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copy

Town of Dracut Board of Appeals

62 Arlington St.
Dracut, MA 01826

Tel: (978) 454-0603
Fax: (978) 937-9885

SPECIAL PERMIT AND/OR VARIANCE

Petitioners: Brian McGowan, Beaver Brook Holdings, LLC

Address: 91-101 Mill Street

Appeals, if any, shall be made pursuant to M.G.L C40A, Section 17, and shall be filed within 20 days after the decision is filed with the Town Clerk's office, 62 Arlington Street, Town Hall, Dracut, MA 01826.

I certify that no appeal has been received within the 20 days of the filing of this notice in my office, or that if any appeal has been filed that it has been dismissed or denied.

Jayne Boissonneault

Jayne Boissonneault, Town Clerk

TIME STAMP AND SEAL OF THE TOWN OF DRACUT

TOWN CLERK
DRACUT, MA

2025 MAY 15 AM 9:15

RECEIVED
TOWN CLERK'S OFFICE

Received and entered with the Registry of Deeds in the County of Middlesex District having jurisdiction in Dracut, MA

Book Number: _____

Page _____

(Copy of recording to be attached)

TOWN CLERK
DRACUT, MA

2025 MAR 20 AM 10:50

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Note: Building Permits shall not be issued until such time as the attestation is made and recording provided.



Town of Dracut Board of Appeals

62 Arlington Street
Dracut, MA 01826

Tel: (978) 454-0603
Fax: (978) 937-9885
email: boardofappeals@dracutma.gov

THE COMMONWEALTH OF MASSACHUSETTS TOWN OF DRACUT BOARD OF APPEALS

Certificate of Granting a Variance and/or Special Permit (General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Dracut hereby certifies that a Variance has been granted to:

Brian McGowan, Beaver Brook Holdings, LLC

On this 6th day of March, 2025

By the Town of Dracut Board of Appeals

Affecting the rights of the owner with respect to land or buildings at:

91-101 Mill Street

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said Variance and Special Permit and that copies of said decision and of all plans referred to in the decision, have been filed with the Board of Appeals and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance and/or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certificate of the town or city clerk that twenty days have elapsed after the decision has been filed: that it has been dismissed or denied; it is **recorded in the registry of deeds** for the county and district in which the land is located and indexed in the grantor index under the name of the owner of records; or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

R. Scott Mallory
R. Scott Mallory, Chairman, Board of Appeals

Warren Hunt
Warren Hunt, Clerk, Board of Appeals

Town Clerk:

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DRACUT, MA

**BOARD OF APPEALS FOR THE TOWN OF DRACUT
RECORD OF PROCEEDINGS.**

APPLICATION NO: 2025-2

PETITIONER: Brian McGowan, Beaver Brook Holdings, LLC

PROPERTY LOCATION: 91-101 Mill Street

DESCRIPTION: Variance

OWNER: Beaver Brook Holdings, LLC

DATES OF LEGAL NOTICES: February 20 & 27, 2025

DATE OF HEARING (S): March 6, 2025

MEMBERS PRESENT:

R. Scott Mallory, Chairman	<u>3/6/2025</u>
Brian Lussier, Vice Chairman	Present
Warren Hunt, Jr., Clerk	Present
Nicholas Jarek, Member	Present
Joseph DiCarlo, Member	Absent
Ezekiel Haradji, Alternate Member	Present
G. Edward Brown, Alternate Member	Present

I, Clerk of the Board, hereby certify that the following is a detailed record of all its proceedings relative to the petition of Brian McGowan, Beaver Brook Holdings, LLC for a variance relative to Table 4.4 for proposed Buildings A & E with insufficient front yard setback requirements, proposed Buildings E & F with insufficient side yard setback requirements and proposed Building E, height and stories variance.

NOTIFICATION

A notice of public hearing was published, posted and mailed to the "Parties in Interest" as indicated below:

- A. Published in The Lowell Sun; February 20 & 27, 2025
- B. Posted in a conspicuous place in the Town Hall not less than 48 hours prior to the date of hearing;
- C. Mailed by first class mail, postage prepaid, to the applicant, abutters and owners of land within 300 feet of the property line as named in the certificate from assessors and to the Board of Appeals, Building Inspector and the Planning Board of every abutting city and town.

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DRACUT, MA

HEARING (S)

As detailed above, this hearing was held at the Dracut Town Hall, Douglas G. Willett Selectmen Chambers at 62 Arlington Street, Dracut at which all those interested were given an opportunity to be heard.

