



Town of *Dracut*  
MASSACHUSETTS

To: Zoning Board of Appeals  
From: Alison Manugian – Community Development Director  
Re: 133 Phineas Street – Louis Farm Village Comprehensive Permit  
(Hearing opened 3/17/22 – Closure req'd by 9/18/22)  
Date: June 14, 2022

At your last meeting the project team for 133 Phineas Street attended to provide an overview of the project and the calculations and design to date. Updated plans and a response to concerns presented at the May meeting were received Friday June 10, so there is no substantive additional comment from staff at this point. While the project is one that the Town supports, there are a number of details and larger design points that need to be resolved.

Given my current concerns and the initial time-frame required for a comprehensive permit I spoke this afternoon with Karis North of MHTL (Town Counsel). Given the submission gaps and outstanding items Attorney North has suggested that staff and Town Counsel meet with the Applicant's project team to discuss next steps and how to best move forward. I hope to be able to come to the July ZBA meeting with more information and a path forward.

One step that the ZBA should consider at the June meeting is the need for peer review of the drainage and overall site design. Initially it seemed that the scope of the project might not warrant outside review. However, since submissions are incomplete and there are so many questions outstanding, a thorough peer review is warranted. **I am requesting that the ZBA vote to require review of the 133 Phineas Street Comprehensive Permit application materials by an outside engineering consultant.**

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*Below are a few examples of the concerns and questions that remain outstanding.*

- *No project submission has been made to the Conservation Commission; all design to date is based upon approximate wetland assumptions along Beaver Brook. Upon receipt of the wetland flagging survey the Commission will likely take at least two meetings to review the project, peer review and State DEP comments. Based on their current meeting the earliest issuance of an Order of Conditions is August, with September more likely.*
- *The current drainage analysis doesn't appear to include runoff from the proposed building roofs, nor is the outlet pipe from Pond #2 included in the design. No test pit information has been included for review. Based on the current detail it is not possible to comment on possible changes that would address the outstanding life-safety concerns created by these 6' deep detention areas.*
- *One intent of the open space in this type of project is to have public access to natural spaces throughout the community. The current project includes open space, but shows no walkways or opportunities for such public enjoyment. There is a requirement for the sidewalk shown in this project to connect with those existing on Phineas Street. No details for this connectivity or ADA compliance have been provided to date.*