

Town of *Dracut*
MASSACHUSETTS

**2024 Fall Annual
Town Meeting Warrant
&
ARTICLE MOTIONS**

November 18, 2024

FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS
TOWN OF DRACUT
NOVEMBER 18, 2024

TO: ANY CONSTABLE IN THE TOWN OF DRACUT

Greetings

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in elections and in Town affairs to meet at the Lester G. Richardson Center for the Performing Arts, Dracut High School, 1540 Lakeview Avenue, On Monday November 18th, 2024, at 7:00 P.M., then and there to act on the following articles:

ARTICLE #1
READING OF TOWN MEETING ARTICLES

To see if the Town will vote to waive the reading of the Town Meeting Articles as printed in the warrant, or act in any other way relative thereto.

MOTION

I move that the Town vote to waive the reading of the Town Meeting Articles as printed in the warrant.

Submitted by: Jayne Boissonneault, Town Clerk
Recommendations:

Majority Vote Required

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ARTICLE #2
READING OF REPORTS

To see if the Town will vote to hear the report of the Town Accountant, the Board of Selectmen, and any other committee having a direction from previous Town Meetings, or act in any other way relative thereto.

MOTION

I move that the Town vote to hear the report of the Town Accountant, the Board of Selectmen, and any other committee having a direction from previous Town Meetings.

Submitted by: Jayne Boissonneault, Town Clerk
Recommendations:

Majority Vote Required

ARTICLE #2-1
DEFERRED FROM JUNE 3, 2024 SPRING ANNUAL TOWN MEETING - ARTICLE #30
ACCEPTANCE MGL CHAPTER 140 SECTION 139

To see if the Town will accept the portion of MGL c. 140, s. 139 which would permit the Town to exempt payment of license fee(s) for service dogs of disabled persons and any dogs for persons over age 70, or act in any other way relative thereto.

MOTION

I move that the Town vote to defer the subject matter of this Article to the 2025 Spring Annual Town Meeting.

Submitted by: Colleen Moorse, Animal Control Officer
Recommendations

Majority Vote Required

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ARTICLE 3
RETIREMENT OF BOND AUTHORIZATION

To see if the Town will vote to rescind authorized and unissued loans and/or amend existing borrowing authorizations on unissued debt, in order to allow the use of premiums for project costs and to reduce the amount of the borrowing so authorized in accordance with Section 20 of Chapter 44 of the Massachusetts General Law, as follows:

TM Vote	Project	Total Debt		Amount to be Rescinded
		Authorization	\$	
Article 14, ATM 2022	Fire Ladder Truck	\$ 1,640,000.00	\$ 1,340,000.00	
Article 40, ATM 2023	Solar Panels	\$ 1,100,000.00	\$ 1,100,000.00	
				\$ 2,440,000.00

or act in any other way relative thereto.

MOTION

I move that the Town vote to rescind authorized and unissued loans and/or amend existing borrowing authorizations on unissued debt, to allow the use of premiums for project costs and to reduce the amount of the borrowing, as printed in the Warrant.

Submitted by: Greg M. Hanley, Town Manager
Recommendations:

Majority Vote Required

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ARTICLE 4
FREE CASH TRANSFER TO GENERAL FUND

To see if the Town will vote to transfer previously voted unspent free cash proceeds from the Fire Ladder Truck capital project fund to General Fund:

TM Vote	Project	Total Free Cash Vote	Amount to be Rescinded
Article 40, ATM 2023	Solar Panels	\$ 336,000.00	\$ 336,000.00

or act in any other way relative thereto.

MOTION

I move that the Town vote to transfer previously voted unspent free cash proceeds from the Fire Ladder Truck capital project fund to General Fund, as printed in the Warrant.

Submitted by: Greg M. Hanley, Town Manager
Recommendations:

Majority Vote Required

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ARTICLE 5
PRIOR YEAR BILLS

To see if the Town will vote to raise by taxation or transfer from available funds and appropriate a sum of money to pay unpaid bills of a prior fiscal year as follows:

Vendor	Date	Invoice	Amount	Funding Source
R. White Equipment Center	5/9/2022	SO-020841	\$ 78.10	Solar Panels - Project 7022
Weston & Sampson	3/6/2024	3241709	\$ 4,260.00	Solar Panels - Project 7022
Weston & Sampson	4/9/2024	4241896	\$ 4,650.00	Solar Panels - Project 7022
				<u>\$ 8,988.10</u>

or act in any other way relative thereto.

MOTION

I move that the Town vote to transfer from available funds a sum of money to pay unpaid bills of a prior fiscal year; as printed in the Warrant.

Submitted by: Greg M. Hanley, Town Manager

Recommendations:

4/5 Majority Vote Required

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ARTICLE 6 SCHOOL CAPITAL EXPENDITURES

To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide a sum of money to the School Department for reimbursement of Capital Expenditures made by said department in the amount of two hundred eighty eight thousand nine hundred forty and 41/100 (\$288,940.41) dollars and other expenses incidental or related thereto, as follows:

PO DATE	PO#	VENDOR	SCHOOL	DESCRIPTION	AMOUNT
7/15/22	20230183	TCA Solutions LLC	Dracut High School	HVAC Replacement-Rooftop Unit	\$23,881.37
7/15/22	20230184	TCS Solutions LLC	Dracut High School	HVAC Replacement-Rooftop Unit	\$25,056.04
7/5/23	20240012	MIH Systems Group	Dracut High School	HVAC Replacement-Learning Commons	\$30,757.00
1/17/24	20241210	Trane US Inc	Richardson Middle School	Removal/installation of HVAC Unit- Cafeteria	\$85,496.00
2/16/24 & 7/11/24	20241352 & 20250016	Combustion Service Co of NE	Brookside Elementary	Boiler Replacement	\$123,750.00
					Total \$288,940.41

or act in any other way relative thereto.

MOTION

I move that the Town vote to transfer from available funds a sum of money to the School Department for reimbursement of Capital Expenditures made by said department in the amount of two hundred eighty eight thousand nine hundred forty and 41/100 (\$288,940.41) dollars and other expenses incidental or related thereto, as printed in the Warrant.

Submitted by: Steven Stone - Superintendent of Schools
For the Dracut School Committee

Recommendations:

Majority Vote Required

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ARTICLE 7
SCHOOLS CHAPTER 70 FUNDING

To determine whether the town will amend and reauthorize the sums appropriated by the 2024 Spring Annual Town Meeting, Article 5, to make appropriations for expenditures in the Fiscal Year beginning July 1, 2024 and transfer from available funds \$285,306.00 in order to expend additional Chapter 70 Funds received in the interim, or act in any other way relative thereto.

MOTION

I move that the town amend and reauthorize the sums appropriated by the 2024 Spring Annual Town Meeting, in Article 5, to make appropriations for expenditures in the fiscal year beginning July 1, 2024 and transfer from available funds \$285,306.00 in order to expend additional Chapter 70 Funds received in the interim, as printed in the warrant.

Submitted by: Steven Stone - Superintendent of Schools
For the Dracut School Committee

Recommendations:

Majority Vote Required

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ARTICLE 8
WETLAND PROTECTION ENFORCEMENT

To see if the Town will vote to amend the Town Bylaw, Chapters 18 Wetland Protection and 19 Non-Criminal Disposition, or act in any other way relative thereto.

By Adding to Chapter 18: Wetland Protection - Section II. Enforcement

THE FOLLOWING new paragraph after paragraph 3:

Any person who violates any provision of this bylaw or Regulations thereunder or permits issued thereunder shall receive a written notice for the first violation. The penalty for the first violation shall be Fifty Dollars (\$50.00) per violation. The penalty for the second violation shall be One Hundred Dollars (\$100.00) per violation. The penalty for the third violation shall be Two Hundred Dollars (\$200.00) per violation. The penalty for each subsequent violation shall be Three Hundred Dollars (\$300.00) per violation. Each day or portion thereof during which a violation continues shall constitute a separate offense, and each provision of the bylaw, Regulation or permit violated shall constitute a separate offense. The Commission may issue citations pursuant to the non-criminal disposition procedure set forth in Massachusetts General Law Chapter 40 Section 21D and Article 19 of the Town Bylaws."

And By Adding to Chapter 19: Non-Criminal Disposition - Section II. Non-Criminal Disposition of Violations or any Ordinance, By-law or Regulations of any Municipal Officer, Board or Department

THE FOLLOWING new paragraph after the existing text:

Without intending to limit the generality of the foregoing, it is the intention of this provision that the following articles are to be included within the scope of this section, that the specific penalties as listed here shall apply in such cases, and each day on which any violation exists shall be considered to be a separate offense.

Any violation of Chapter 18 Wetlands Protection Bylaw or Regulations thereunder or permits issued thereunder

Enforcing Agent: Conservation Agent

Fine Schedule:

<u><i>First violation</i></u>	<u><i>\$50.00</i></u>
<u><i>Second violation</i></u>	<u><i>\$100.00</i></u>
<u><i>Third violation</i></u>	<u><i>\$200.00</i></u>
<u><i>Fourth and each subsequent violation</i></u>	<u><i>\$300.00</i></u>

or act in any other way relative thereto.

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MOTION

I move that the Town vote to amend Chapter 18 and Chapter 19 of the General Bylaws of the Town of Dracut, to add enforcement procedures and set fine amounts as printed in the Warrant.

Submitted by: Jackie Anderson, Conservation Agent

Recommendations:

Majority Vote Required

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ARTICLE 9
ZONING BYLAW AMENDMENTS
MBTA COMMUNITIES OVERLAY DISTRICT (MBTA)

To see if the Town will vote to amend 'Section 3.1 Establishment of Districts' of the Dracut Zoning Bylaw to add the MBTA Communities Overlay District (MBTA) to the existing list of Special Overlay Districts; and

To see if the Town will vote to amend 'Section 3.2.2 Uses Not Listed' of the Dracut Zoning Bylaw to read

"3.2.2 Uses Not Listed.

If a particular use or activity is not listed in Section 3.3 Table of Uses and further identified in Section 9, Definitions such use is prohibited, except that Principal Use Regulations pertaining to Special Overlay Districts are contained in Section 5 Overlay Districts. If an activity might be classified under more than one of the Principal Use Definitions, the more specific definition shall determine whether the use is permitted. If the activity might be classified under equally specific definitions, it shall not be permitted unless both Principal Uses are permitted in the district. Principal Use Regulations pertaining to Special Overlay Districts are contained in Section 5 Overlay Districts. Uses accessory to the principal use by zone are listed in Section 3.4."; and

To see if the Town will vote to add the MBTA Communities Overlay District to the Town of Dracut Zoning Map as shown in the plan at the end of this Article; and

To see if the Town will vote to add 'Section 5.5 MBTA Communities Overlay District (MBTA)' following the existing sections within Chapter 5 of the Town of Dracut Zoning Bylaw as follows:

5.5. MBTA Communities Overlay District

5.5.1 Purposes. The purpose of the MBTA Communities Overlay District (MBTA) is to provide for multifamily housing development in accordance with G.L. c. 40A, § 3A and the Section 3A Compliance Guidelines of the Executive Office of Housing and Livable Communities (EOHLC), as may be amended from time to time. In addition, Section 5.5 is intended to achieve the following purposes:

- A. Implement the Dracut Housing Production Plan;**
- B. Encourage a variety of housing sizes and types to provide access to new housing for people with a variety of needs, ages, household types, and income levels;**
- C. To increase the supply of housing in Dracut that is permanently available to and affordable for low- and moderate-income households; and**
- D. Increase the tax base through private investment in new housing development.**

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5.5.2 Establishment of District. The MBTA is shown on the map entitled, MBTA Communities Overlay District, dated [DATE], which is hereby made part of the Zoning Map of the Town of Dracut