FINDINGS:**March 6, 2025 hearing:**

Mr. Lussier recused himself for this application and left the room temporarily. Chairman Mallory asked the audience to take any needed conversations into the hallway. Chairman Mallory read the public hearing notice and opened for discussion. Attorney Steven Panagiotakis introduced the applicant and project team members. Applicant is presenting a new redesign for economic and residential improvement in Dracut. The unique lot shape and location of Beaver Brook and grade changes make a unique situation to limit development of the existing structures and parking lot area. He's seeking redevelopment under the Mill Development Overlay with new residential, commercial and related uses. Variances for setback, height and stories are requested in various combinations with existing and proposed structures. The development addresses priorities within Town documents, offering a variety of affordable and market rate rental units, adding to the SHI count for the town. The redevelopment retains the historic character while meeting modern regulations and building code. Fiscal benefits to Dracut include increased revenue from property taxes. There will be environmental improvement and the cleanup of the Brook area. There will be safety and traffic improvements by reducing cut-throughs and new traffic patterns. The phased approach minimizes impact and allows for stability as changes are gradually absorbed. The team will retain ownership and management responsibilities as long-term community members. Strict enforcement without variances and permissions would limit the options and be detrimental to the community. The applicant team shared a video of the proposed project and site changes. Barry Ganek the architect spoke about the project. Mr. Ganek spoke about the goals that were presented, this project adds much needed housing. He highlighted the existing buildings and additions (4 units in Bldg. A, 12 in Bldg. B and 5 duplex units in Bldg. C, and 24 units in Building D) Bldgs. B and C are over underground parking, Building E is to the rear of the lot and is proposed to have parking underneath as well. Building E is lower than the existing height of the tower structure, below the flat top of the tower and adjacent building. The new structure echoes the materials and massing of the original buildings and is in keeping with the existing site. Building F is on the water's edge and will have 3 units and a coffee shop. A public walkway along the river is proposed in addition. David Jordan Engineer of GPI approached to discuss the site plan and the requested variances. Buildings A, B, C & D exist and are interconnected currently. An additional story or two is proposed on each. The first variance is for the front yard setback for Building A which is to be extended in height. Setback to Lakeview Ave is 43' which will be unchanged, the extension of non-conformity in height warrants variance. Building F is an existing building near Beaver Brook, two stories are proposed to be added over what will become commercial café space. The requested variance is to allow a 16' setback to the sideline, which is actually within the brook. The added height warrants variance.

Building E, the newly proposed building, will be in a large, underutilized parking lot. It will be adjacent to but not connected with the existing buildings. This requires 3 variances: a front yard setback from Mill Street to allow 44' proposed (60' required) the front edge of this building is aligned with the front edge of the existing mill building, which already encroaches into the required side setback area. Second request is a side yard setback to allow for construction 16' from the sideline. The lot has an odd, angled side lot line that intersects with Mill Street at a 45-degree angle. The land is already used for parking. Variance 3 is for height to allow 65' and 6 stories in lieu of the 45' and 4 stories that's allowed. Overall,

the building is not taller than the existing structure. Previous meetings with the Fire Department were held, and they indicated ability to access to the flat area of this building. The Fire Department didn't raise any concerns.

Chairman Mallory asked about the height of Building E compared to the height of the existing tower building. Mr. Jordan showed that the immediately adjacent building is lower, the primary mill building has a flat roof area higher than the peak of the proposed Building E, E is lower by 1' than the flat existing roof line. Chairman Mallory further questioned the side yard setback of Building F, will this building be razed and rebuilt? Mr. Jordan indicated that's likely, taking advantage of the river and creating a new amenity. Chairman Mallory had questions about the side yard setback of Building F, which he believes is technically a rear lot, given the presence of two front yards. Mr. Jordan clarified that corner parcels have two fronts and two sides. Mr. McLaughlin affirmed that this is a new update in recent changes. Chairman Mallory asked if the residential units will be sold or rented, the project team affirmed they will be rentals.

Mr. Hunt asked about Building F, commercial ground floor with 3 residential units. What is the remainder of the property development. Mr. Jordan affirmed that existing businesses would remain and the property will be mixed use ultimately. The new Building will be entirely residential. The additions to the existing buildings will be residential. There will be about 11,200 sf of newly renovated commercial space.

Mr. Haradji asked about Building E, intended to align with the existing Building, which isn't parallel to Mill Street. Mr. Jordan affirmed that the current setback from the existing building to Mill Street is 44', the proposed yard will be approximately 1' further back. The Fire Department has reviewed this set to date and there will be additional comments and input as they move to Site Plan Review. Chairman Mallory asked about building heights and bylaw interpretation. How is the height measured with sloping ground and a proposed 6 story structure? While the visual height will not exceed the existing building, the sloping ground makes the rear of the structure higher in absolute height. The proposed building will have 6 stories in the rear but will show only 4 stories from Mill Street. He further asked about cut-through traffic impacts and why/how such traffic will be reduced. Mr. Jordan affirmed that this development would curtail cut through traffic seeking to cut off the corner. Chairman Mallory opened the floor to public comment, welcoming comment for or against the project. Mike Kuenzler of 27 Westview Farm Drive spoke in support of the proposal as it represents confidence in Dracut that should be encouraged. He's known Mr. McGowan for many years, who has expanded development while retaining value and investment. He's confident that the development will improve Dracut and make Dracut proud.

Nicholas Carvalho of 1924 Lakeview Avenue shows support of the development. This will provide housing and economic development. Mr. McGowan will do a good job and improve the area. John Crowley of 68 Flower Lane finds the requested variances to be de minimis in general. The setbacks are typically to prevent abutting property issues or vision and massing. This is an isolated project and should be treated as such, the Planning Board will have significant input as well. He supports Mr. McGowan and likes the electronic approach to engage and inform the public. Michael Brown, owner of Brick House Pizza is very supportive of the project which will bolster small businesses in the area. Alan Kazanjian of 11 Brianna Way stated he grew up here and supports the project. He travels the area often and supports this developer and project overall. Harry Gorman of 76 Clement Road owns Owen and Ollies and supports this as a great project. He has not seen the plans to date but wants to make sure what the parking in the proposed looks like to support the restaurant. He's asking Mr. McGowan to share plans to him for this discussion. Chairman Mallory asked Mr. Jordan to speak to the parking, Mr. Jordan stated the project team is happy to share and meet with Mr. Gorman to discuss. The parking across Mill St remains. Joe Espinola of 1 Strawberry Lane and is a resident of the area stated he fully supports the project and Mr. McGowan; he travels the area and has seen the complex grow through the

