings within the public right of way shall be in compliance with MUTCD and ADA requirements.
4. 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.
5. 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.
6. The Overview Plan, Sheet 4 of 21 within the Site Plan set shall be signed by the Owner and Recorded with this Decision.
7. 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.
8. Additional field exploration of the existing drainage system shall be the 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).

9. 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.
10. Prior to the beginning of any site construction calculations shall be supplied to the Town Engineer to show water quality volume treatment is sufficient.
11. 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.
12. 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.
13. 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.
14. 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.
15. All curb ramps within the public right-of-way should have detectable warning panels installed.
16. Prior to the start of any site work on the property a set of final plans shall be approved by the Dracut Fire Chief.
17. The project and construction thereof shall comply with all conditions of the Dracut Fire Chief.
18. All parking spaces shall be at least 9' wide, in conformance with the 2003 Special Permit.
19. Prior to the start of any site work on the property a set of final plans shall be approved by the Dracut Sewer Commission.
20. Water connections shall be approved by the Dracut Water Supply District.
21. Prior to the start of any site construction a signed Operations and Maintenance Plan shall be submitted to the Town.
22. 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.



23. The applicant must maintain the historic character of the exterior of the building, including all signage as directed and approved by the Building Inspector.
24. 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.
25. The apartment units are to remain as rental property and are not to be converted to condominiums.
26. Snow storage will not be permitted in the buffer areas along 59 Mill Street and the Orchard Street residences.
27. 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.
28. 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.
29. 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).
30. All signage must comply with the Town requirements of the Zoning Bylaw under Section 6.2.
31. 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.
32. 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.
33. Prior to the issuance of any Building Permits, the applicant shall provide to the Town of Dracut an NPDES Construction General Permit Number.
34. 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.
35. 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.

36. By recording the Permit, the Special Permit holder agrees to the above and shall present recorded documents and/or plans to the Building Inspector.
37. 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.
38. 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. 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. Said phasing plan shall be uploaded to the project website and shared to the Planning Board as an update upon receipt.
39. The Board reserves the right to periodically review the Special Permit for compliance at intervals of 6 months from the date of issuance, one year from date of issuance and annually thereafter. The review shall be by the Board at any scheduled meeting and the applicant shall be deemed notified by registered mail, return receipt. Should the Board deem Permit conditions are not being adhered to, modification of the permit up to, and including, revocation may be taken by the Board.

### **ADOPTION**

With the above-cited stipulations we find that the application for an Amended Special Permit for the proposed redevelopment to 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 is in accordance with the Mill Conversion Overlay District regulations and meets the Special Permit requirements. Therefore, the Board votes to grant the requested permit, known as Case #25-4.

**THE DRACUT PLANNING BOARD**




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George Nangle, Chairman



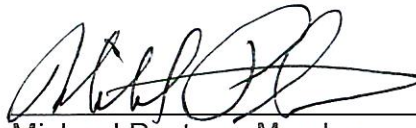
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Michael Buxton, Vice-Chairman



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Timothy Savage, Clerk



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Michael Pestana, Member



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Sarah Powling, Member

APPLICATION FOR HEARING

#PB25-04

TOWN OF DRACUT  
PLANNING BOARD

SPECIAL PERMIT

Name of Applicant Brian McGowan, Beaver Brook Holdings, LLC

Address P.O. Box 895, Dracut, MA 01826, Tel# 978-937-3033

Location of Property 88,91, & 101 Mill Street

Applicant is: Owner, Tenant, Licensee, Prospective Purchaser,  
Other (state) \_\_\_\_\_

Nature of Application:

Amendment to Special Permit #PB05-17 (originally #PB02-12) for the redevelopment of the mixed use development. The original permit allowed up to 100,700 square feet of commercial space and 50 residential units under the Mill Conversion Overlay District regulations. Currently the property houses 74,500 square feet of commercial space with 47 residential units. The redevelopment of this property envisions converting and expanding some currently underutilized commercial space into new residential units and adding a new multi-family residential building. After redevelopment, the property will provide 173 units and 61,500 square feet of commercial space.

Applicable Section of Zoning By-Law: 5.3.3

I hereby request a hearing before the Planning Board with reference to the above noted application for a Special Permit and agree to pay all costs of mailing and advertising of the Public Hearing Legal Notice.

Signed: Chris Broyles

Print: Chris Broyles, P.E.

