

DRACUT ZONING BOARD OF APPEALS

Meeting Minutes of October 16 2014 at 7:00 p.m. @ Harmony Hall, 1660 Lakeview Avenue, Dracut.

BOA 2005-13 @ 341 Broadway Road – Comprehensive Permit for 278

rental units with 4 buildings. Petitioner: First Dracut Development, LLC.

There was a general discussion about how the working session would proceed. Chairman Crowley asked Attorney Deschenes if he would provide the Board with a letter regarding the land swap and the conservation restriction easement. Attorney Deschenes agreed. It was agreed that Attorney Deschenes would work up the Comprehensive Permit and Waivers. Chairman Crowley will be looking for a detailed list regarding the waivers being requested. A final set of drawings need to be provided before the Comprehensive Permit is approved. Attorney Deschenes will review the draft with Attorney Hall. It was agreed that the Comprehensive Permit will be based on the new documents starting July 21, 2011 with a reference to the previous permit done in 2008.

There was a discussion about the impact fee. Attorney Deschenes will review to see what the fee was. Mr. Mallory asked about how many units would be handicap accessible.

Attorney Deschenes stated all the units in the 55 and over building will be handicap accessible and 5% in the remaining buildings. Chairman Crowley noted he believed that this was all that was required, but will check with the Building Inspector.

Chairman Crowley noted this process may take a couple of meetings and asked Attorney Deschenes if he would sign an Extension of Time Agreement as the present one is until November 17, 2014. He agreed to sign the form to extend for ninety (90) days from that date.

Attorney Deschenes stated the draft permit and final plans will be available to the Board within two (2) weeks of the next meeting.

Acceptance of Minutes:

A motion to accept the September 18, 2014 minutes was made by Mr. Stephen Hamilton and seconded by Mr. Scott Mallory. The Board voted unanimously to accept the minutes.

Next Meeting:

Thursday, November 20, 2014

Adjournment:

A motion to adjourn was made by Mr. Stephen Hamilton and seconded by Ms. Heather Santiago-Hutchings. The Board voted unanimously to adjourn.

Board of Appeals Members

Chairman, John Crowley

Vice Chairman, Stephen Hamilton

Clerk, R. Scott Mallory

Member, Heather Santiago-
Hutchings

Absent
Member, Michael Pagonis