decades. The sense of community enhanced by the project will be significant. He's excited to see the connection to Beaver Brook and the area in general. There is a lot of foot traffic, and this will add to the appeal and will preserve the community. Mr. Panagiotakis provided letters of support from Gary Dumont, owner of Dracut Hardware and from Greater Lowell Chamber of Commerce. These will become part of the public record and are similar to the existing comments. Gerry Mercier of 1925 Lakeview Avenue grew up in the area and has concern regarding increased traffic as there is already difficulty at times pulling out onto roadways. How will this project add to traffic on Lakeview Avenue and the surrounding areas permanently and during construction. Chairman Mallory highlighted the future need for Site Plan Review, and the Planning Board will review these items. Mr. Haradji echoed these questions. Everett Penny of 80 Phineas Street and the Vice Chair of Dracut Food Pantry a tenant of the building shows support. This is a tremendous commitment to the community. The current cut through traffic is dangerous and will be improved. Mr. McGowan has given them an advantageous lease for which he's very appreciative. Chuck Dillon, owner of Dracut Kitchen and Bath stated this is a fabulous vision to retain the integrity of the neighborhood and parcel and to enhance the area and add to the Dracut tax base. Chairman Mallory asked for new comments. Shawn Harrington of 151 Surrey Lane is close with Mr. McGowan and has been for decades. He's been impressed through the years with his dedication and success. His projects in Lowell have been dramatic improvements driving neighborhood and community improvement. The grounds will be immaculate. Jeff Ignacio of 40 Dale Avenue stated Mr. McGowan is a class act and he affirms all that's been said so far Mr. Haradji asked about the history of the structures as he's a History teacher at Dracut High. Mr. Panagiotakis stated the site pre-dates the Civil War, but he's not familiar with the early history. The final appearance will be in keeping with the existing site and structure but improved. Mr. Jarek made a motion to close the public hearing, seconded by Mr. Hunt. The board voted unanimously to close the hearing. Chairman Mallory outlined the variances requested and suggested a vote on them together. Mr. Haradji made a motion to grant the requested variances, seconded by Mr. Jarek. Chairman Mallory discussed each variance requested, 43' setback for building A and 44' for Building E. These are in keeping with the existing setbacks or greater. He sees no concern with these. There is general agreement. Second requested is for side yard setbacks, 16' near Building E and 16' side near Building F. Chairman Mallory sees the angled property line as a hardship supporting element near Building E. Building F has a similar mitigating issue with the location of Beaver Brook and an unpopulated area. Variance for height requests are impacted by the change in grade dropping toward the Brook. The appearance and heights at the public facing street edges is in keeping with bylaw. Mr. Haradji suggested a condition that the proposed structures not exceed the existing structure heights, which was added to the motion by consent of mover and seconder. The board voted unanimously to grant the variances.

Each member voted as following:

R. Scott Mallory, Chairman
 Brian Lussier, Vice Chairman
 Warren Hunt, Jr., Clerk
 Nicholas Jarek, Member
 Joseph DiCarlo, Member
 Ezekiel Haradji, Alternate Member
 G. Edward Brown, Alternate Member

Variance

Recused
 Approved
 Approved
 Approved
 Absent
 Approved
 Approved

Section 6 Finding

Recused
 Approved
 Approved
 Approved
 Absent
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 Approved

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R. Scott Mallory
R. Scott Mallory, Chairman

N/A

Brian Lussier, Vice Chairman

W. Hunt Jr.
Warren Hunt, Jr., Clerk

Nicholas Jarek
Nicholas Jarek, Member

N/A

Joseph DiCarlo, Member

Ezekiel Haradji, Alternate Member

G. Edward Brown
G. Edward Brown, Alternate Member

Copies of this record of Proceedings and Decision with all attachments and plans referred to in the Decision, if any, must be filed with the Town Clerk.



Town of *Dracut*
MASSACHUSETTS

Zoning Board of Appeals
Town Hall
62 Arlington St
Dracut, MA 01826

Town of Dracut Building Department Board of Appeals Application for Hearing

Name of Applicant:

Brian McGowan, Beaver Brook Holdings, LLC

Applicant must be the Owner of the property. (If not, a letter from the owner is required or the owner must be present at the Board of Appeals hearing.)

Address:

P.O. Box 895, Dracut, MA 01826

Location of property:

91-101 Mill Street, Dracut, Massachusetts (Map-Block-Lot: 32-245-1 / 32-245-1.1 / 32-66)

Current owner of land and date of purchase:

Beaver Brook Holdings, LLC

PO BOX 219, Dracut, MA 01826

11/03/2015

Nature of Application:

Variance for front yard setbacks for Building A and E, side yard setbacks for Building E and F. Height and number of stories for Building E.

(State reason for application)

See attached.

Attachments Required:

- ☒ Seven (7) Original stamped plot plans, showing locus plan and table of dimensional requirements
- ☒ Two (2) Applications (original signatures)
- ☒ One (1) Abutters list from Board of Assessors (with 1 set of stamped envelopes from abutters list)
- ☒ One (1) Deed
- ☒ One (1) \$200 filing fee
- ☐ One (1) Advertising fee to be collected once advertising cost has been determined.

I hereby request a hearing before the Board of Appeals with reference to the above nature of the application. I further attest that I have been made aware of the "Rules and Regulations for the Board of Appeals of Dracut" and that a copy of it is in the Building Inspector's office. Applicants are strongly urged to obtain and read a copy of the above regulations as well as the Zoning By-Laws for the Town of Dracut and MA General Laws, Chapter 40A.

Signed: 

Date:

2/13/25

Address: P.O. Box 895, Dracut, MA 01826

Phone:

(978) 758-8064

Email: brian@tmirentals.com

The Board of Appeals will refuse any plot plan that does not have the required Table of Dimensional Requirements, Locus Plan and Wetlands delineated on them.
The Board of Appeals secretary will not accept any petition unless all required material is in the packet.