5.5.3 Applicability

- A. The MBTA does not replace the existing underlying zoning district(s) but is superimposed over them. At the option of the Applicant, development of land within the MBTA may be undertaken subject to the requirements of this Section 5.5 or by complying with the requirements of the underlying district. Developments proceeding under this Section 5.5 shall be governed solely by the provisions herein, and the standards or procedures of the underlying districts shall not apply unless otherwise specifically incorporated within this Section 5.5. Where the MBTA authorizes uses not otherwise allowed in the underlying district, the provisions of the MBTA shall control. Where the MBTA authorizes uses and dimensional controls not otherwise allowed in any other applicable overlay districts, the provisions of the MBTA shall control.**
- B. Multifamily housing in the MBTA shall not be subject to Section 7.2 of this Bylaw.**
- C. Uses and dimensional controls of the MBTA shall not be subject to any special permit requirements of the underlying district or applicable overlay districts except for certain nonresidential uses as provided in Section 5.5.4.**
- D. The MBTA shall include the following subdistricts as shown on the MBTA Communities Overlay District Map:**
 - 1. Tennis Plaza**
 - 2. Broadway/Loon Hill**

5.5.4 Use Regulations.

- A. The following uses are permitted as of right in the MBTA Tennis Plaza and Broadway/Loon Subdistricts:**
 - 1. Multifamily Housing. For purposes of this Section 5.5, "multifamily" shall include a building with three or more dwelling units or two or more residential buildings on a lot, each with two or more dwelling units.**
 - 2. Accessory residential uses permitted as of right in the underlying district(s) as provided in Section 3.4.1(A).**
- B. In the Loon Hill/Broadway Subdistrict, mixed-use development is allowed subject to the provisions of this Section 5.5.4:**
 - 1. Any of the following nonresidential uses permitted shall be permitted on the ground floor of a mixed-use building:**
 - a. Agriculture, Conservation, or Recreation**
 - b. Municipal**

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- c. Museums
- d. Non-Profit Educational
- e. For-Profit Educational Use
- f. Nursing Home
- g. Retail Store < 5,000 sq. ft.
- h. Professional Office
- i. Financial Service
- j. Restaurant
- k. Hotel, Inn or Motel
- l. Personal Services
- m. General Services
- n. Studio

- 2. Any of the following nonresidential uses may be allowed on the ground floor of a mixed-use building subject to the grant of a special permit from the Planning Board:
 - a. Retail Store > 5,000 sq. ft.
 - b. Commercial and Trade School
 - c. Commercial Broadcast Facility (not including studio)
 - d. Day Care Facility
 - e. Domestic Pet Services
 - f. Assisted Living Facility
 - g. Restaurant-Fast Food
- 3. Any of the following nonresidential uses may be allowed on the ground floor of a mixed-use building subject to the grant of a special permit from the Select Board:
 - a. Commercial Recreation
 - b. Amusement Facility, Indoor or Outdoor
 - c. Body Art Establishment
- 4. Nonresidential uses shall occupy the front façade facing the street; and
- 5. Multifamily housing shall be located only on floors above the ground floor.

5.5.5 Density and Dimensional Regulations.

A. Development in the MBTA shall comply with the density and dimensional regulations in Section 4, except that the table below shall replace Table 4.4, Table of Standard Dimensional Requirements.

<u>Minimum lot area (sq. ft.)</u>	<u>10,000 sq. ft.</u>
<u>Maximum lot coverage (% lot)</u>	<u>50%</u>
<u>Minimum open space:</u>	<u>30%</u>
<u>Maximum height</u>	
<u>Stories (maximum)</u>	<u>3</u>

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<u>Feet (maximum)</u>	<u>40'</u>
<u>For mixed-use building:</u>	
<u>Minimum height, ground floor (feet)</u>	<u>11'</u>
<u>Maximum height, ground floor (feet)</u>	<u>14'</u>
<u>For accessory structure:</u>	
<u>Maximum height:</u>	<u>12'</u>
<u>Maximum height with gabled, pitched, or sloped</u>	<u>18'</u>
<u>Minimum frontage:</u>	<u>70'</u>
<u>Minimum setbacks:</u>	
<u>Front</u>	<u>30'</u>
<u>Side</u>	<u>15'</u>
<u>Rear</u>	<u>20'</u>
<u>Maximum units per acre:</u>	<u>15</u>

B. More than one residential or accessory building or structure shall be allowed on a lot in the MBTA. All structures must conform to the Massachusetts Building Code with respect to building separation and firewalls.

C. The front yard setback in Residential Districts may be reduced to a prevailing setback for a new structure on a lot. The prevailing setback shall be computed by calculating the average of the front yard setbacks of the adjacent buildings on the same side of the street, within a two hundred (200) foot distance from each side yard of the subject property. If the two hundred (200) feet is interrupted by an intersection, only the front setbacks up to that intersection shall be used in calculating the average. For vacant lots or existing buildings having a greater front setback than the required front yard setback, the required front yard setback shall be used in the calculation.

5.5.6 Affordable Housing. Development in the MBTA shall provide affordable dwelling units in accordance with this Section 5.5.

A. In any multifamily development under Section 5.5 resulting in a net increase of 10 or more dwelling units on any parcel or contiguous parcels comprising a proposed development site, at least 10 percent shall be affordable dwelling units as defined in Section 9 of this Bylaw. Fractions shall be rounded down to the next whole number.

B. Developments shall not be segmented to avoid compliance with this Section 5.5. Segmentation shall mean one or more divisions of land that cumulatively result in a net increase of 10 or more lots or dwelling units above the number existing 36 months earlier on any parcel or set of contiguous parcels held in common ownership on or after the effective date of this Section 5.5.

C. All the affordable units shall be located within the development site.

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D. All affordable units created under this Section 5.5 shall be subject to an affordable housing restriction approved by the Planning Board, Town Counsel, and the Executive Office of Housing and Livable Communities (EOHLC). The restriction shall run with the land in perpetuity and shall be recorded with the Middlesex County Registry of Deeds or Registry District of the Land Court. All affordable units shall be approved for inclusion in EOHLC's Subsidized Housing Inventory for the Town of Dracut.

E. Comparability. All on-site affordable housing units shall be dispersed throughout the development site, indistinguishable from market-rate units, and constructed in proportion to market-rate units in the development. The number of bedrooms in affordable units shall be comparable to the bedroom mix in market-rate units in the development.

F. The selection of qualified purchasers or qualified renters shall be carried out under an Affirmative Fair Housing Marketing Plan (AFHMP) submitted by the Applicant for review by the Planning Board and approval by the Executive Office of Housing and Livable Communities (EOHLC) under the Local Initiative Program (LIP) Guidelines.

5.5.7 Site Development Standards.

A. Developments in the MBTA shall conform to the Section 2.4, Site Plan Review, except as modified by Section 5.5.8

B. Developments in the MBTA shall comply with the following General Requirements under Section 6 of this Bylaw:

1. Section 6.1, Off-Street Parking and Loading, except as modified by Subsection C below.
2. Section 6.2, Sign Regulations.
3. Section 6.4, Environmental Performance Standards

C. The following design standards shall apply to off-street parking facilities in the MBTA in addition to the standards in Section 6.1. These standards are intended to supplement the standards in Section 6.1. Any conflict between this Section 5.5 and Section 6.1 shall be resolved in favor of this Section 5.5.

1. Surface parking shall be located to the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the street or internal access drive.
2. For a parking structure with three or more parking spaces, integrated within or under a multifamily building, the principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
3. A separate, free-standing parking garage of no more than one story at grade, on the same lot as one or more multi-family buildings shall be located behind or

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beside the multi-family building(s). No parking structure shall be located forward of the front building line of the multifamily building closest to the street.

4. Parking and circulation shall be organized to reduce impervious surfaces on the site. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.

D. Lighting. Light levels shall provide illumination necessary for safety and convenience, prevent glare and light trespass or overspill onto adjoining properties, reduce the amount of skylight, and conform to Dark Sky standards.

E. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened from view from public vantage points.

F. Dumpsters. Dumpsters shall be screened by a combination of fencing and plantings.

G. Buildings.

1. In developments with multiple buildings, a paved pedestrian network shall connect parking to the entrances to all buildings and the buildings to each other, and the buildings to sidewalks. The minimum sidewalk width shall be five feet.

2. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention regarding entries, fenestration, and materials.

3. For building(s) adjacent to a public street or way, the principal entrance shall face the public street or way and should be visually prominent. Similarly, building(s) adjacent to the principal access drive in the development shall have a pedestrian entry facing the access drive.

4. Mixed-Use Buildings.

a. The front façade and entrance of a mixed-use building shall be parallel to a street right-of-way line or to the tangent of a curved street right of way line. On a corner lot, the building façade may be retracted at a 45-degree angle between the curb radii to allow for outdoor amenity space, such as landscaped open space or a pedestrian plaza, and for clear site distance at the corner.

b. In buildings with multiple ground-floor tenants, entries should provide a coordinated design theme such as a common frieze or sign band, architectural projection, or awning design.

H. Shared outdoor space. Multifamily housing shall have common outdoor space that all residents can access and use.

I. All development within the MBTA shall comply with Section 5.1, Flood Plain and Floodway District, and Section 5.2, the Wellhead Protection District to the maximum extent practicable. The Planning Board shall review for compliance through Site Plan

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Review. Development projects in the MBTA are exempt from any special permitting requirements in Sections 5.1, and 5.2.

J. Waivers. The Planning Board may waive by majority vote the requirements of this Section 5.5.7 in the interests of design flexibility and overall project quality, and upon a finding that the proposed variation is consistent with the overall purpose and objectives of the MBTA.

5.5.8 Development within the MBTA shall be subject to Section 2.4, Site Plan Review, except as provided below.

- A. Within 60 days of the date of filing of the complete Site Plan application with the Town Clerk, the Planning Board shall by majority vote approve the Site Plan, together with any reasonable terms and condition, and shall file its decision in writing with the Town Clerk no later than 14 days following the date of the vote.**
- B. If the Board does not approve or approve with conditions the site plan within the 60-day period provided above or fails to file its written decision with the Town Clerk within 14 days thereafter, the site plan shall be deemed approved.**
- C. The decision and filing deadlines in this section may be extended by mutual agreement of the applicant and Planning Board. Such agreement shall be in writing and shall be filed with the Town Clerk.**
- D. Any person aggrieved by the Planning Board's decision may appeal to the Superior Court, the Land Court, or other court of competent jurisdiction within 20 days after the MBTA Development Plan Approval decision has been filed with the Town Clerk.**

5.5.9 Design Guidelines

The Planning Board may adopt Design Guidelines for Development in the MBTA and shall file a copy with the Town Clerk. The purpose of the Design Guidelines is to communicate, through text and graphics, the Board's preferences for developments in the MBTA and any of its subdistricts. During its review of a proposed Development in the MBTA, the Planning Board may request but not require building and site design modifications to incorporate the Design Guidelines.

or act in any other way relative thereto.

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MOTION

I move that the Town vote to amend 'Section 3.1 Establishment of Districts' of the Dracut Zoning Bylaw to add the MBTA Communities Overlay District (MBTA) to the existing list of Special Overlay Districts; vote to amend 'Section 3.2.2 Uses Not Listed' of the Dracut Zoning Bylaw as printed in the Warrant, to add the MBTA Communities Overlay District to the Town of Dracut Zoning Map as shown in the plan at the end of this Article; and to add 'Section 5.5 MBTA Communities Overlay District (MBTA)' following the existing sections within Chapter 5 of the Town of Dracut Zoning Bylaw as printed in the Warrant.

Submitted by: Alison Manugian, Community Development Director
Recommendations:

Majority Vote Required

NOTES:

GENERAL

ZONE BOUNDARIES, EXCEPT AS NOTED BELOW,
FOLLOW DECERNABLE FEATURES SUCH AS ROADS,
STREAMS AND POLITICAL BOUNDARIES.

UNLESS SPECIFIED OR EXCEPTED BY NOTE, BELOW
BOUNDARIES FOLLOWING ROADS ARE THE
CENTERLINE OF SAID ROAD; BOUNDARIES
FOLLOWING STREAMS RUN TO THE CENTERLINE OF
SAID STREAMS.

NOTES:

NOTE #1: BOUNDARY INDICATED IS IDENTICAL TO
BOUNDARY OF FORMER 'BUSINESS ZONE'
INCLUDING CHANGES ADOPTED BY TOWN
MEETING THROUGH JUNE, 1981.

NOTE #2: BOUNDARY OF B-2 ZONE REMAINS
UNCHANGED
FROM BOUNDARIES FOR SAID ZONE ADOPTED BY
TOWN MEETING THROUGH JUNE, 1986.

