

**PLANNING BOARD MEETING – January 11, 2023**

**PRESENT:** Scott McKiel, Chairman; George Nangle, Vice Chairman; Michael Buxton; Douglas Dooley; Charles Kanavos; Michael Pestana, Alternate; Alison Manugian, Community Development Director; Mark Hamel, Town Engineer and Lisa Wagner, Recording Secretary

Chairman McKiel opened the meeting at 7:00pm in the Douglas G. Willett Board of Selectmen's Chambers at Town Hall and the Pledge of Allegiance was recited.

**MINUTES:**

Meeting held on December 14, 2022: Mr. Dooley motioned to approve. Mr. Nangle seconded. Motion passed unanimously.

**251 SLADEN STREET/SPIRO SKINSACOS/SPECIAL PERMIT & SITE PLAN REVIEW FOR A MULTI-FAMILY DEVELOPMENT/PUBLIC HEARING (CON'T):**

Chairman McKiel indicated Attorney John Geary submitted a letter on behalf of his client, who requested to continue this hearing to the February 22<sup>nd</sup> meeting, in order to meet with the Conservation Commission.

Mr. Nangle motioned to continue this hearing to the February 22<sup>nd</sup> meeting at 7:05 p.m. Mr. Kanavos seconded. Motion passed unanimously.

**17, 21, 23 & 25 ARLINGTON STREET/AYOTTE, LLC/SPECIAL PERMIT WITH SITE PLAN REVIEW FOR REDEVELOPMENT OF SITE FOR TRADE SHOP, OFFICES, RETAIL SPACE & RESTAURANT/PUBLIC HEARING (CON'T):**

Attorney Michael Fadden appeared before the Board on behalf of Ayotte, LLC and reviewed the proposed project, which will be a redevelopment of the properties at 17, 21, 23, & 25 Arlington Street that are located in the B3 zone. The 3-single family homes will be demolished, as well as the existing J&J HVAC building and will be replaced with one 30,000 square foot building housing the new J&J building trade shop along with the trade shop office, a 2-story professional building for office or retail units and a restaurant. Attorney Fadden indicated there are several waivers being requested and the plan has been revised to incorporate all comments from town staff. The stormwater report and drainage calculations have been amended to address the concerns of the town engineer and a photometric plan was submitted, which shows the site lighting with the proposed fixtures. As requested, the relief being sought for the buffer area is shown on the plan; the swept path analysis has been updated and the vehicle flow on the site was added to the plan. The project will be serviced by town water with the requirements specified in an email from the superintendent and the town will provide sewer to the site based on the capacity calculations. Attorney Fadden stated Chief Patterson of the Fire Department requested that the landscaped islands in the parking area be removed, as a matter of public safety.

It was noted the applicant met with Mr. Hannigan from Elise Avenue and the Campbell/Valade abutters on Arlington Avenue concerning light spillage and the lighting plan was acceptable. Furthermore, the Valades will be contacted when the project is ongoing to discuss buffering, fencing and/or plantings along their property.

In review of the waivers, Attorney Fadden mentioned 112 parking spaces are required and 97 are provided; the parking dimensions are 10'x20' and the applicant is requesting 9'x19' for 64 spaces, 10'x19' for 23 spaces (there are 4 handicap spaces and 6 spaces inside the building). A waiver of the loading area is being requested (2 are shown on the plan), the majority of the loading is done inside the building with the exception of the raw sheet metal that is delivered once every other month, which Mr. Ayotte schedules with the vendor. There is a waiver of a security deposit and a waiver of a peer review consultant, as discussed at the previous public hearing. A waiver of the signage requirements is being requested, as currently the tenants are unknown, however; the sign bylaw will be complied with. Attorney Fadden noted the draft decision has been reviewed and he finds all conditions acceptable.

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Chairman McKiel asked if anyone in attendance had a comment or concern.

Brian Hannigan of 18 Elise Avenue stated he met with Mr. Ayotte but had not seen the lighting plan and is questioning the proposed light poles by the employee parking, which is higher than his property. Mr. Ayotte did not believe the newly designed lighting would impact Mr. Hannigan's property and if it does; it will be changed. Chairman McKiel stated the lighting fixtures are directed downward unlike street lights. Mike Kirn, Architect of Linear Development indicated the light poles are 20-feet high and the lighting shines down directly on the parking area. Mr. Ayotte apologized as he thought Mr. Hannigan's issue was the lighting on the building.

Hearing no further questions, Mr. Dooley motioned to close the public hearing. Mr. Buxton seconded. Motion passed unanimously.