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DRACUT, MA

QUITCLAIM DEED

BEAVER BROOK PROPERTIES, LLC, a Massachusetts limited liability company of 34 Broadway Road, Dracut, Massachusetts, for consideration paid and in full consideration of Six Million Two Hundred Thousand and 00/100 (\$6,200,000.00) Dollars hereby grants to BEAVER BROOK HOLDINGS LLC, a New Hampshire limited liability company authorized to do business in the Commonwealth of Massachusetts and having an address at 23 Hillcrest Lane, Pelham, New Hampshire

with QUITCLAIM COVENANTS

The following parcels of land, with any and all buildings situated, located in Dracut, Massachusetts:

PARCEL 1

Lot 1-C as shown and described on "Site Plan Dracut Industries Lakeview Avenue, Dracut, MA" prepared by H. Star Engineering, Inc., 9 Acton Road, Suite 15, Chelmsford, MA 01824 recorded with the Middlesex North District Registry of Deeds in Plan Book 206, Plan 150.

PARCEL 2

Lot 1-D as shown and described on plan entitled "Approval Not Required Plan, Tax Map 25, Lot 1-A off Lakeview Avenue, Dracut, Massachusetts" by Polaris Engineering Corporation, 313 Littleton Road, Unit 16, Chelmsford, MA 01824 recorded with Middlesex North District Registry of Deeds in Plan Book 219, Plan 31.

PARCEL 3

Lot 1-A as shown and described on plan entitled "Approval Not Required Plan, Tax Map 25, Lot 1-A off Lakeview Avenue, Dracut, Massachusetts" by Polaris Engineering Corporation, 313 Littleton Road, Unit 16, Chelmsford, MA 01824 recorded with Middlesex North District Registry of Deeds in Plan Book 219, Plan 31.

Together with the Easement set forth in the instrument recorded in Book 3549, Page 269.

The subject transaction does not constitute a sale of all or substantially all of the grantor's assets located within the Commonwealth of Massachusetts.

Meaning and intending to describe the same premises conveyed to the within grantor by deed of JPMCC 2007-CIBC19 MILL STREET, LLC, by deed dated October 3, 2014 and recorded with said Registry of Deeds in Book 28576, Page 2014.

88, 91 and 101 Mill Street, Dracut

WITNESS our hands and seals this 30th day of October, 2015.

BEAVER BROOK PROPERTIES, LLC

By: Gerald J. Lussier
Gerald J. Lussier - Manager

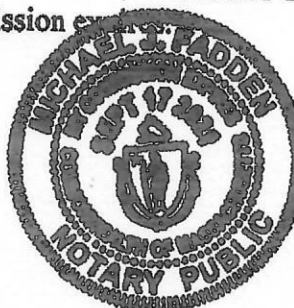
By: Douglas F. Dooley
Douglas F. Dooley - Manager

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 30th day of October, 2015, before me, the undersigned notary public, personally appeared Gerald J. Lussier and Douglas F. Dooley, Managers, of Beaver Brook Properties, LLC., proved to me through satisfactory evidence of identification, which were valid Massachusetts driver's licenses, to be the persons whose names are signed on the preceding or attached documents, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief on behalf of Beaver Brook Properties, LLC.

[Signature]
NOTARY PUBLIC
My Commission expires



LETTER OF AUTHORIZATION

I, Brian McGowan of Beaver Brook Holdings, LLC, owner of the parcels identified by the Town of Dracut as Parcel IDs 32-66, 32-245-1, & 32-245-1.1, hereby authorize Greenman-Pedersen, Inc. to act on my behalf and my agent concerning applications for any local, state, municipal or federal approvals as required.



Brian McGowan
Beaver Brook Holdings, LLC

Date: _____

2/13/23

Application for Variances

91-101 Mill Street

Beaver Brook Holdings, LLC

The applicant, Beaver Brook Holdings, LLC, is seeking variances 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 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 variances requested are as follows:

- 1) Variance to Zoning By-Law Section 4.4 to allow a 43' front yard setback for Building A, and a 44' front yard setback for Building E, where a minimum 60' front yard setback is required in the Industrial 1 (I1) District.
- 2) Variance to Zoning By-Law Section 4.4 to allow a 16' side yard setback for Building E, and a 16' side yard setback for Building F, where a minimum 30' side yard setback is required in the Industrial 1 (I1) District.
- 3) Variance to Zoning By-Law Section 4.4 to allow a building height of 65' and 6 stories for Building E, where a maximum building height of 50' and 4 stories is permitted in the Industrial 1 (I1) District.

The following sets forth how the project meets the variance criteria as stated in section 2.2.2.1 of the Zoning Bylaw:

- 1) **A literal enforcement of the provisions of this By-law would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.**

The petitioner has owned and managed this property since 2015 and is burdened by currently vacant and/or underutilized commercial space at a time when there is a clear demand for more residential units within the town and within this neighborhood. Renovating the existing commercial spaces to provide much needed housing within the community and breathing new life into this historic mill complex requires a significant financial investment. Due to the shape and topography of the lot, opportunities to provide the variety of housing types proposed can only be realized by largely working within the footprints of the existing structures which, requires increasing the height and number of

stories of those buildings, and by adding one additional building designed to complement and complete this mixed-use campus. Literal enforcement of the dimensional variances that are requested would render this project economically impractical.

- 2) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located. This property has many features that create a hardship for the owner. The shape of the lot is unlike other lots in the area and is a result of being created long before current zoning was in place and suited to fit the needs of the mill operations at that time. The property has frontage on two streets and on the east side is bordered by Beaver Brook. The topography drops off considerably with nearly 20-foot elevation difference between the entrance of the main mill building and the lower parking area by the river. A canal and penstock run by and under the building. Wetland buffers are present across the east side of the property, limiting development opportunities in that location. The only options for redevelopment of this property lie within the footprint of the existing structures and within what is currently a large vacant parking lot.