NOTE #3: BOUNDARY INDICATED IS IDENTICAL TO
BOUNDARY OF FORMER 'GENERAL RESIDENCE
ZONE' AS ADOPTED BY TOWN MEETING THROUGH JUNE, 1986.

NOTE #4: BOUNDARY INDICATED IS IDENTICAL TO
BOUNDARY OF FORMER 'INDUSTRIAL ZONE'
INCLUDING CHANGES ADOPTED BY TOWN
MEETING THROUGH JUNE, 1986.

NOTE #5: BOUNDARY AS PER ARTICLE 1 ANNUAL TOWN
MEETING MAY 18, 1981.

NOTE #6: BOUNDARY AS PER ARTICLE 26 ANNUAL
TOWN MEETING MAY 9, 1983 AND ARTICLE 65 ANNUAL
TOWN MEETING JUNE 18, 1984.

NOTE #7: BOUNDARIES AS PER ARTICLE 32 ANNUAL
TOWN MEETING APRIL 8, 1985.

NOTE #8: BOUNDARY AS PER ARTICLE 31 ANNUAL
TOWN MEETING JUNE 12, 1985.

NOTE #9: AMENDMENTS AS PER ARTICLE 1, NOV. 2,
1987.

NOTE #10: AMENDMENTS AS PER ARTICLES 3-7, JUNE 6,
1988.

NOTE #11: AMENDMENTS AS PER ARTICLES 7, 11 & 12,
NOV. 16, 1988.

NOTE #12: AMENDMENTS AS PER ARTICLE 5, NOV. 6,
1989.

NOTE #13: AMENDMENT AS PER ARTICLE 2, JUNE 3,
1991.

NOTE #14: AMENDMENT AS PER ARTICLE 11, NOV. 2,
1992.

NOTE #15: AMENDMENT AS PER ARTICLE 14, NOV. 8,
1993.

NOTE #16: AMENDMENT AS PER ARTICLE 11, NOV. 13,
1995.

NOTE #17: AMENDMENT AS PER ARTICLE 29, JUNE,
1996.

NOTE #18: AMENDMENT AS PER ARTICLE 30, JUNE,
1996.

NOTE #19: AMENDMENT AS PER ARTICLE 31, JUNE, 1996.

NOTE #20: AMENDMENT AS PER ARTICLE 11, NOV., 1996.

NOTE #21: AMENDMENT AS PER ARTICLE 10, OCT. 1,
2000.

NOTE #22: AMENDMENT AS PER ARTICLE 27, JUNE 1,
1998.

NOTE #23: AMENDMENT AS PER ARTICLE 8, OCT. 2, 2000.

NOTE #24: AMENDMENT AS PER ARTICLE 25, JUNE 4,
2001.

NOTE #25: AMENDMENT AS PER ARTICLE 7, NOV. 5,
2001.

NOTE #26: AMENDMENT AS PER ARTICLE 8, NOV. 5,
2001.

NOTE #27: AMENDMENT AS PER ARTICLE 10, NOV. 5,
2001.

NOTE #28: AMENDMENT AS PER ARTICLE 9, NOV. 5,
2001.

NOTE #29: AMENDMENT AS PER ARTICLE 24, JUNE 2,
2003.

NOTE #30: AMENDMENT AS PER ARTICLE 14, NOV. 12,
2003.

NOTE #31: AMENDMENT AS PER ARTICLE 12, NOV. 12,
2003.

NOTE #32: AMENDMENT AS PER ARTICLE 31, JUNE 6,
2005.

NOTE #33: AMENDMENT AS PER ARTICLE 27, JUNE 6,
2005.

NOTE #34: AMENDMENT AS PER ARTICLE 13, NOV. 7,
2005.

NOTE #35: AMENDMENT AS PER ARTICLE 14, NOV. 7,
2005.

NOTE #36: AMENDMENT AS PER ARTICLE 27, JUNE 12,
2006.

NOTE #37: AMENDMENT AS PER ARTICLE 12, NOV. 6,
2006.

NOTE #38: AMENDMENT AS PER ARTICLE 8, NOV. 5,
2007.

NOTE #39: AMENDMENT AS PER ARTICLE 2-2, JUNE 2,
2008.

NOTE #40: AMENDMENT AS PER ARTICLE 21, JUNE 2,
2008.

NOTE #41: AMENDMENT AS PER ARTICLE 7, NOV. 1,
2010.

NOTE #42: AMENDMENT AS PER ARTICLE 22, JUNE 6,
2011.

NOTE #43: AMENDMENT AS PER ARTICLE 12, NOV. 7,
2011.

NOTE #44: AMENDMENT AS PER ARTICLES NOV. 4, 2013

NOTE #45: SEE TOWN MEETING ARTICLE 37 DATED
10/03/1983 AND DEEDS - BOOK 1540 PAGE 280, BOOK
2767 PAGE 61 AND PLAN BOOK 153 PLAN 19, PLAN BOOK
143 PLAN 135, RECORDED IN THE MIDDLESEX NORTH
REGISTRY OF DEEDS

NOTE #46: AMENDMENT AS PER ARTICLES JUNE 1, 2015

NOTE #47: AMENDMENT AS PER ARTICLE, NOVEMBER 7,
2016

NOTE #48: AMENDMENT AS PER ARTICLE, NOVEMBER 6,
2017

NOTE #49: AMENDMENT AS PER ARTICLE, NOVEMBER 6,
2017

NOTE #50: AMENDMENT AS PER ARTICLE, NOVEMBER 6,
2017

NOTE #51: AMENDMENT AS PER ARTICLE, JUNE 4, 2018

NOTE #52: AMENDMENT AS PER ARTICLES, NOV. 5, 2018

NOTE #53: AMENDMENT AS PER ARTICLES, JUNE 3, 2019

NOTE #54: AMENDMENT AS PER ARTICLES, NOV. 18, 2019

NOTE #55: AMENDMENT AS PER ARTICLES, NOV. 1, 2021

NOTE #56: AMENDMENT AS PER ARTICLES, NOV. 13, 2023

NOTE #57: PER APPROVAL OF ARTICLE 18 AT FALL 2023
TOWN MEETING, THE BUSINESS 2 (B-2) ZONE HAS BEEN
REMOVED, WITH PARCELS ADDED TO BUSINESS 1 (B-1)
ZONE.

NOTE #58: AMENDMENT AS PER ARTICLES, NOV. 18, 2024

Town of Dracut Massachusetts

Middlesex County

ZONING MAP

NOVEMBER 18, 2024

AS ADOPTED BY: ANNUAL TOWN MEETING
NOVEMBER 3, 2008 - ARTICLE #10



RESIDENTIAL

R-1

R-2

R-3

MBTA OVERLAY
DISTRICT

BUSINESS

B-1

B-3

B-4

B-5


INDUSTRIAL

I-1

I-2

MILL DISTRICT

TOWN CENTER
NEIGHBORHOOD
DISTRICT



FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS

TOWN OF DRACUT

NOVEMBER 18, 2024

ARTICLE 10
ROAD ACCEPTANCE – SPRUCE LANE

To see if the Town will vote to accept Spruce Lane and Parcel 13 Detention Area as described on acceptance Plan of Land entitled: "AS BUILT" Plan & Profile SPRUCE LANE.

Spruce Lane is described as follows:

Beginning at a stone bound marking the intersection of the westerly line of Spruce Lane with the southerly line of Marsh Hill Road;
thence at a bearing of S 14°18'26" E and a distance of 200.00 feet to a stone bound;
thence at a bearing of N 81°20'40" E and a distance of 2.02 feet to a point;
thence at a bearing of S 15°53'04" E and a distance of 254.52 feet to a drill in the stone retaining wall;
thence with a curve turning to the right with an arc length of 47.79 feet and a radius of 50.00 feet to a stone bound;
thence with a compound curve turning to the left with an arc length of 404.26 feet and a radius of 80.00 feet to a stone bound;
thence with a reverse curve turning to the right with an arc length of 47.79 feet and a radius of 50.00 feet to a Mag Nail;
thence at a bearing of N 15°53'04" W and a distance of 454.92 feet to a stone bound marking the intersection of the easterly line of Spruce Lane with the southerly line of Marsh Hill Road;
thence along the original southerly line of Marsh Hill Road at a bearing of S 68°59'15" W and a distance of 1.78 feet to a point;
thence continuing along the original southerly line of Marsh Hill Road at a bearing of S 74°01'52" W and a distance of 44.73 feet to the Point of Beginning.

The said Right of Way contains approximately 44,333 square feet of land.

Parcel 13: Detention Area

Beginning at a stone bound at the northwesterly corner of Parcel 13;
thence at a bearing of N 79°46'13" E and a distance of 41.41 feet to a stone bound;
thence at a bearing of S 65°57'02" E and a distance of 82.09 feet to a stone bound;
thence at a bearing of N 85°33'00" E and a distance of 150.00 feet to a stone bound;
thence at a bearing of S 04°27'00" E and a distance of 150.63 feet to a stone bound;
thence at a bearing of S 87°35'00" W and a distance of 83.02 feet to a stone bound;
thence at a bearing of N 40°50'57" W and a distance of 171.62 feet to a stone bound;
thence at a bearing of N 65°57'02" W and a distance of 65.32 feet to a stone bound along the easterly line of Spruce Lane;

FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS
TOWN OF DRACUT
NOVEMBER 18, 2024

thence along easterly line of Spruce Lane with a curve turning to the left with an arc length of 6.56 feet and a radius of 80.00 feet to a stone bound;

thence continuing along Spruce Lane with a curve turning to the right with an arc length of 18.69 feet and a radius of 50.00 feet to the Point of Beginning.

Said Parcel 13 contains approximately 22,399 square feet of land.

or act in any other way relative thereto.

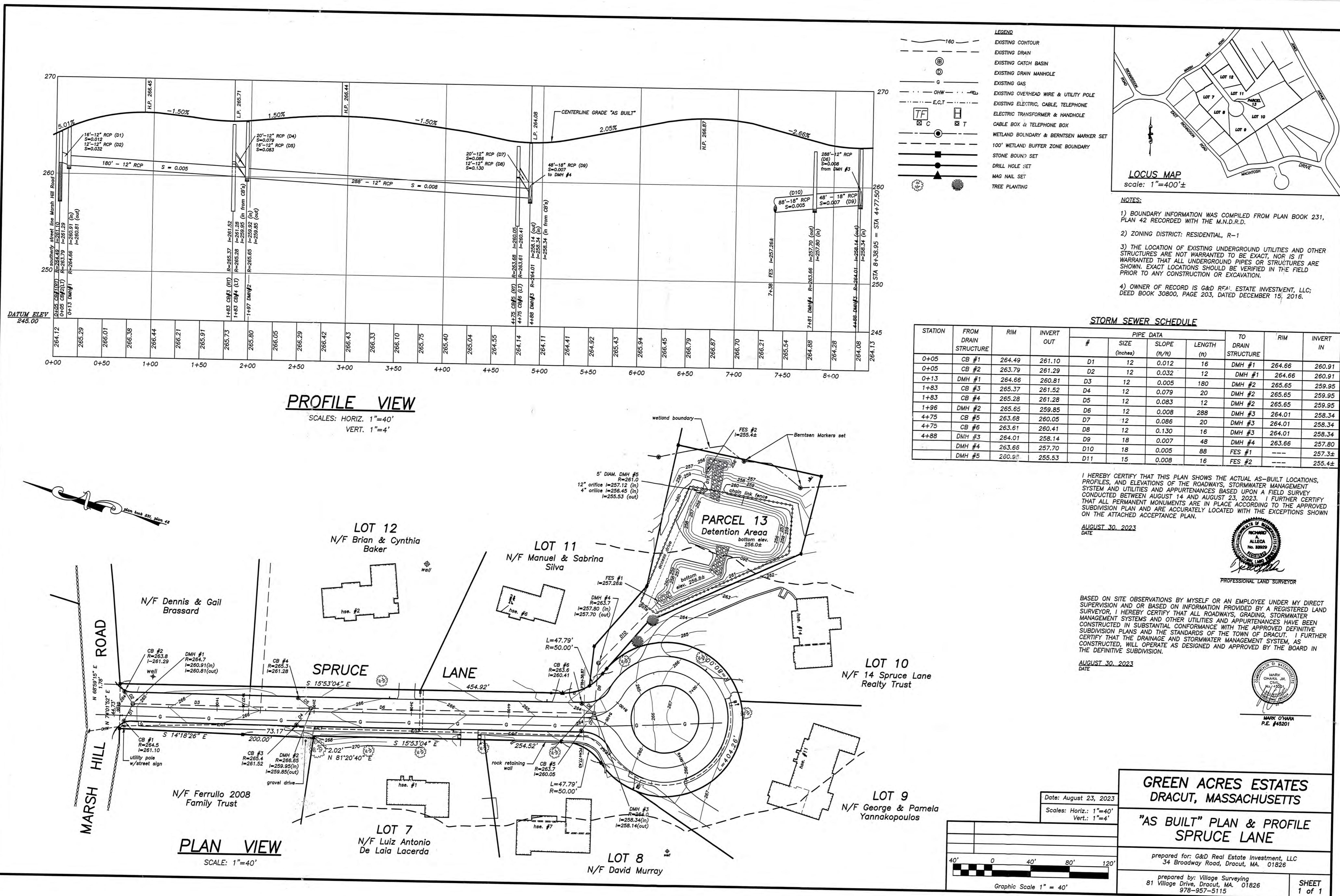
MOTION

I move that the Town vote to accept Spruce Lane and Parcel 13 Detention Area, as printed in the Warrant.

