

Dracut Affordable Housing Partnership Committee
Dracut Town Hall
62 Arlington Street
Dracut, MA 01826

June 22, 2021

Board of Selectmen
Town of Dracut
62 Arlington Street
Dracut, MA 01826

Dear Members of the Board of Selectmen,

The Dracut Affordable Housing Partnership Committee met with the proponent of the Louis Farm Village senior housing development on June 3, 2021. The proponent, 133 Phineas Street, LLC, (the "Proponent"), represented by its Managers, Stephen Coravos and Thomas Piekarski, presented a well-conceived proposal to provide much needed housing to persons 55 years of age and older. Given the alternative development options for this site at 133 Phineas Street, this well-designed senior housing proposal represents an attractive use that will help meet a critical need for housing in Dracut.

At our meeting, the Proponent provided an overview of the proposed site plan and buildings. The Proponent intends to construct ten (10) duplex buildings, comprising twenty (20) total units of ownership housing, 25% of the twenty ownership units (5 units) will be reserved as Affordable units in accordance with Chapter 40B requirements. The Proponent also explained that much effort would be taken to ensure that energy efficient design features are included. In addition, the Proponent has taken preliminary steps to expand public transportation options for the future residents of the development by working with the Lowell Regional Transit Authority and the Dracut Council on Aging to include future service at the subject 133 Phineas Street location.

Overall, this project will help meet affordable housing needs within the Dracut community, provide an economic stimulus for local construction workers and improve a location that has been underutilized and neglected.

The Dracut Affordable Housing Partnership Committee has shown support for the Louis Farm Village proposal and looks forward to working with the proponent on the proposed development. We also hope that the Massachusetts Department of Housing and Community Development (DHCD) will approve the Proponent's Local Initiative Program application so that the Proponent can proceed with its Comprehensive Permit application and the Zoning Board of Appeals can undertake a detailed review of the proposed development during the Public Hearing that will be conducted by the Zoning Board of Appeals.

Sincerely yours,



Kathleen Patenaude, Chairperson
Dracut Affordable Housing Partnership Committee