- 3) Desirable relief may be granted without either substantial detriment to the public good; or nullifying or substantially derogating from the intent or purpose of this By-law.

The petitioner's proposal neither nullifies nor substantially derogates from the intent or purpose of the Bylaw. The increase in non-conformity of the two existing structures is simply due to the buildings becoming taller to accommodate the residential units. The property line setbacks, which are currently non-conforming will remain unchanged. The new multi-family building is placed so that the front line of that building facing Mill Street is in line with the adjacent existing mill building for continuity. None of the proposed buildings will exceed the height of the existing mill. All new construction will fully comply with current building and life safety codes.



Town of Dracut Building / Zoning Department.

62 Arlington St.
Dracut, MA 01826

Tel: (978) 454-0603
Fax: (978) 937-9885

Proposed use Zoning Compliance Determination.

3/3/2025

Owner: Beaver Brook Holdings LLC

Property address: 91 Mill St.

Existing use: Various commercial uses. Existing Planning Board SP. PB02-12

Proposed use: Mainly residential, with additions to existing buildings, and one new building.

Zoning District: I-1, Mill Overlay District.

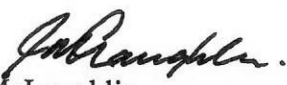
Permitted Use? Requires variances as noted, plus amendment of existing Special Permit.

Comments:

The variances required are as noted in the application. It should be noted that the "Approximate Limit of Zone AE" (the flood plain) noted on the Existing Conditions plan has been superseded by FEMA's 2023 maps. The flood plain is now contained behind the concrete retaining wall and the stream bank, and should not be a factor in this application.

This zoning determination represents a good faith effort to determine zoning compliance, but must not be considered a definitive document. It is dependent on the accuracy of the information provided by the applicant, and may be subject to review or change by the Zoning Board of Appeals or a court of law. Before acting on any zoning matter you are strongly advised to seek help from a qualified attorney.

This decision may affect your legal rights. In regard to zoning matters you have the right to file an appeal with the Zoning Board of Appeals pursuant to Massachusetts General Laws, Chapter 40A, Sections 8 and 15.