Submitted by: Petitioners' Article – Brian Lussier

Recommendations:

Majority Vote Required



FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS

TOWN OF DRACUT

NOVEMBER 18, 2024

ARTICLE 11

**ACQUIRE THE SEWER PUMP STATION, HONEYBEE ROAD AND
A RELATED UTILITY EASEMENT**

To see if the Town will vote to authorize the Board of Selectmen to acquire a fee interest in the existing sewer pump station, and a perpetual right and non-exclusive easement on, over and under the easement area shown as "Proposed 10' Wide Utility Easement for Benefit of Lot 72" on Lot 18 and "Existing Utility Easement" on Lot 72 on a plan entitled, "Easement Plan of Land, Dracut, Massachusetts, 39 Honeybee Road, Map 38 Block 44 Lot 18, Dracut, MA", dated December 16, 2020, prepared by O'Hara Engineering Services, LLC, and recorded in Middlesex North Registry of Deeds in Plan Book 248, Plan 90 (hereinafter "Sewer Pump Station Easement"). Said Sewer Pump Station Easement is for all purposes for which a sewer pump station may be used including, but not limited to, parking service vehicles, building and maintaining whatever structures and equipment are needed to operate a sewer pump station, installation and maintenance including rebuilding and improving a sewer pump station and related infrastructure and access thereto by foot and by any kind of motorized vehicle, construction materials, storage, as well as the maintenance, repair, inspection, and replacement of any necessary equipment or infrastructure and to do all things necessary and proper to maintain, operate and/or repair a sewer pump station and all infrastructure.

Subject also to any and all easements and restrictions of record, insofar as the same are in force and applicable.

For title, see deed into Grantor by Deed of Draco Homes, LLC dated May 8, 2018, recorded with Middlesex North District Registry of Deeds at Book 32125, Page 61. See also reservation of Easement in Deed dated February 5, 2021, to Christopher J. McIntosh and Janeta McIntosh recorded in said Deeds in Book 35349, Page 27, and Declaration of Reservation of Roadways, Restrictions and Easements recorded with said Deeds in Book 32477, Page 175, as amended of record.

or act in any other way relative thereto.

MOTION

I move that the Town vote to authorize the Board of Selectmen to acquire on behalf of the Town a fee interest in the existing sewer pump station and a related easement from the development of Honeybee Road, as printed in the Warrant.

Submitted by: Alison Manugian, Community Development Director

Recommendations:

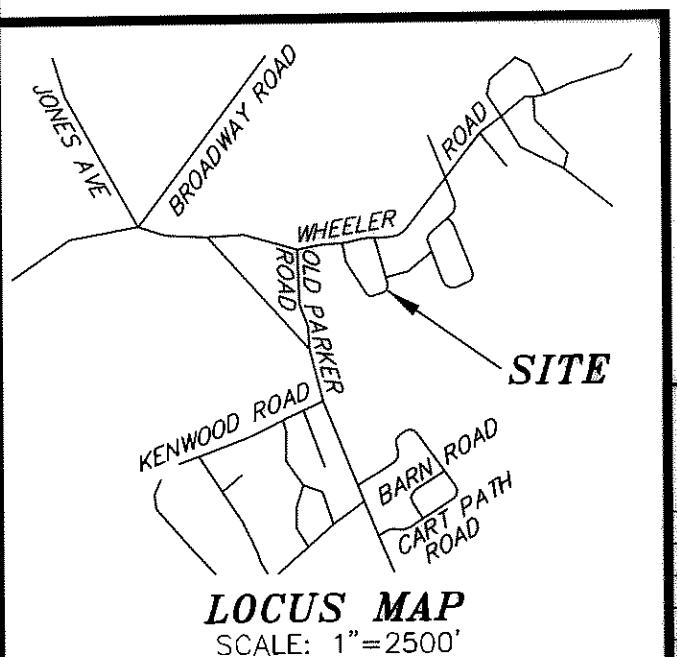
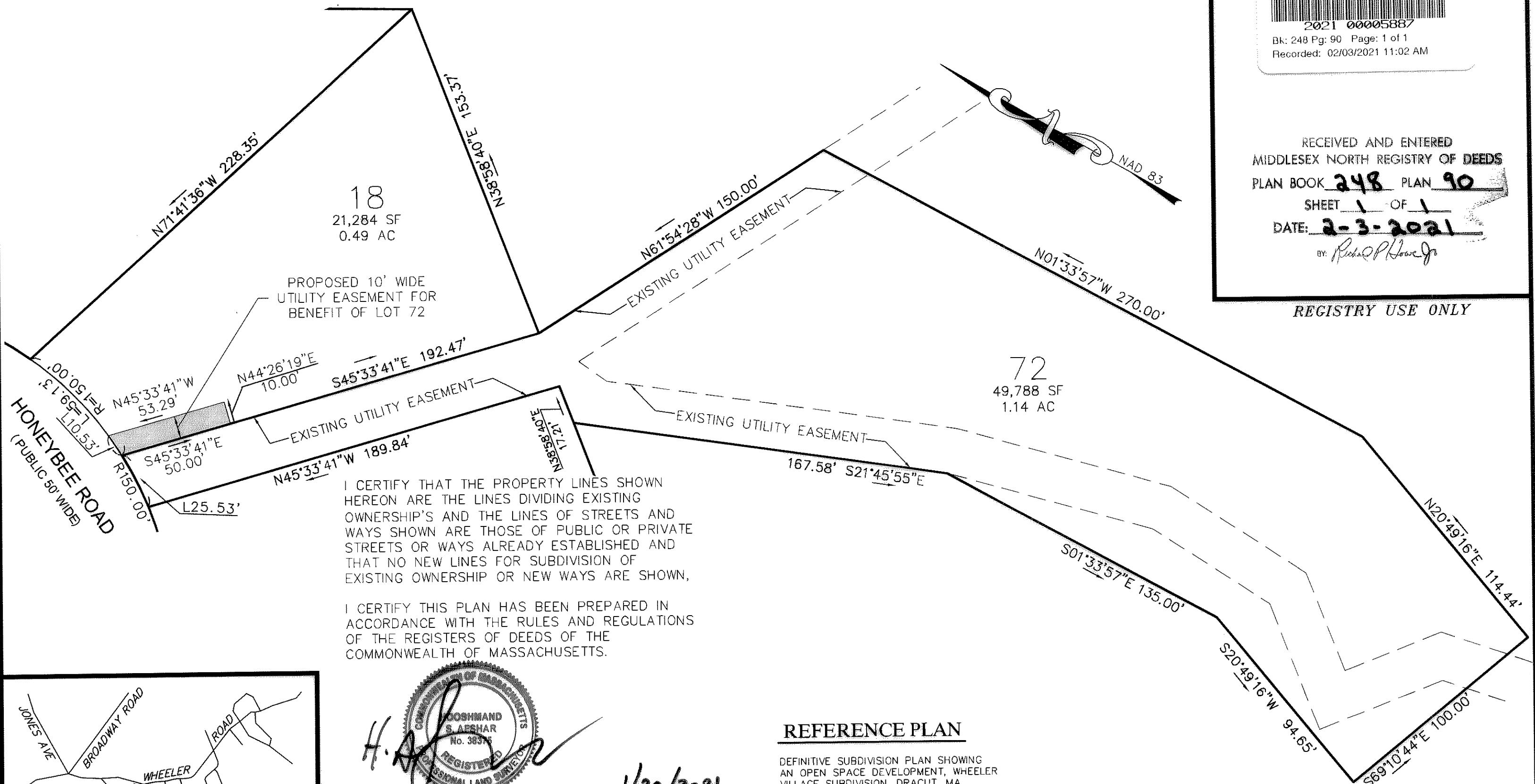
2/3 Majority Vote Required

2021 00005887

Bk: 248 Pg: 90 Page: 1 of 1
Recorded: 02/03/2021 11:02 AM

RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 248 PLAN 90
SHEET 1 OF 1
DATE: 2-3-2021
By: Richard P. Hara Jr.

REGISTRY USE ONLY



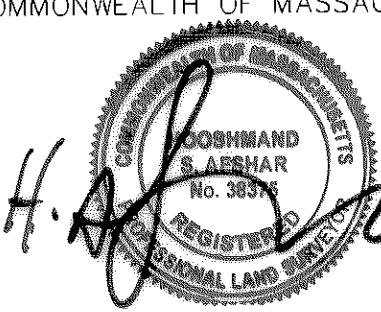
PREPARED FOR:
COMFORT HOMES INC.
2100 LAKEVIEW AVENUE
DRACUT, MA 01826

REV.	DATE	DESCRIPTION	BY
MO	MO	CHECKED HSA	FILE # 40302

SCALE: 1" = 40'
40 0 40 80 120
SCALE IN FEET

REFERENCE PLAN

DEFINITIVE SUBDIVISION PLAN SHOWING
AN OPEN SPACE DEVELOPMENT, WHEELER
VILLAGE SUBDIVISION, DRACUT, MA.
M.N.R.D. PLAN BOOK 229, PLAN 77.



EASEMENT PLAN OF LAND
DRACUT, MASSACHUSETTS
39 HONEYBEE ROAD, MAP 38 BLOCK 44 LOT 18
DRACUT, MA
M.N.R.D. PLAN BOOK 229 PLAN 77

O'Hara
Engineering Services, LLC

21 MANSION DRIVE
LOWELL, MA 01852-2941
PHONE 617-312-4629
WWW.OHARAENGINEERING.COM

SHEET
1
OF
1

FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS

TOWN OF DRACUT

NOVEMBER 18, 2024

ARTICLE 12

**ROAD ACCEPTANCE – HONEYBEE ROAD AND ACQUISITION OF LOT 72 ON
HONEYBEE ROAD**

To see if the Town will vote to accept **Honeybee Road** as described on acceptance Plan of Land entitled: "STREET ACCEPTANCE Plan of Land Dracut, Massachusetts HONEYBEE ROAD", **Lot 72 Detention Area** as described on acceptance Plan of Land entitled DRAINAGE ACCEPTANCE PLAN "Lot 72" off Honeybee Road as follows:

HONEYBEE ROAD

The roadway in Town of Dracut, County of Middlesex and Commonwealth of Massachusetts, known as "Honeybee Road" as shown on a plan of land entitled, "STREET ACCEPTANCE PLAN OF LAND IN DRACUT, MASSACHUSETTS, HONEYBEE ROAD", prepared for: Wheeler Village, LLC, Scale: 1" = 40', plan prepared by Landplex Civil Engineering - Surveying, dated July 9, 2024 which plan is attached hereto as Exhibit D ("Roadway Plan"), and reference may be had to said Roadway Plan for a more particular description of said roadway. Said Road is further described on the Metes and Bounds attached hereto as Exhibit A.