Title: Project Manager

\*\*\*\*\* Office Use Only \*\*\*\*\*

*Amount Received from the Applicant  
for the Planning Board.*

*Date of submission to the Board at the Meeting of:*

\$375.00  
(at office)





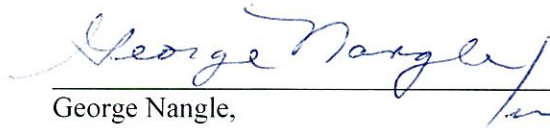
Town of *Dracut*  
MASSACHUSETTS

**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

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

TOWN CLERK  
DRACUT, MA

RECEIVED  
TOWN CLERK'S OFFICE  
2025 MAY 22 AM 11:48



PLANNING BOARD  
BOARD OF ASSESSORS

ABUTTER TO:  
88 MILL STREET

MAY 6, 2025

LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
15 COTTAGE ST	15	COTTAGE ST	MCALDUFF, CHRISTOPHER (TE)	JESSICA M MCALDUFF	15 COTTAGE ST	DRACUT	MA	01826
20 MIDDLE ST	20	MIDDLE ST	CONNORS ELEANOR, TRUSTEE	MANOR REALTY TRUST	20 MIDDLE 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. (JT)	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 CAMILLIA 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	MCDUFFEE 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	THE LYNNE M. HANLEY TRUST	LYNNE M. HANLEY TRUSTEE	59 MILL ST UN 201	DRACUT	MA	01826
59 MILL ST #204	59	MILL ST	SHEMCHUK, 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



PLANNING BOARD  
BOARD OF ASSESSORS

ABUTTER TO:  
88 MILL STREET

MAY 6, 2025

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)	LAURA 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	NMC 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 MANAGMENT 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)	RACKSMAY THACH	34 ORCHARD ST	DRACUT	MA	01826
46 ORCHARD ST	46	ORCHARD ST	GAILLARDETZ 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, CONNOR 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



PLANNING BOARD  
BOARD OF ASSESSORS

ABUTTER TO:  
88 MILL STREET

MAY 6, 2025

LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
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	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 (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	MUIRURI, 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	MAILING ADDRESS	CITY	STATE	ZIP
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. (JT)	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 CAMILLIA 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	MCDUFFEE 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	THE LYNNE M. HANLEY TRUST	LYNNE M. HANLEY TRUSTEE	59 MILL ST UN 201	DRACUT	MA	01826
59 MILL ST #204	59	MILL ST	SHEMCHUK, 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



PLANNING BOARD  
BOARD OF ASSESSORS

ABUTTER TO:  
91 MILL STREET

MAY 6, 2025

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 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
20 PRIMROSE HILL RD	20	PRIMROSE HILL RD	TARANTO AMY		19 LEDGEWOOD DR	BURLINGTON	MA	01803
16 PRIMROSE HILL RD	16	PRIMROSE HILL RD	TLATE EL ALAQUI, 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 HYU (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)	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
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



PLANNING BOARD  
BOARD OF ASSESSORS

ABUTTER TO:  
91 MILL STREET

MAY 6, 2025

LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	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 TYNGSBORO 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 (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	MUIRURI , 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
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 FAMILY REVOCABLE TRUST	MAHEU, JOSEPH E TRUSTEE	14 DALLAS DR UNIT 301	DRACUT	MA	01826



PLANNING BOARD  
BOARD OF ASSESSORS

ABUTTER TO:  
91 MILL STREET

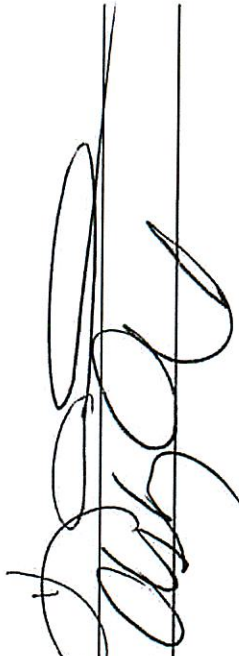
MAY 6, 2025

LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
14 DALLAS DR #205	14	DALLAS DR	DAVIS, JUDITH 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	SINNOTT, 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	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)	SUELLEN BOULE	15 PRIMROSE HILL RD	DRACUT	MA	01826
1905 LAKEVIEW AV	1905	LAKEVIEW AV	LEY ROBIN V. & WENDY, TRUSTEES	1895 LAKEVIEW AVENUE REALTY TRUST	12 BOXWOOD CR	DRACUT	MA	01826

**BOARD OF ASSESSORS:**

KAREN GOLDEN, CHIEF ASSESSOR:

ASHLEY ANTIFONARIO, ASSESSOR:





PLANNING BOARD  
BOARD OF ASSESSORS

ABUTTER TO:  
101 MILL STREET


MAY 6, 2025

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	TLATE ELAQUOI, 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	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
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 (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
91 MILL ST	91	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826

**BOARD OF ASSESSORS:**

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## 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.

Daniel McLaughlin  
Inspector of Buildings