

May 21, 2025

Dracut Planning Board
62 Arlington Street
Dracut, MA 01826

SUBJECT: Special Permit Amendment
Mill Conversion Overlay District
Residences at Beaver Brook
88, 91, 101 Mill Street
Map 32, Block 245, Lot 1 & 1.1 & Map 32, Block 0, Lot 66

Dear Chairman Kanavos and Members of the Dracut Planning Board:

Greenman-Pedersen, Inc. (GPI), on behalf of our client, Beaver Brook Holdings, LLC, hereby submits the following information in support of a request to amended Special Permit #PB05-17 (originally #PB02-12) for the above referenced project.

The applicant, Beaver Brook Holdings, LLC, is seeking a special permit amendment related to the proposed redevelopment of the Beaver Brook Mill mixed use development at 91–101 Mill Street. This historic mill property received a Special Permit in 2003 for up to 100,700 square feet of commercial space and 50 residential units under the provisions of the Mill Conversion Overlay District (MCO) regulations within the Dracut Zoning By-Law. Currently the property houses 74,500 square feet of commercial space with 47 residential units. The redevelopment of this property envisions converting and expanding some currently underutilized commercial space into new residential units and adding a new multi-family residential building within the large parking field on the south end of the property. After redevelopment, the property will provide 173 units of much needed housing in a variety of styles and price points, including 15% affordable units, and 61,500 square feet of commercial space across numerous tenant spaces providing a wide variety of services.

The purpose of this document is to address the Mill Conversion Overlay District Standards contained in Section 5.3.3 of the Town of Dracut Zoning By-laws as they relate to the applicant's current proposal.

5.3.3.A. Buffer

The required buffer area of one hundred (100) feet was waived as part of Special Permit #PB02-12 and #PB05-17. A thirty (30) foot buffer from the property line to the first parking space was granted. This variance approved buffer has not been modified for this proposed redevelopment.

5.3.3.B. Removal and Replacement of Vegetation

No clear cutting of vegetation within the site is proposed for this project. A landscape plan showing the locations of new trees, shrubs, and other plantings is included in the plan set.

5.3.3.C. Roadways

All internal driveways and access ways have been laid out to serve the needs of the intended users. The proposed maneuvering aisles meet Zoning By-law Section 6.1.8.1.D. minimum dimension of 22' throughout the site. The site also provides adequate access for emergency vehicles. All onsite driveways will be privately maintained.

5.3.3.D. Parking

The applicant is providing adequate parking to serve the needs of this mixed-use development as allowed under the MCO regulations.

Zoning By-law Section 6.1.6 requires a minimum of 654 parking spaces based on the number of residential units and commercial square footage on site. The applicant is requesting a waiver from this requirement to allow a total of 462 parking spaces provided. A summary of the locations of the parking being provided is

included on the Overview Plan, Sheet 4. A parking adequacy study is currently being prepared by Desman Design Management and once completed, will be submitted to the Planning Board to provide additional information to support this waiver request.

5.3.3.E. Screening of Parking Areas

The parking lot to the south of Building E abuts a residential zone. A waiver was granted as part of Special Permit #PB02-12 and #PB05-17 to waive the use of the buffer zone for landscaping. The 30-foot buffer area between the parking and the property line is currently vegetated and the existing vegetated buffer shall remain.

5.3.3.F. Paving

The proposed pedestrian circulation on site will be an improvement over the existing conditions. Walkways will be constructed with cement concrete, and the vehicular maneuvering aisles, surface parking areas, and driveways, will be constructed with bituminous concrete. Therefore, a clear distinction between pedestrian and vehicular ways will be provided. Crosswalks within the vehicular ways are provided where needed.

5.3.3.G. Paths

One of the project's goals is to provide public access along Beaver Brook. To facilitate this, the applicant is exploring options to construct a walkway on top of the existing wall near Lakeview Avenue, cantilevered over the brook. That walkway would run from Lakeview Ave, along Beaver Brook, behind building F, and connect to the proposed concrete sidewalk adjacent to building F and continue along the eastern edge of the parking lot, terminating at the south east corner. Adjacent to that sidewalk will be a proposed deck with tables and chairs, overlooking the brook.

5.3.3.H. Loading

The locations of loading for the remaining current commercial occupants will remain the same. No changes to loading zones are proposed.

5.3.3.I. Stormwater Management

In order to mitigate peak discharge rates and quality of stormwater runoff, a stormwater management system has been designed that includes deep sump catch basins with hooded outlets, yard drains, and a First Defense hydrodynamic particle separator unit. The BMP's included in the proposed stormwater system are designed in accordance with MassDEP Stormwater Management Standards to improve stormwater quality.

5.3.3.J. Utilities

All existing utilities servicing the site will remain. This includes electric, gas, telecommunication, sewer, and water. Building E and F will be serviced by new utilities. The property is served by public water from the Dracut Water Supply District. Proposed utilities required for Building E and F will be serviced from the existing utilities on site. Refer to the utility plan, sheet 13, for more detail.

5.3.3.K. Number of Dwelling Units

The project proposes 173 residential units (47 existing, and 126 proposed). Refer to the Overview Plan, Sheet 4, and the Architectural Plans, Site Plan & Code Analysis, Sheet A0.1, for more information.

5.3.3.L. Number of Bedrooms

The project proposes a diverse mix of dwelling units, including studio, 1-bedroom, 2-bedroom, and 3-bedroom. No more than 10% of the total number of residential units will be 3-bedroom. As required by the MCOD regulations, 15% of the units (26 total) will be affordable units.

5.3.3.M. Expansion of Existing Buildings

Additional floors are being proposed to existing Buildings A, B-1, B-2, C, D, and F. The buildings have been designed with the existing historic mill building in mind. Architectural Plans have been provided as part of the submittal.

5.3.3.N. New Buildings

Building A, B-1, B-2, C, D, and F, are all existing buildings to be rebuilt. Building E is the only building on the project site to be new. The proposed building has been designed to fit in with the historic mill building in mind. Building elevation drawings and renderings demonstrating compliance with the standards in this section have been provided.

5.3.3.O. Emergency Systems

The site provides sufficient site access for public safety vehicles. A preliminary discussion with the Town departments, including the Dracut Fire Department occurred on November 6, 2025. Further discussions with the Fire Department are ongoing. All buildings will have telecommunication emergency systems available for the residents, tenants, and visitors.

5.3.3.P. Lighting

Site lighting complying with the standards outlined in this section and for the safety and security of the residents, tenants, and visitors will be provided.

If you have any questions or need additional information, feel free to contact me by phone at (603) 632-3509 or by email to cbroyles@gpinet.com.

Sincerely,
GREENMAN-PEDERSEN, INC.

A handwritten signature in black ink that reads "Chris Broyles". The signature is fluid and cursive, with the first name "Chris" and last name "Broyles" clearly legible.

Christopher Broyles, P.E.
Project Manager