The Grantor hereby reserves to themselves, their heirs, successors and assigns, the right to use the streets and ways shown on the above-referenced Roadway Plan and the plan of land entitled, "DEFINITIVE SUBDIVISION PLAN WHEELER VILLAGE WHEELER ROAD DRACUT, MA 01826", prepared by: O'Hara Engineering Services, LLC, Prepared for: DRACO HOMES INC., dated December 28, 2007, which plan is recorded with Middlesex North District Registry of Deeds at Plan Book 229, Plan 77 (hereinafter "Subdivision Plan") for all purposes for which a roadway may be used in the Town of Dracut.

LOT 72

Also hereby conveying Lot 72, situated on Honeybee Road in the Town of Dracut, County of Middlesex and Commonwealth of Massachusetts, being shown as Lot 72 on a plan of land entitled, "DRAINAGE ACCEPTANCE PLAN, "LOT 72" OFF HONEYBEE ROAD, DRACUT, MASSACHUSETTS", prepared for: Wheeler Village, LLC, Scale: 1" = 50', plan prepared by Landplex Civil Engineering - Surveying, dated March 4, 2024, which plan is attached hereto as Exhibit E ("Lot 72 Drainage Plan"), and reference may be had to said Lot 72 Drainage Plan for a more particular description of said Lot. Said Lot is further described as Lot 72 on the Subdivision Plan and the Metes and Bounds attached hereto as Exhibit B.

Said Lot is conveyed with the benefit of the perpetual and exclusive right over the easement area show as "Proposed 10' Wide Utility Easement for Benefit of Lot 72" dated February 5, 2021, and recorded with the Middlesex North registry of deeds in Book 35349, Page 27, and shown on a plan recorded with said Registry of Deeds in Plan Book 248, Plan 90, hereinafter referred to "Sewer

FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS

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NOVEMBER 18, 2024

Pump Station Easement", as defined in said Deed. Said Sewer Pump Station Easement is for all purposes for which a sewer pump station may be used including, but not limited to, parking service vehicles, building and maintaining whatever structures and equipment are needed to operate a sewer pump station, installation and maintenance including rebuilding and improving a sewer pump station and related infrastructure and access thereto by foot and by any kind of motorized vehicle, construction materials, storage, as well as the maintenance, repair, inspection, and replacement of any necessary equipment or infrastructure and to do all things necessary and proper to maintain, operate and/or repair a sewer pump station and all infrastructure.

For title, see deed into Grantor by Deed of Draco Homes, LLC dated May 8, 2018, recorded with Middlesex North District Registry of Deeds at Book 32125, Page 61. See also reservation of Easement in Deed dated February 5, 2021, to Christopher J. McIntosh and Janeta McIntosh recorded in said Deeds in Book 35349, Page 27, and Declaration of Reservation of Roadways, Restrictions and Easements recorded with said Deeds in Book 32477, Page 175, as amended of record.

Exhibit A
Honeybee Road, Dracut, MA

The parcel of land being the right of way of Honeybee Road on a plan entitled, "DEFINITIVE SUBDIVISION PLAN WHEELER VILLAGE WHEELER ROAD DRACUT, MA 01826", prepared by: O'Hara Engineering Services, LLC, Prepared for: DRACO HOMES INC., dated December 28, 2007, which plan is recorded with Middlesex North District Registry of Deeds at Plan Book 229, Plan 77, and further described as follows:

Beginning at a stone bound at the westerly intersection of Honeybee Road and Wheeler Road, at the northeast corner of Lot 30 on plan mentioned herein;

Thence on an arc with a radius of 30.00 feet, a distance of 50.40 feet to a stone bound;

Thence S 08-25-06 E a distance of 157.21 feet to a stone bound;

Thence on an arc to the left with a radius of 150.00 feet, a distance of 65.96 feet to a stone bound;

Thence S 33-36-44 E a distance of 434.49 feet to a stone bound;

Thence on an arc to the left with a radius of 150.00 feet, a distance of 182.00 feet to a brass disk;

Thence N 76-52-05 E a distance of 71.38 feet to a stone bound;

Thence on an arc to the left with a radius of 150.00 feet, a distance of 242.06 feet to a stone bound;

Thence across the right of way where Honeybee Road intersects Laurel Road N 15-39-35 W a distance of 109.97 feet to a stone bound;

Thence continuing N 15-39-35 W a distance of 419.56 feet to a stone bound;

Thence on an arc to the right with a radius of 30.00 feet, a distance of 52.33 feet to a stone bound;

Thence across the right of way where Honeybee Road intersects Wheeler Road S 84-17-21 W a distance of 111.68 feet to a stone bound;

Thence on an arc to the right with a radius of 30.00 feet, a distance of 41.91 feet to a stone bound;

Thence S 15-39-35 E a distance of 548.64 feet to a stone bound;

FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS

TOWN OF DRACUT

NOVEMBER 18, 2024

Thence on an arc to the right with a radius of 100.00 feet, a distance of 161.49 feet to a stone bound;

Thence S 76-52-05 W a distance of 71.38 feet to a stone bound;

Thence on an arc to the right with a radius of 100.00 feet, a distance of 121.33 feet to a stone bound;

Thence N 33-36-44 W a distance of 434.49 feet to a stone bound;

Thence on an arc to the right with a radius of 100.00 feet, a distance of 43.97 feet to a stone bound;

Thence N 08-25-06 W a distance of 172.01 feet to a stone bound;

Thence on an arc to the right with a radius of 30.00 feet, a distance of 44.85 feet to a stone bound;

Thence across the right of way where Honeybee Road intersects Wheeler Road S 72-16-08 W a distance of 36.97 feet to a point;

Thence S 74-13-30 W a distance of 52.47 feet to a point;

Thence S 75-19-24 W a distance of 14.38 feet to the point of beginning;

Exhibit B

Drainage Lot 72 off Honeybee Road, Dracut, MA

A parcel of land in Dracut, Middlesex County, Massachusetts known as Lot 72 on a Plan entitled, "DEFINITIVE SUBDIVISION PLAN WHEELER VILLAGE WHEELER ROAD DRACUT, MA 01826", prepared by: O'Hara Engineering Services, LLC, Prepared for: DRACO HOMES INC., dated December 28, 2007, which plan is recorded with Middlesex North District Registry of Deeds at Plan Book 229, Plan 77 and further described as follows:

Beginning at a stone bound on the southerly side of Honeybee Road, at the northwest corner of the premises and the northeast corner of Lot 19 on plan mentioned herein;

Thence S 45-33-41 E a distance of 189.84 feet to a stone bound;

Thence S 38-58-40 W a distance of 17.21 feet to a stone bound;

Thence S 21-45-55 E a distance of 167.58 feet to a stone bound;

Thence S 01-33-57 E a distance of 135.00 feet to a stone bound;

Thence S 20-49-16 W a distance of 94.65 feet to a stone bound;

Thence S 69-10-44 E a distance of 100.00 feet to a stone bound;

Thence N 20-49-16 E a distance of 114.44 feet to a stone bound;

Thence N 01-33-57 W a distance of 270.00 feet to a stone bound;

Thence N 61-54-28 W a distance of 150.00 feet to a stone bound;

Thence N 45-33-41 W a distance of 192.47 feet to a stone bound;

Thence along the southerly side of said Honeybee Road on an arc with a radius of 150.00 feet, a distance of 25.53 feet to the point of beginning;

Said Lot 72 having an area of 49,788 SF, more or less according to said Plan.

FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS
TOWN OF DRACUT
NOVEMBER 18, 2024

or act in any other way relative thereto.

MOTION

I move that the Town vote to accept Honeybee Road and to acquire for no consideration Lot 72 on Honeybee Road, as printed in the Warrant.

Submitted by: Petitioners' Article – Brian Lussier

Recommendations:

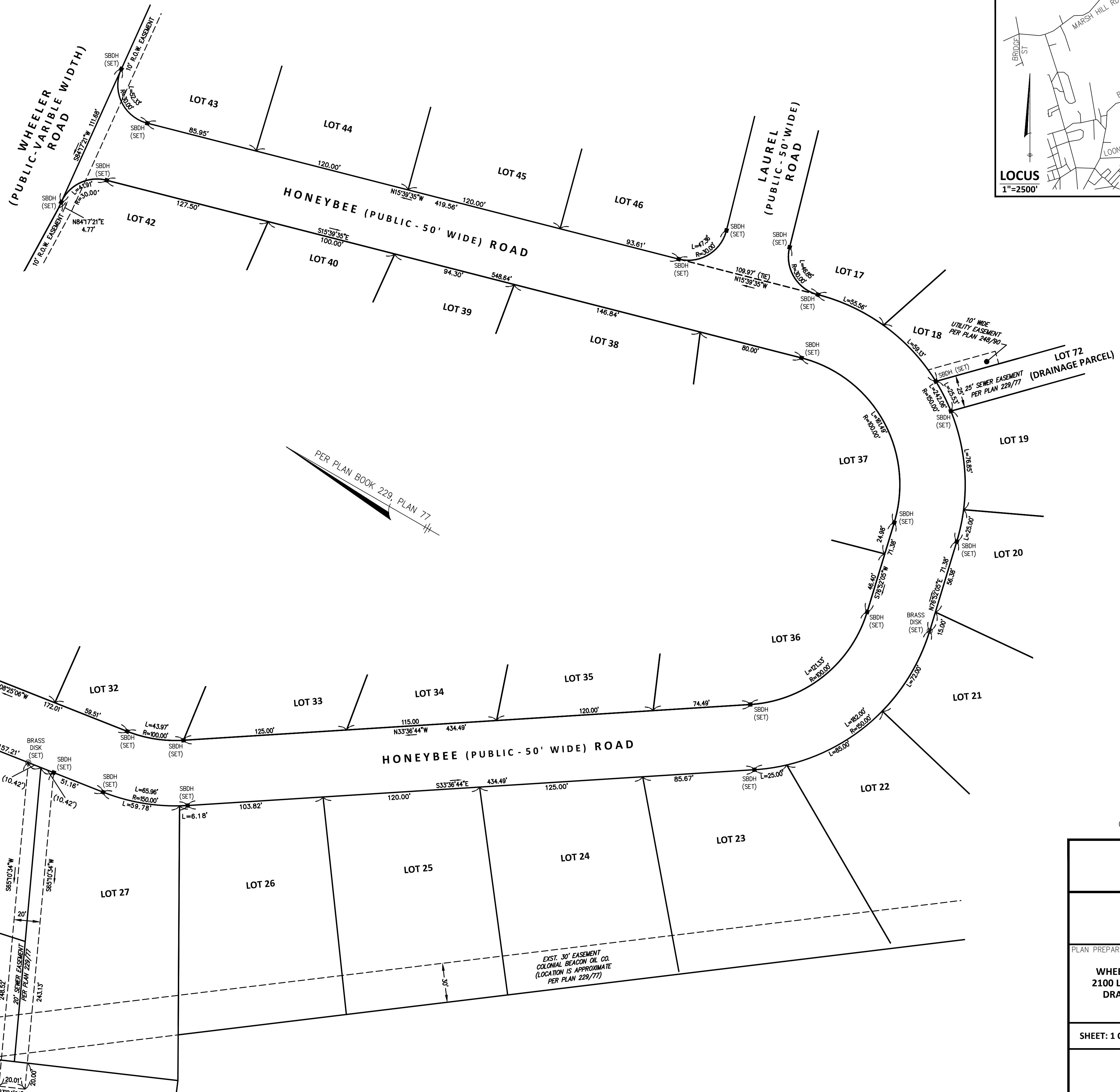
2/3 Majority Vote Required

THE PREPARATION OF THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF THE
REGISTER OF DEEDS.

THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED. NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DAVID DESMARAIS, P.L.S.

FOR REGISTRY USE



DEED REFERENCE

MIDDLESEX NORTH REGISTRY OF DEEDS
BOOK 28738, PAGE 235

PLAN REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
1. PLAN BOOK 218, PLAN 49.
2. PLAN BOOK 232, PLAN 69.
3. PLAN BOOK 244, PLAN 115.
4. PLAN BOOK 229, PLAN 77.
5. PLAN BOOK 248, PLAN 90.