Daniel McLaughlin
Inspector of Buildings

LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
15 COTTAGE ST	15	COTTAGE ST	MCALDUFF, CHRISTOPHER (TE)	JESSICA M MCALDUFF	15 COTTAGE ST	DRACUT	MA	01826
34 MILL ST	34	MILL ST	BOUMIL WILLIAM S., JR. (TE)	LAURIE BOUMIL	34 MILL ST	DRACUT	MA	01826
44 MILL ST	44	MILL ST	LANGAN KRISTINA M.		11 SHANNON CIRCLE	PELHAM	NH	03076
59 MILL ST #102	59	MILL ST	PURCELL LORETTA A. (JTRS)	GLORIA J. BROWN	59 MILL ST UN 102	DRACUT	MA	01826
59 MILL ST #103	59	MILL ST	SDK VENTURES, LLC		PO BOX 70	DRACUT	MA	01826
59 MILL ST #104	59	MILL ST	TRAGER LEO E.		59 MILL ST UN 104	DRACUT	MA	01826
59 MILL ST #105	59	MILL ST	BANNISTER LINDA A.		59 MILL ST UN 105	DRACUT	MA	01826
59 MILL ST #107	59	MILL ST	CHRISTIAN, DENISE R		59 MILL ST UN 107	DRACUT	MA	01826
59 MILL ST #109	59	MILL ST	GIBBONS NANCY J. (JT)	JOHN CIRAS	59 MILL ST UN 109	DRACUT	MA	01826
59 MILL ST #110	59	MILL ST	FOLEY HELEN B. (LE)	KATHLEEN M. STARR	59 MILL ST UN 110	DRACUT	MA	01826
59 MILL ST #202	59	MILL ST	GRAY CYNTHIA L. IND.		59 MILL ST UN 202	DRACUT	MA	01826
59 MILL ST #203	59	MILL ST	DARRIGO JOSEPH (JTRS)	PAUL A. DARRIGO	59 MILL ST UN 203	DRACUT	MA	01826
59 MILL ST #205	59	MILL ST	DURAL BRUCE T. (JTRS)	JOCELYN M. ALLORE	59 MILL ST UN 205	DRACUT	MA	01826
59 MILL ST #206	59	MILL ST	GENDREAU TRACY ETALS, TRUSTEES	RICHARD & SUSAN PROVENCHER TRUST	59 MILL ST UN 206	DRACUT	MA	01826
59 MILL ST #208	59	MILL ST	LYONS JOHN F. & ANGELA, TRUSTEES	JOHN F. LYONS & ANGELA LYONS IRR. TR	59 MILL ST UN 208	DRACUT	MA	01826
59 MILL ST #210	59	MILL ST	PETERS RITA L.		59 MILL ST UN 210	DRACUT	MA	01826
59 MILL ST #302	59	MILL ST	O'CONNOR THOMAS, TRUSTEE		100 CAMILLIA LN	LAFAYETTE	CA	94549
59 MILL ST #304	59	MILL ST	ALK VENTURES, LLC		PO BOX 70	DRACUT	MA	01826
59 MILL ST #308	59	MILL ST	ST. ONGE HELEN L.		59 MILL ST UN 308	DRACUT	MA	01826
59 MILL ST #309	59	MILL ST	MC DUFFEE TODD R.		59 MILL ST UN 309	DRACUT	MA	01826
59 MILL ST #310	59	MILL ST	BRUNELLE LINDA M.	MICHAEL R. BRUNELLE	59 MILL ST UN 310	DRACUT	MA	01826
59 MILL ST #305	59	MILL ST	DELPERO FAMILY REALTY TRUST	KATHLEEN M DELPERO TRUSTEE	59 MILL ST UN 305	DRACUT	MA	01826
59 MILL ST #301	59	MILL ST	JOAN L ROBBINS TRUST	ROBBINS, JOAN L TRUSTEE	59 MILL ST UNIT 301	DRACUT	MA	01826
59 MILL ST #106	59	MILL ST	MARCHAND, RUSSELL A. (TE)	MARCHAND, MAUREEN A.	59 MILL ST UN 106	DRACUT	MA	01826
59 MILL ST #108	59	MILL ST	THE WALKER FAMILY REV. TRUST	WALKER, JAMES F. TRUSTEE ET UX	59 MILL ST UN 108	DRACUT	MA	01826
59 MILL ST #306	59	MILL ST	BATTEN, JOHN C. (TE)	BATTEN, THERESA M.	59 MILL ST UN 306	DRACUT	MA	01826
59 MILL ST #101	59	MILL ST	JONES ONE FAMILY TRUST	RICHARD J JONES TRUSTEE ET UX	59 MILL ST UN 101	DRACUT	MA	01826
59 MILL ST #207	59	MILL ST	FLANAGAN, DEMETRA	FLANAGAN, WALLACE	59 MILL ST UN 207	DRACUT	MA	01826
59 MILL ST #209	59	MILL ST	TSOUMAS, JOHN		59 MILL ST UN 209	DRACUT	MA	01826
59 MILL ST #201	59	MILL ST	THE LYNNE M. HANLEY TRUST	LYNNE M. HANLEY TRUSTEE	59 MILL ST UN 201	DRACUT	MA	01826
59 MILL ST #204	59	MILL ST	SHEMCHUK, KENNETH P. (TE)	PEARL T. SHEMCHUK	59 MILL ST UN 204	DRACUT	MA	01826
59 MILL ST #307	59	MILL ST	JOSEPH M TUCKER IRR. TRUST	PAULINE M TUCKER IRR. TRUST	59 MILL ST #307	DRACUT	MA	01826
59 MILL ST #303	59	MILL ST	BASTIEN, JOANNE L.		59 MILL ST #303	DRACUT	MA	01826
20 ORCHARD ST	20	ORCHARD ST	OUILLETTE RAYMOND G. (TE)	ANGELA OUILLETTE	20 ORCHARD ST	DRACUT	MA	01826
1911 LAKEVIEW AV	1911	LAKEVIEW AV	WINTER MARC P. (TE)	MAROLINA T. WINTER	1911 LAKEVIEW AV	DRACUT	MA	01826
27 COBURN AV	27	COBURN AV	MCGOWAN JOHN J. (TE)	JIN BOK MCGOWAN	27 COBURN AV	DRACUT	MA	01826
REAR MILL ST		MILL ST	MILL ISLAND, LLC		PO BOX 18	TYNGSBORO	MA	01826
1968 LAKEVIEW AV	1968	LAKEVIEW AV	DAY WILLIAM A. TRUSTEE	WILLIAM A. DAY REVOCABLE TRUST	473 EASTSHORE DR	CLEARWATER BEACH	FL	01879
1960 LAKEVIEW AV	1960	LAKEVIEW AV	QUIGLEY, KIMBERLY ET AL	QUIGLEY, GAIL	1960 LAKEVIEW AV	DRACUT	MA	01826
1951 LAKEVIEW AV	1951	LAKEVIEW AV	NMC REALTY TRUST	C/O CHARLES MCNAMARA	1951 LAKEVIEW AV	DRACUT	MA	01826
3/5 ALDER ST	3	ALDER ST	PATEL, RAVIKUMAR M. (TC)	PATEL, PARTH M.	3/5 ALDER ST	DRACUT	MA	01826
1949 LAKEVIEW AV	1949	LAKEVIEW AV	1949 LAKEVIEW AVENUE REALTY TRUST	CRYSTAL ELIE TRUSTEE	3 LEBLANC RD	PELHAM	NH	03076

LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
1935 LAKEVIEW AV	1935	LAKEVIEW AV	SAINI, BAILEY	CRESAP PROPERTY MANAGEMENT CO	68 MARSHILL ST	WATERTOWN	MA	02472
20 PRIMROSE HILL RD	20	PRIMROSE HILL RD	TARANTO AMY		19 LEDGEWOOD DR	BURLINGTON	MA	01803
16 PRIMROSE HILL RD	16	PRIMROSE HILL RD	TLATE EL ALAOU, ABDERRAHIM		16 PRIMROSE HILL RD	DRACUT	MA	01826
1929 LAKEVIEW AV	1929	LAKEVIEW AV	MERCIER PROPERTY MANAGEMENT		567 MAMMOTH RD	DRACUT	MA	01826
101 MILL ST	101	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
1924 LAKEVIEW AV	1924	LAKEVIEW AV	CARVALHO & SONS INVESTMENTS, LLC		20 LONDONDERRY RD	WINDHAM	MA	01826
1890 LAKEVIEW AV	1890	LAKEVIEW AV	KIM CHONG HYU (TE)	SUNG SOOK KIM	1890 LAKEVIEW AV	DRACUT	MA	01826
1884 LAKEVIEW AV	1884	LAKEVIEW AV	THE DONALD P. VIGEANT IRR. TRUST	VIGEANT, BRIAN TRUSTEE	1884 LAKEVIEW AV	DRACUT	MA	01826
1974 LAKEVIEW AV	1974	LAKEVIEW AV	DUMONT PAUL R. & IRENE R., TRUSTEES	DUMONT REALTY TRUST	506 NASHUA RD	DRACUT	MA	01826-3233
5 BARRY AV	5	BARRY AV	5 BARRY AVE LLC		551 NASHUA RD	DRACUT	MA	01826
38 MILL ST	88	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
19 PEARL ST	19	PEARL ST	PEARL ST APARTMENTS, LLC		34 BROADWAY RD	DRACUT	MA	01826
5 BARRY AV	6	BARRY AV	FARRELL FAMILY IRR. TRUST	FARRELL, THOMAS O TRUSTEE ET AL	6 BARRY AVE	DRACUT	MA	01826
1868 LAKEVIEW AV	1868	LAKEVIEW AV	THE CHURCH OF PENTECOST	GREATER BOSTON ASSEMBLY	1868 LAKEVIEW AV	DRACUT	MA	01826
26 ORCHARD ST	26	ORCHARD ST	HANNA WAGDY		26 ORCHARD ST	DRACUT	MA	01826
40 COBURN AV	40	COBURN AV	NILES EMILY A.		40 COBURN AV	DRACUT	MA	01826
1959 LAKEVIEW AV	1959	LAKEVIEW AV	FARRIS, PAUL R	FARRIS, ELISABETH M	1959 LAKEVIEW AVE	DRACUT	MA	01826
34 ORCHARD ST	34	ORCHARD ST	THACH DA (TE)	RACKSMAY THACH	34 ORCHARD ST	DRACUT	MA	01826
46 ORCHARD ST	46	ORCHARD ST	GAILLARD ET TYLER J. (JTRS)	GLENNA R. MULDOON	46 ORCHARD ST	DRACUT	MA	01826
24 WATER ST	24	WATER ST	GOUGEON BARRY	LINDA A GOUGEON	1037 MAMMOTH RD	DRACUT	MA	01826
31 PEARL ST	31	PEARL ST	PEARL ST APARTMENTS, LLC		34 BROADWAY RD	DRACUT	MA	01826
21 COTTAGE ST	21	COTTAGE ST	RAMIREZ, ERNEY (JTRS)	RAMIREZ, JORGE	21 COTTAGE ST	DRACUT	MA	01826
52 MILL ST	52	MILL ST	ZAWADZKI, CONNOR A		52 MILL ST	DRACUT	MA	01826
1973 LAKEVIEW AV	1973	LAKEVIEW AV	NOLIN, MICHAEL (JTRS)	LANGLOIS, MARIE E	1971 LAKEVIEW AV	DRACUT	MA	01826
51 MILL ST	51	MILL ST	SYZMANSKI JAN JR		131 TOTMAN RD	DRACUT	MA	01826
9 COTTAGE ST	9	COTTAGE ST	THOMAS, TERESA		9 COTTAGE ST	DRACUT	MA	01826
45 MILL ST	45	MILL ST	BAEZ-COLON CESAR A. IND.		45 MILL ST	DRACUT	MA	01826
15 MILL ST	45	MILL ST	CONLON JAMES M. (TE)	JAYNE CONLON	62 PINE VALLEY DR	DRACUT	MA	01826
17 MILL ST	47	MILL ST	CONLON, JAMES (TE)	JAYNE CONLON	62 PINE VALLEY DR	DRACUT	MA	01826
29A MILL ST	29	MILL ST	SMITH SHARON		344 TYNGSBORO RD	DRACUT	MA	01826
29B MILL ST	29	MILL ST	GRACIE REAL ESTATE, LLC		31 KIRK ST	DRACUT	MA	01826
31A MILL ST	31	MILL ST	JARPAR REALTY, LLC		P.O. BOX 958	LOWELL	MA	01852
33A MILL ST	33	MILL ST	ROY KAREN A (JTRS)	RICHARD J. DUKESHIRE	33A MILL ST	PELHAM	NH	03076
35A MILL ST	33	MILL ST	WEDGE RICHARD W		33B MILL ST	DRACUT	MA	01826
35B MILL ST	35	MILL ST	TABARES DEBORAH A. IND.		35A MILL ST	DRACUT	MA	01826
39B MILL ST	35	MILL ST	CANTONE SHEILA M.		29 MILL ST UN 08	DRACUT	MA	01826
31B MILL ST	39	MILL ST	XING XUECHAO (TE)	HONG WANG	20 CEDAR ST	DRACUT	MA	01826
37B MILL ST	31	MILL ST	MUIRURI, ASFORD N		31B MILL ST	WILMINGTON	MA	01887
37A MILL ST	37	MILL ST	FERNANDES, RICARDO		5 FRED ST	LOWELL	MA	01826
39A MILL ST	37	MILL ST	EMPEROR PROPERTIES, LLC		277 PAWTUCKET ST, 1A	LOWELL	MA	01850
14 DALLAS DR #102	39	MILL ST	EMPEROR PROPERTIES, LLC		277 PAWTUCKET ST, 1A	LOWELL	MA	01854
	14	DALLAS DR	WEST DIANE		14 DALLAS DRIVE UN 10	DRACUT	MA	01826