Chairman McKiel asked for Ms. Manugian and Mr. Hamel's input. Ms. Manugian requested that the Board include the items in the email from Michael Shue of Dracut Water. Mr. Hamel stated his issues have been addressed and suggested the Building Department handle the proposed fencing for the abutter, which could be coordinated with Engineering and Planning, if necessary. Chairman McKiel reviewed the waivers and the Board voted, as follows:

Mr. Nangle motioned to grant a waiver of Section 3.10.24 to decrease the number of parking spaces from 112 to 97, with 4 handicap spaces and 6 inside the building. Mr. Kanavos seconded. Motion passed unanimously.

Mr. Nangle motioned to grant a waiver of Section 3.10.31 requiring a loading dock. Mr. Dooley seconded. Motion passed unanimously.

Mr. Buxton motioned to grant a waiver of Section 3.10.49.2 to allow the elimination of a landscaped strip for interior parking areas where ten (10) or more parking spaces face each other, as requested by the Fire Chief for public safety. Mr. Kanavos seconded. Motion passed unanimously.

Mr. Buxton motioned to grant a waiver of Section 3.10.42 to allow the size of the parking spaces to be 9'x19' (64 spaces) and 10'x19' (23 spaces). There will be 4 handicap spaces and 6 spaces inside the building. Mr. Dooley seconded. Motion passed unanimously.

Mr. Dooley motioned to grant a waiver of Section 3.14.51 limiting the use of the buffer area to allow installation of drainage and stormwater facilities in the buffer area along the easterly border and a portion of the northerly border, which will be approved by the Building Inspector and acceptable to the Engineering Department. Mr. Kanavos seconded. Motion passed unanimously.

Mr. Buxton motioned to grant a waiver of Section 1.16.40 concerning the site lighting, as discussed. Mr. Dooley seconded. Motion passed unanimously.

Mr. Kanavos motioned to grant a waiver of Section 1.16.34(j) to show proposed signage as part of site plan review. Mr. Dooley seconded. Motion passed unanimously.

Mr. Dooley motioned to grant a waiver of Section 1.16.35 requiring posting of security to ensure completion of the development. Mr. Kanavos seconded. Motion passed unanimously.

Mr. Buxton applauded the efforts of Mr. Ayotte in working with the abutters and in addressing all the concerns of town staff. Mr. Nangle concurred. Mr. Buxton motioned to grant the site plan special permit, as presented with all the stipulations and requirements of Dracut Water Supply. Mr. Nangle seconded. Motion passed unanimously. Chairman McKiel congratulated Mr. Ayotte and sees this project as an asset to the Town center. Mr. Kanavos agreed it's a great project.

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**NEW BUSINESS:**

**1895 & 1905 Lakeview Avenue/Konstantinos Schoinas/Change of Ownership**

Mr. Kanavos motioned to change the ownership of the Top Donut special permit. Mr. Dooley seconded. Motion passed unanimously.

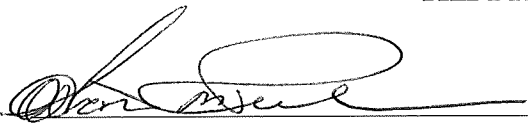
**SUB-COMMITTEE REPORTS:**

**Zoning Bylaw Review Update:**

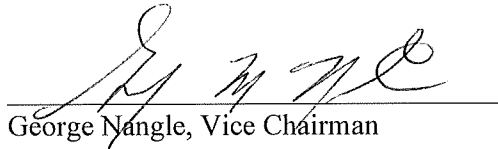
Chairman McKiel stated the Committee met last week and the Selectmen approved Warren Shaw as the at-large member along with the 2 alternates. The Committee is making progress with the updates and moving forward towards the spring town meeting with the diligence of Ms. Manugian and the consulting group.

**ADJOURNMENT:** Mr. Dooley motioned to adjourn at 7:45 p.m. Mr. Nangle seconded. Motion passed unanimously.

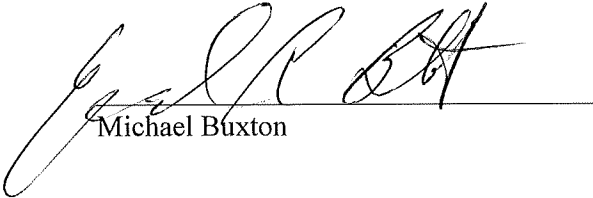
**THE DRACUT PLANNING BOARD**



Scott McKiel, Chairman

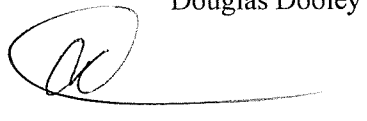


George Nangle, Vice Chairman



Michael Buxton

Douglas Dooley



Charles Kanavos