LEGEND

■	EASEMENT LINE
◎	STONE BOUND DRILL HOLE
IR	BRASS DISK
L =	IRON ROD
R =	LENGTH =
SBDH	RADIUS =
SF	STONE BOUND DRILL HOLE
EXST	SQUARE FEET
N/F	EXISTING
R.O.W.	NOW OR FORMERLY
	RIGHT OF WAY

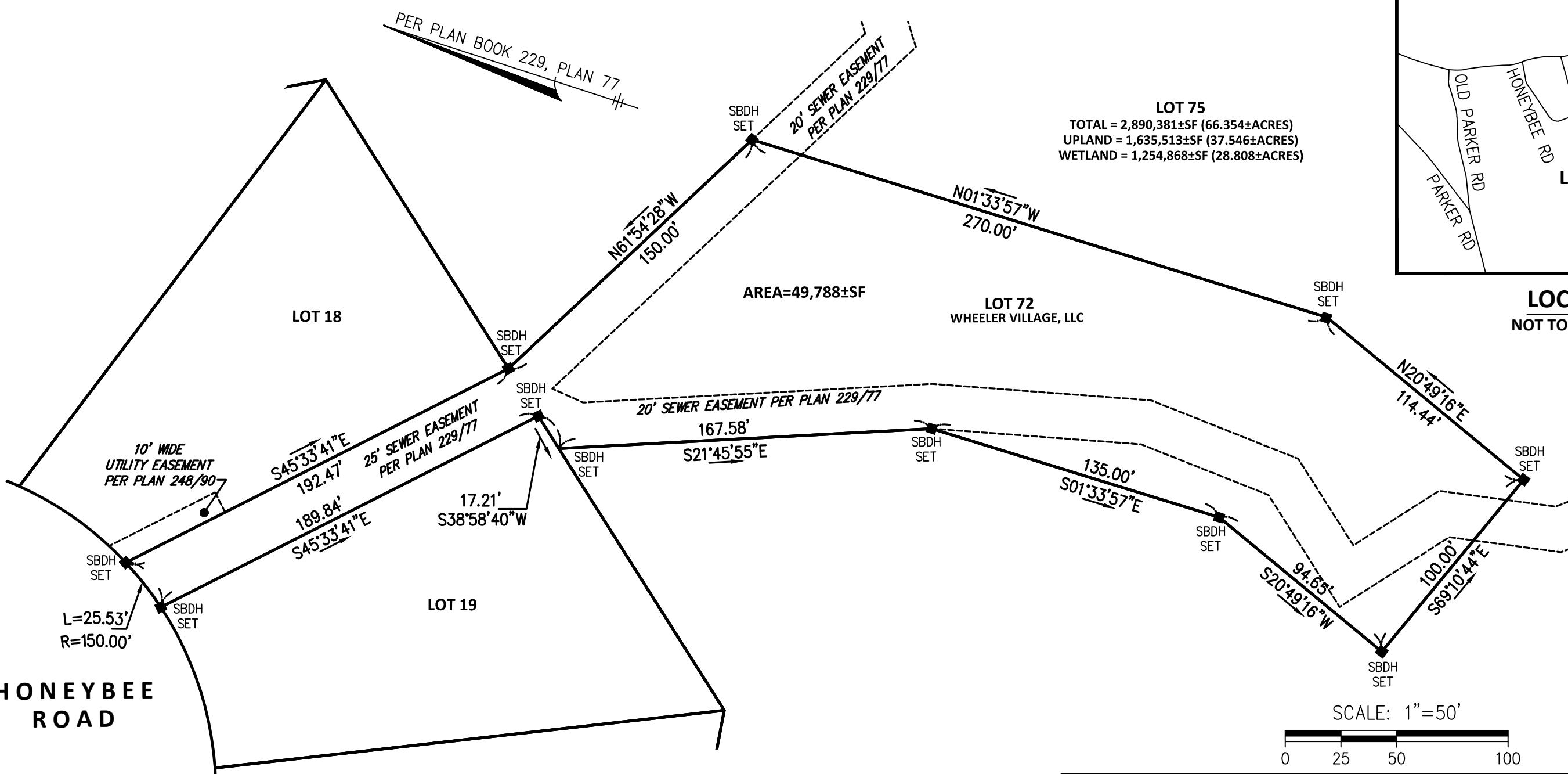
SCALE: 1"=40'

0 20 40 80

STREET ACCEPTANCE
PLAN OF LAND

A scale bar at the top left shows a horizontal line with tick marks at 0, 20, 40, and 80. The segments between 0-20, 20-40, and 40-80 are black, while the segments before 0 and after 80 are white. Above the scale bar, the text "SCALE: 1"=40'" is centered. Below the scale bar, the text "0 20 40 80" is centered. At the bottom center, the words "STREET ACCEPTANCE" are stacked above "PLAN OF LAND", both in large, bold, black, sans-serif capital letters.

HONEYBEE ROAD



DEED REFERENCE

MIDDLESEX NORTH REGISTRY OF DEEDS
BOOK 28738, PAGE 235

PLAN REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
1. PLAN BOOK 218, PLAN 49.
2. PLAN BOOK 232, PLAN 69.
3. PLAN BOOK 244, PLAN 115.
4. PLAN BOOK 248, PLAN 90.
5. PLAN BOOK 229, PLAN 77.

LEGEND

SF SQUARE FEET
L LENGTH
R RADIUS
SBDH STONE BOUND DRILL HOLE
■ STONE BOUND SET

DRAINAGE ACCEPTANCE PLAN

**"LOT 72" OFF HONEYBEE ROAD
DRACUT, MASSACHUSETTS**

PL-N PREP-RED FOR:
WHEELER VILLAGE, LLC
2100 LAKEVIEW AVENUE
DRACUT, MA 01826

MARCH 4, 2024

SCALE: 1"=50'



CIVIL ENGINEERING - SURVEYING
10 George Street, Suite 208
Lowell, Massachusetts 01852
978-201-9390 - LandPlex.com

FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS

TOWN OF DRACUT

NOVEMBER 18, 2024

ARTICLE 13
ACQUIRE SUNSET HILL OPEN SPACE

To see if the Town will vote to acquire, under the care, custody, management and control of the Conservation Commission, the land situated in Dracut, MA and shown as Lot 21 on a plan entitled "Definitive Open Space Subdivision Plan Dracut Tax Map 29, Block 14 Lot 2 52A Avis Avenue, Dracut MA" prepared for Homestead Construction, prepared by O'Hara Engineering Services, LLC, dated April 15, 2021, and recorded with Middlesex North Registry of Deeds in Plan Book 249, Plan 121.

Being a portion of the premises conveyed to it by virtue of a Deed from Hales Landing LLC dated December 31, 2021, and recorded with said Registry of Deeds in Book 36689, Page 3.

Subject to easements, restrictions, agreements, or covenants and similar rights (collectively, "Rights") granted and to be granted hereafter in connection with the development process of the Subdivision, including electric, drain, slope, and construction easements to the extent shown on the Plan, landscaping and conservation easements and easements to allow for the installation of roads and utilities, including cable, telephone and gas easements; provided, however, that none of the foregoing will materially adversely interfere with the use of the Premises as Open Space, nor will granting of any of the Rights result in any costs or expenses to Grantee. Grantee agrees to grant the Rights, as appropriate or subordinate Buyer's fee interest to any Rights, as appropriate, if requested by Grantor.

Subject to Declaration of Reservation of Roadways and Easements recorded with said Deeds in Book 38358, Page 179.

No fee in Esther Way is herein conveyed, however, the right to pass and re-pass over the roads shown on the above-referenced Plan is hereby granted to the Grantees, their heirs, successors and assigns, for all purposes for which streets and ways are commonly used in the Town of Dracut.

Being a portion of the premises conveyed to the Grantor by deed of Hales Landing, LLC dated December 31, 2021, and recorded with the Middlesex North District Registry of Deeds at Book 36689, Page 3.

or act in any other way relative thereto.

FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS
TOWN OF DRACUT
NOVEMBER 18, 2024

MOTION

I move that the Town vote to acquire for no consideration, under the care, custody, management and control of the Conservation Commission, the open space parcel known as Lot 21 Esther Way within the Sunset Hill Open Space Subdivision as printed in the Warrant.

Submitted by: Alison Manugian, Community Development Director

Recommendations:

2/3 Majority Vote Required

FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS

TOWN OF DRACUT

NOVEMBER 18, 2024

ARTICLE 14
ACQUIRE BERUBE FARMS OPEN SPACE

To see if the Town will vote to acquire, under the care, custody, management and control of the Conservation Commission, the land in Dracut, Massachusetts, shown as Lot 39 Open Space on a plan entitled "Definitive Subdivision Plan Berube Farms Subdivision Wheeler Road Dracut, MA 01826" dated September 13, 2019, and recorded with the Middlesex North Registry of Deeds in Plan Book 248, Plan 34, as modified of record.

Subject to and with the benefit of all easements, restrictions, covenants, conditions of record as the same may be in force and applicable.

Subject to and with the benefit of all rights, obligation, covenants, conditions and benefits under the Declaration of Reservation of Roadways and Easements recorded in said Deeds in Book 36460, Page 282.

The premises are conveyed with the right to pass and repass over the roads shown on the above referenced plan for all purposes for which streets and ways are commonly used in the town of Dracut, no fee in Berube Lane having been conveyed.

No fee in Berube Lane is herein conveyed, however, the right to pass and re-pass over the roads shown on the above-referenced Plan is hereby granted to the Grantees, their heirs, successors and assigns, for all purposes for which streets and ways are commonly used in the Town of Dracut.

Subject to easements, restrictions, agreements, or covenants and similar rights (collectively, "Rights") granted and to be granted hereafter in connection with the development process of the Subdivision, including electric, drain, slope, and construction easements to the extent shown on the Plan, landscaping and conservation easements and easements to allow for the installation of roads and utilities, including cable, telephone and gas easements; provided, however, that none of the foregoing will materially adversely interfere with the use of the Premises as Open Space, nor will granting of any of the Rights result in any costs or expenses to Grantee. Grantee agrees to grant the Rights, as appropriate or subordinate Buyer's fee interest to any Rights, as appropriate, if requested by Grantor.

Being a portion of the premises conveyed to the Grantor by deed of G&B Investments, LLC recorded with said Deeds at Book 36461, Page 220.

or act in any other way relative thereto.

FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS
TOWN OF DRACUT
NOVEMBER 18, 2024

MOTION

I move that the Town vote to acquire for no consideration, under the care, custody, management and control of the Conservation Commission, the open space parcel shown as Lot 39 (Open Space) on the Definitive Subdivision Plan for the Berube Farms Subdivision, as printed in the Warrant.

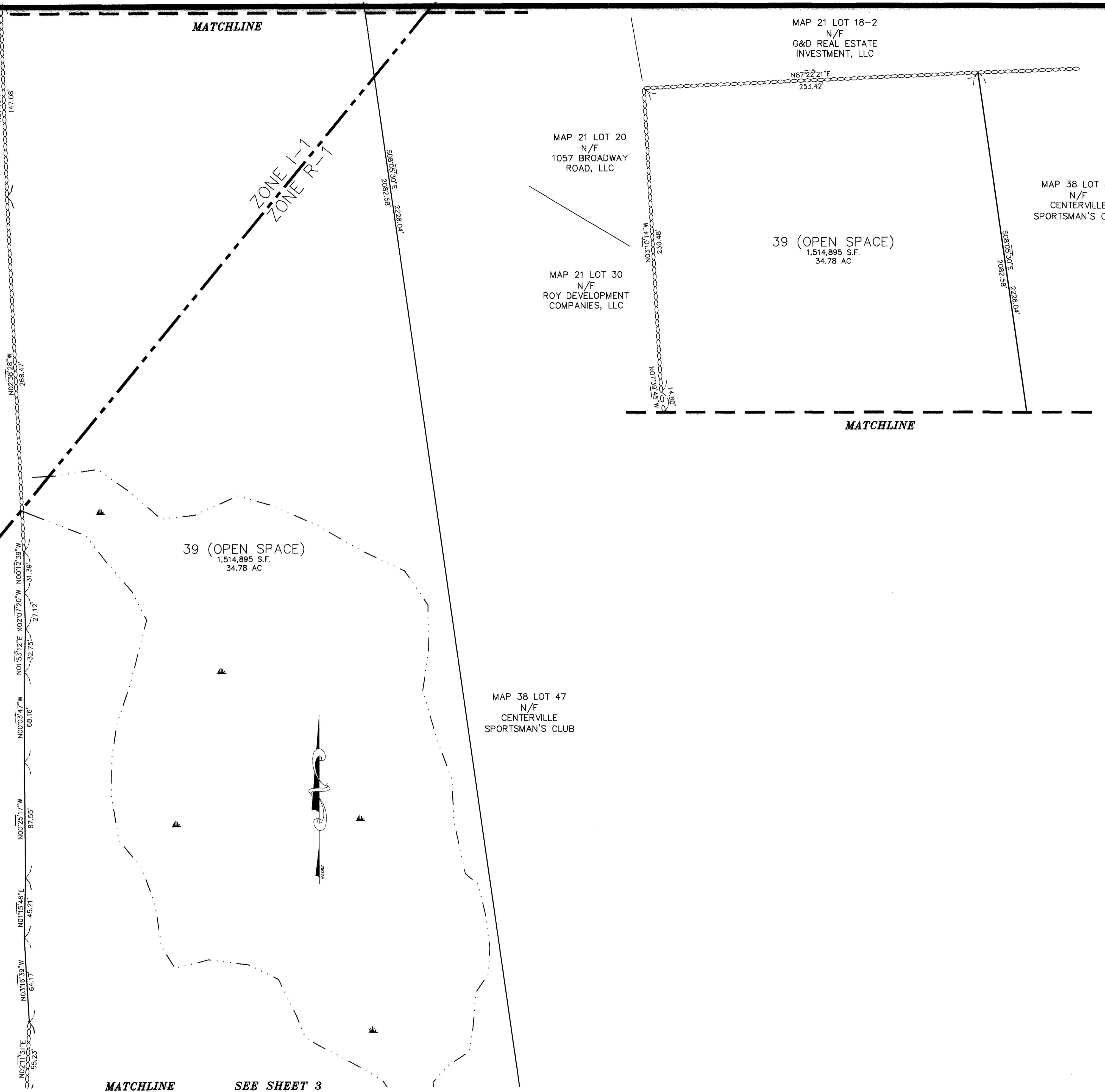
Submitted by: Alison Manugian, Community Development Director

Recommendations:

2/3 Majority Vote Required

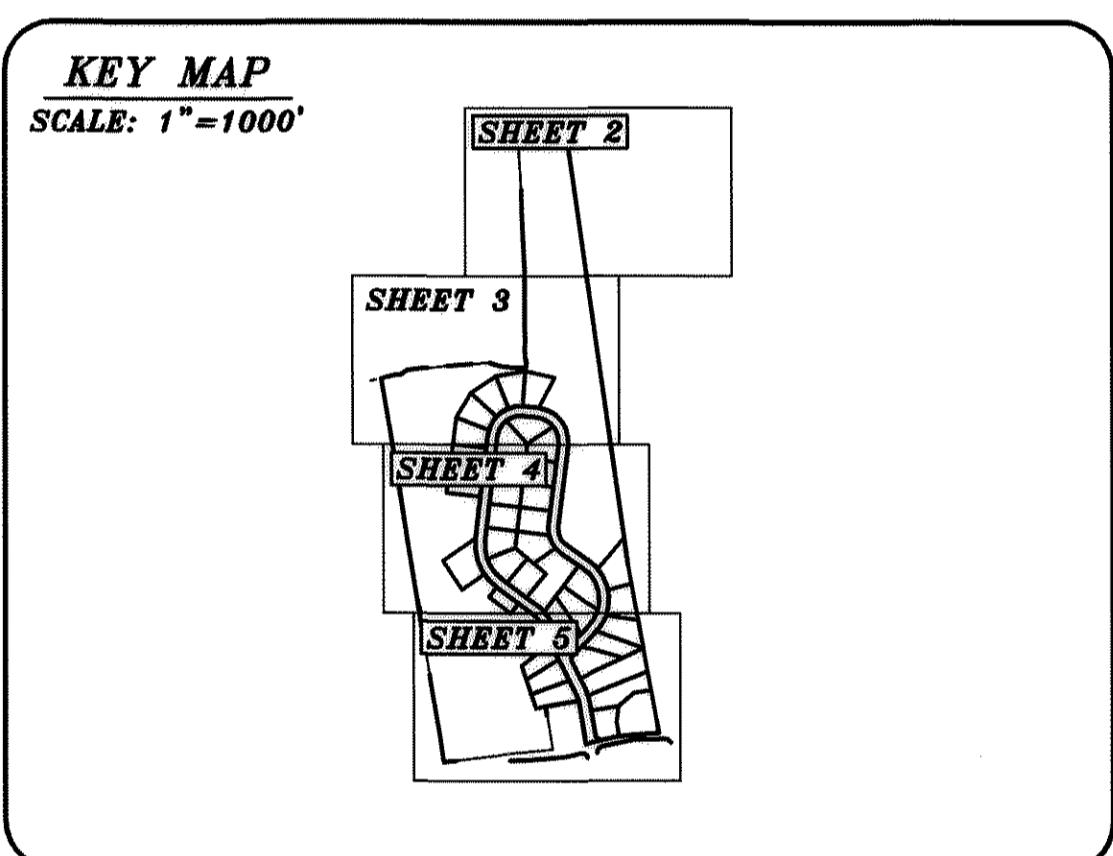
RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 248 PLAN 34
SHEET 2 OF 15
DATE: OCT 8, 2020
R. H. O'Hara, Jr.

REGISTRY USE ONLY



REFERENCE PLANS:

1. PLAN OF LAND, 250 & 286 WHEELER ROAD, DRACUT, MA, PREPARED FOR DRACO HOMES, 34 BROADWAY ROAD, DRACUT, MA, DATED APRIL 27, 2004, SCALE 1" = 100', PREPARED BY HOWE SURVEYING ASSOCIATES, INC. M.N.R.D. PLAN BOOK 217, PLAN 32.
2. THE SITE IS LOCATED ON DRACUT TAX MAPS 21 AND 38 (LOTS 48B AND 49).
3. OWNER OF RECORD: DRACO HOMES, LLC, 34 BROADWAY ROAD, DRACUT, MASSACHUSETTS 01826
4. CURRENT ZONING DISTRICT: R1 & I1
5. MINIMUM LOT AREA: 20,000 S.F. (OPEN SPACE DEVELOPMENT)
6. MINIMUM LOT FRONTAGE: 50 FT. (OPEN SPACE DEVELOPMENT)
7. PURSUANT TO § 2.12.21, SEVENTY (70%) OF LAND SHOWN WITHIN A LOT AND IDENTIFIED BY THE DRACUT CONSERVATION COMMISSION AS A WETLAND RESOURCE AREA PURSUANT TO 310 C.M.R. 10.00 AND/OR THE DRACUT WETLAND BYLAW MAY NOT BE CONSIDERED WHEN DETERMINING MINIMUM LOT AREA REQUIREMENTS.
8. TOTAL LOT AREA: 2,564,794 S.F. (58.9 AC)
1,924,197 S.F.± UPLAND (44.2 AC)
640,597 S.F.± WETLAND (14.7 AC)
9. NET AREA (100% UPLAND + 30% WETLAND): 2,116,376 S.F.± (48.6 AC)
10. TOTAL NET AREA OF PROPOSED 34 LOTS: 770,547 S.F.± (17.70 AC)
11. TOTAL REQUIRED OPEN SPACE NET AREA: 34 x 40,000 - 770,547 = 589,453 S.F.
12. TOTAL PROPOSED OPEN SPACE: *1,514,895 S.F. (34.8 AC), 1,104,309 NET (25.4 AC)
*NOT INCLUDING DETENTION LOTS
13. WETLANDS DELINEATED BY STEVEN ERIKSEN, NORSE ENVIRONMENTAL 10/19/00, 10/23/00, 5/10/01, 6/20/01, 7/19/01, 7/30/01, 7/31/01, 8/1/01, AND APPROVED BY TOWN OF DRACUT CONSERVATION COMMISSION 9/25/01. LOCATION SHOWN HEREON IS BASED ON MAPPING BY OTHERS.
14. DRIVEWAYS SHALL NOT BE LOCATED WHERE PROPOSED STONE BOUNDS ARE TO BE SET



LEGEND

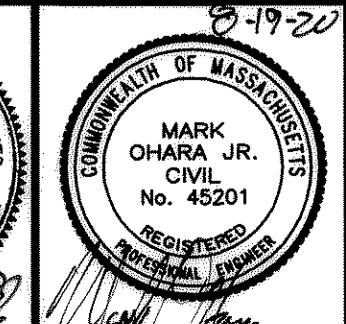
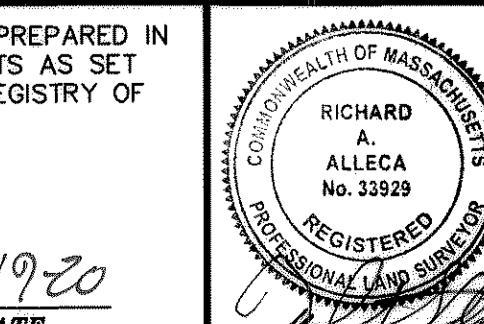
- IRON PIPE (I.P.) (FOUND)
- DRILL HOLE (DH) (FOUND)
- STONE BOUND (FOUND)
- STONE BOUND (TO BE SET)
- △ SURVEY NAIL
- PROPERTY LINE
- - - ZONE LINE
- STONE WALL
- · · WETLAND LINE
- APPROX. PROPERTY LINE
- EASEMENT

1	1-2-20	MINOR REVISIONS	MO
REVISION	DATE	DESCRIPTION	BY
ENGINEER	MO	CHECKED	MAP CHECK
RECORDED			

APPROVED DRACUT PLANNING BOARD 8/31/2020
Mark H. Pease

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM PLAN REQUIREMENTS AS SET FORTH BY THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS. (MGL CH. 36 § 13A.)

Mark H. Pease



PREPARED FOR:
DRACO HOMES, LLC
34 BROADWAY ROAD
DRACUT, MA 01826
SCALE: 1" = 40'
0 40 80 120 160
SEPTEMBER 13, 2019
© COPYRIGHT 2019 - OHSLLC
SCALE IN FEET

DEFINITIVE SUBDIVISION PLAN
BERUBE FARMS SUBDIVISION
WHEELER ROAD
DRACUT, MA 01826
PREPARED BY:
O'Hara
Engineering Services, LLC
21 MANSION DRIVE
LOWELL, MA 01852-2941
PHONE 617 312-629
WWW.OHARAENGINEERING.COM

SHEET
2
OF 15
40701-FNL.DWG

RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 248 PLAN 34
SHEET 4 OF 15
DATE: Oct 8, 2020
BY: *Richard P. Howe Jr.*

REGISTRY USE ONLY

MATCHLINE ***SEE SEE***

SEE SH

39 (OPEN SPA
1514 895 S.E.

1,514,895 S.F.
34.78 AC

100

MA

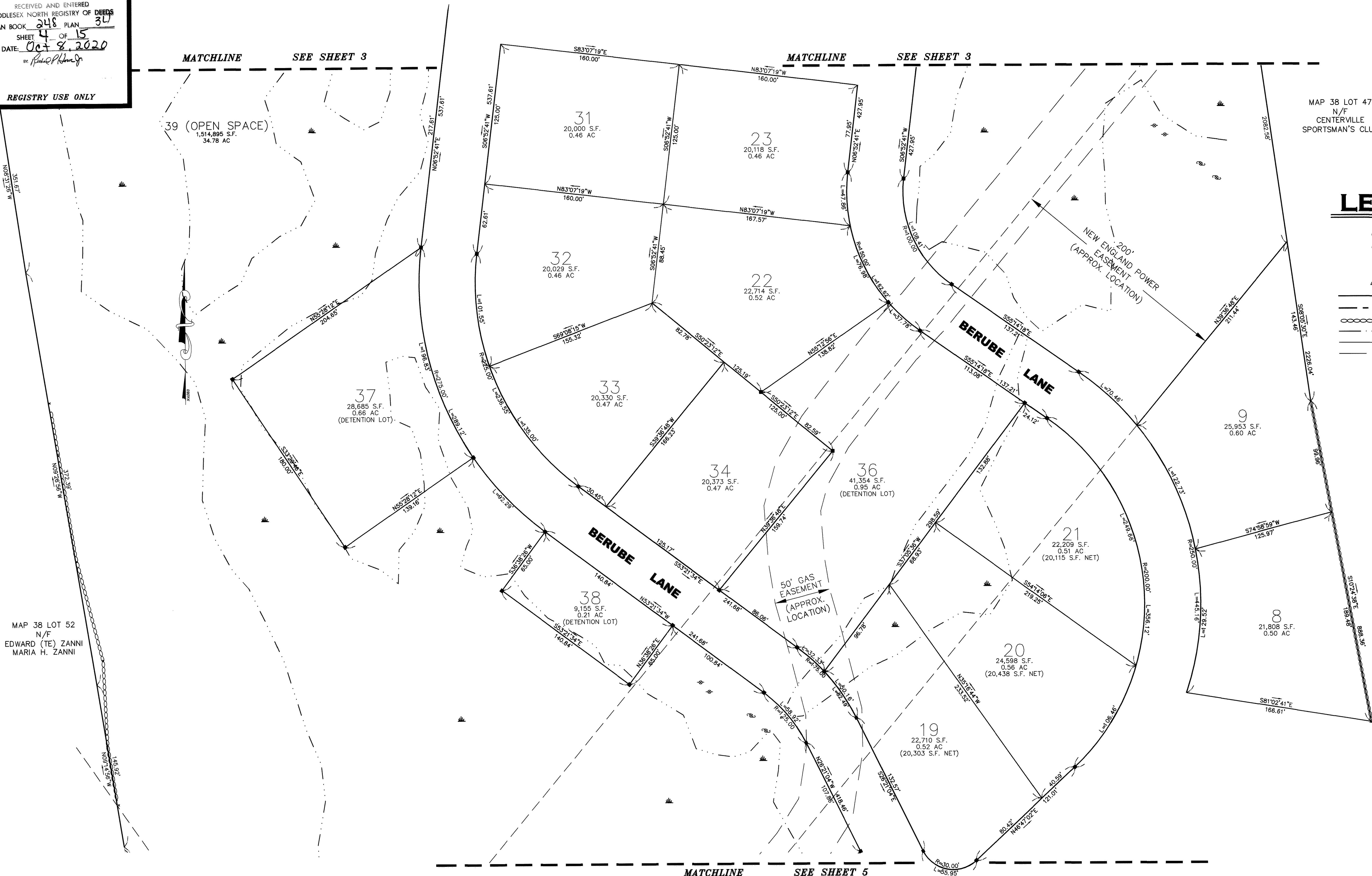
INE

MAP 38 LOT 47
N/F
CENTERVILLE
SPORTSMAN'S CLUB

LEGEND

- IRON PIPE (I.P.) (FOUND)
- DRILL HOLE (DH) (FOUND)
- STONE BOUND (FOUND)
- STONE BOUND (TO BE SET)
- SURVEY NAIL
- PROPERTY LINE
- ZONE LINE
- STONE WALL
- WETLAND LINE
- APPROX. PROPERTY LINE
- EASEMENT

MAP 38 LOT 52
N/F
EDWARD (TE) ZANNI
MARIA H. ZANNI



1	1-2-20	MINOR REVISIONS	MO	
REVISION	DATE	DESCRIPTION	BY	
ENGINEER	DRAFTER	CHECKED	MAP CHECK	RECORDED
MO	MO			

APPROVED DRACUT PLANNING BOARD 8/31/
Murch H. Pay
8/31/2020
MURCH H. PAY

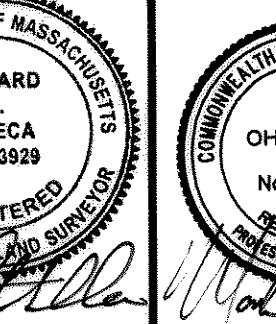
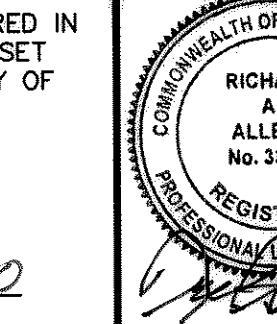
APPROVED DRACUT PLANNING BOARD 8/31/2023

Mark H. Penn
9/17/74

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED ACCORDANCE WITH THE MINIMUM PLAN REQUIREMENTS AS SET FORTH BY THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS. (MGL CH. 36 § 13A.)

Mark O'Hanlon

8-14
PAI



PREPARED FOR:
DRACO HOMES, LLC
34 BROADWAY ROAD
DRACUT, MA 01826

201
REED
ENGINEER
© COPYRIGHT 2019 - OESLLC
SCALE: 1" = 40' SEPTEMBER 13, 2019
0 40 80 120 160
SCALE IN FEET

**DEFINITIVE SUBDIVISION PLAN
BERUBE FARMS SUBDIVISION
WHEELER ROAD
DRACUT, MA 01826**

The logo for O'Hara Engineering Services, LLC. It features a shield on the left with a cross and a crown on top. To the right of the shield, the word "O'Hara" is written in a large, bold, serif font. Below "O'Hara", the words "Engineering Services, LLC" are written in a smaller, bold, sans-serif font. The entire logo is set against a white background with a thin black border.

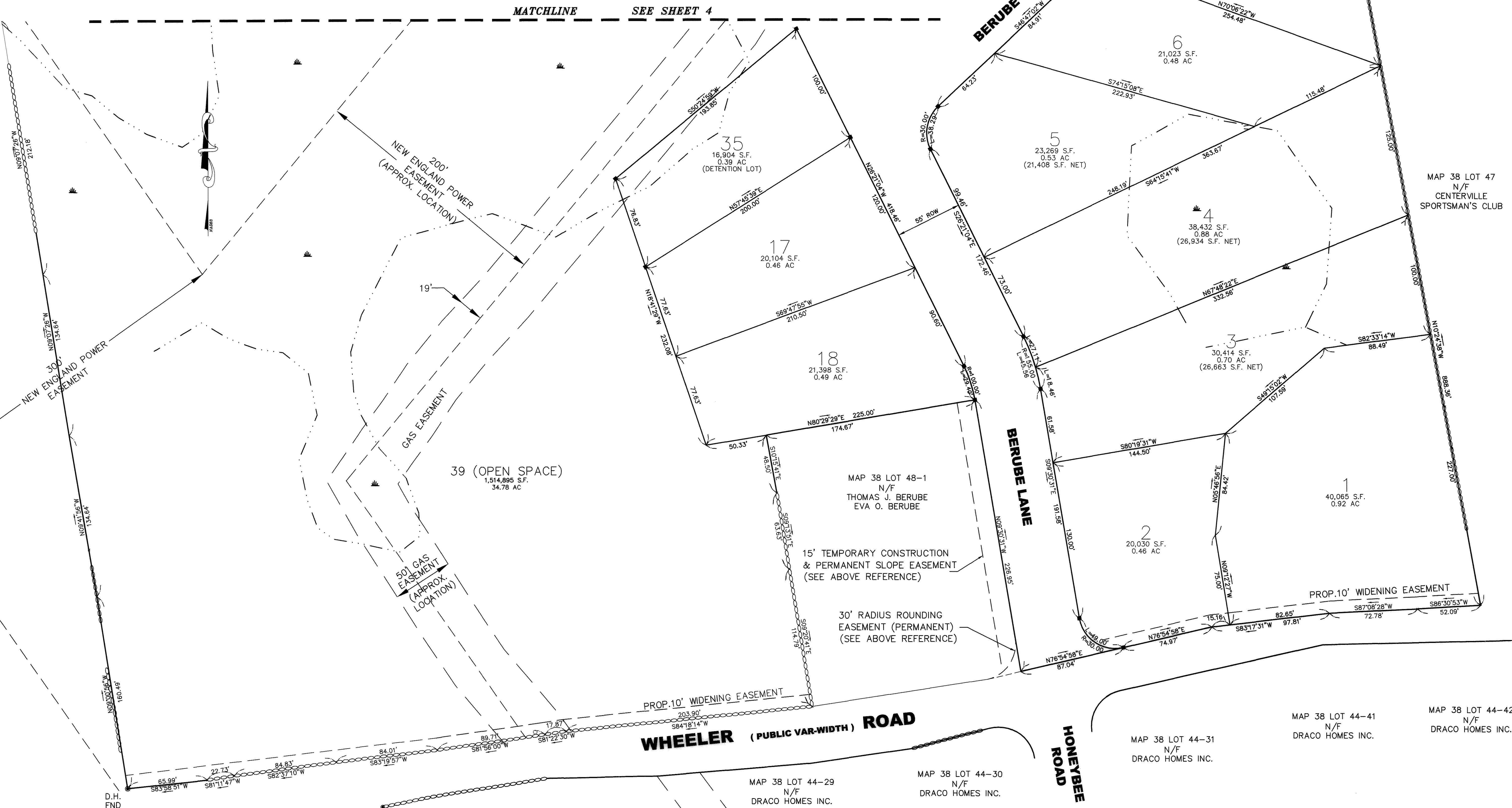
**SHEET
4
OF 15**

RECEIVED AND ENTERED
MIDDLESEX NORTH REGISTRY OF DEEDS
PLAN BOOK 348 PLAN 34
SHEET 5 OF 15
DATE: Oct 8, 2020
By Paul P. Hara Jr.

REGISTRY USE ONLY

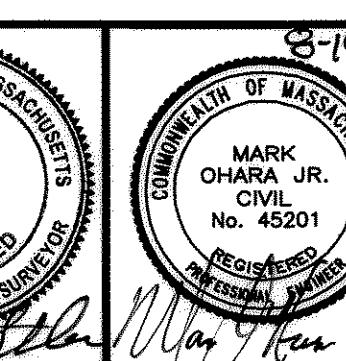
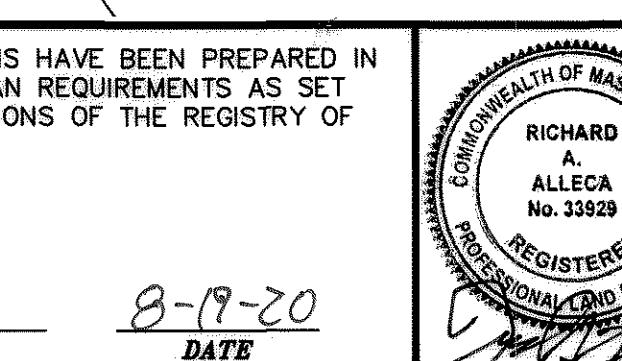
LEGEND

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1	1-2-20	MINOR REVISIONS	NO
REVISION	DATE	DESCRIPTION	BY
1	8-19-20	REVISION	BY
1	8-19-20	REVISION	BY

APPROVED DRACUT PLANNING BOARD 8/3/2020
8-19-20



PREPARED FOR: DRACO HOMES, LLC 34 BROADWAY ROAD DRACUT, MA 01826

SCALE: 1" = 40' SEPTEMBER 13, 2019

0 40 80 120 160

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SHEET
5
OF 15

**FALL ANNUAL TOWN MEETING WARRANT & ARTICLE MOTIONS
TOWN OF DRACUT
NOVEMBER 18, 2024**

Given under hands this 8th day of October, 2024

Dracut Board of Selectmen

Tony Archinski, Chairman

Heather Santiago-Hutchings, Vice-Chairman

Jennifer Kopcinski, Clerk

Alison Genest, Member

Josh Taylor, Member

____ I have this date posted up attested copies of the above warrant at the following places as designed in the Bylaws of the Town of Dracut:

Precincts 1, 5, & 6A

Senior Center, 951 Mammoth Road

Precincts 2, 3, 6, 7, and 9

Richardson Middle School, 1570 Lakeview Ave

Precincts 4 & 8

Parker Memorial Library, 28 Arlington St

Town Hall, 62 Arlington Street

Inside and Outside

True Copy Attest: Constable