ONING BOARD OF APPEALS
OARD OF ASSESSORS

ABUTTERS TO:
91 MILL ST




LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
4 DALLAS DR #106	14	DALLAS DR	ROBSON JAMES J., JR.		14 DALLAS DR UN 106	DRACUT	MA	01826
4 DALLAS DR #107	14	DALLAS DR	LYNCH JOSEPH A. (TE)	JOAN M. LYNCH	14 DALLAS DR UN 107	DRACUT	MA	01826
4 DALLAS DR #201	14	DALLAS DR	THE CLAIRE L. BRETON FAMILY TRUST		14 DALLAS DR UN 201	DRACUT	MA	01826
4 DALLAS DR #202	14	DALLAS DR	GIBBS MICHAEL (TE)	DEBRA GIBBS	14 DALLAS DR UN 202	DRACUT	MA	01826
4 DALLAS DR #204	14	DALLAS DR	SILVEIRA MADELEINE R. (LE)	GREGORY J. SILVEIRA, MARK R. SILVEIRA	14 DALLAS DR UN 204	DRACUT	MA	01826
4 DALLAS DR #206	14	DALLAS DR	MCKINLEY KEVIN M.		14 DALLAS DR UN 206	DRACUT	MA	01826
4 DALLAS DR #207	14	DALLAS DR	ALPERT MARY V. (LE)	DENISE A. PELLAND	14 DALLAS DR UN 207	DRACUT	MA	01826
4 DALLAS DR #208	14	DALLAS DR	MCDONALD MICHAEL (TE)		14 DALLAS DR UN 208	DRACUT	MA	01826
4 DALLAS DR #209	14	DALLAS DR	DAVIS JAMES J. (TE)	DIANA DAVIS	14 DALLAS DR UN 209	DRACUT	MA	01826
4 DALLAS DR #210	14	DALLAS DR	SILVA DENNIS J. IND.		14 DALLAS DR UN 210	DRACUT	MA	01826
4 DALLAS DR #303	14	DALLAS DR	PINET CATHERINE V.		14 DALLAS DR UN 210	DRACUT	MA	01826
4 DALLAS DR #307	14	DALLAS DR	DESAI PRAVIR S. & PANNA P., TR.	P & P REAL ESTATE TRUST	14 DALLAS DR UN 303	DRACUT	MA	01826
4 DALLAS DR #308	14	DALLAS DR	LACHAPELLE ANNETTE C., ETALS, TR.	ANNETTE C. LACHAPELLE IRR. TRUST	14 DALLAS DR UN 307	DRACUT	MA	01826
4 DALLAS DR #309	14	DALLAS DR	LAREAU DONALD R., SR. & BARBARA M.	MAURICE M. LAREAU, ET AL.	14 DALLAS DR UN 308	DRACUT	MA	01826
4 DALLAS DR #301	14	DALLAS DR	MAHEU FAMILY REV. TRUST	MAHEU, JOSEPH E TRUSTEE	14 DALLAS DR UN 309	DRACUT	MA	01826
4 DALLAS DR #205	14	DALLAS DR	DAVIS, JUDITH M		14 DALLAS DR UNIT 301	DRACUT	MA	01826
4 DALLAS DR #108	14	DALLAS DR	BRACE, JACKIE H		14 DALLAS DR UNIT 205	DRACUT	MA	01826
4 DALLAS DR #109	14	DALLAS DR	THE DM AND DD FAMILY REALTY TRUST	DAVID H MEGOWEN SR TRUSTEE ET UX	14 DALLAS DR UNIT 108	DRACUT	MA	01826
4 DALLAS DR #304	14	DALLAS DR	SULLIVAN, ROSEMARY		14 DALLAS DR UN 109	DRACUT	MA	01826
4 DALLAS DR #105	14	DALLAS DR	THE 2007 LEGAULT FAMILY TRUST	ALISON M LEGAULT TRUSTEE	14 DALLAS DR UN 304	DRACUT	MA	01826
4 DALLAS DR #101	14	DALLAS DR	SINNOTT, RICHARD M. (TE)	SINNOTT, ELSIE S.	14 DALLAS DR UN 105	DRACUT	MA	01826
4 DALLAS DR #104	14	DALLAS DR	JARASLOW, JANICE		14 DALLAS DR UN 101	DRACUT	MA	01826
4 DALLAS DR #103	14	DALLAS DR	SUMMER FAMILY LLC		14 DALLAS DR UN 104	DRACUT	MA	01826
4 DALLAS DR #110	14	DALLAS DR	MOON FAMILY TRUST	STEVEN L. MOON TRUSTEE	27 DICKENS LN	TYNGSBORO	MA	01879
4 DALLAS DR #302	14	DALLAS DR	MURPHY, JOHN F. (JTRS)	CURCIO, CYNTHIA	14 DALLAS DR UN 110	DRACUT	MA	01826
4 DALLAS DR #306	14	DALLAS DR	MURPHY, JOSEPH E (TE)	MURPHY, KRISTINE M	14 DALLAS DR #302	DRACUT	MA	01826
4 DALLAS DR #310	14	DALLAS DR	LEAKES, MARK R.		14 DALLAS DR #306	DRACUT	MA	01826
4 DALLAS DR #305	14	DALLAS DR	DELFINO FAMILY TRUST	DELFINO, THERESA M. TRUSTEE	12 INDEPENDENCE DR	TYNGSBOROUGH	MA	01879
4 DALLAS DR #203	14	DALLAS DR	THE FAYE N. NAPERT REV. TRUST	NAPERT, FAYE N. TRUSTEE ET	P.O. BOX 195	DRACUT	MA	01826
91 MILL ST	91	MILL ST	BEAVER BROOK HOLDINGS, LLC		14 DALLAS DR #203	DRACUT	MA	01826
15 PRIMROSE HILL RD	15	PRIMROSE HILL RD	BOULE LEO G. (TE)	SUELLEN BOULE	PO BOX 219	DRACUT	MA	01826
1905 LAKEVIEW AV	1905	LAKEVIEW AV	LEY ROBIN V. & WENDY, TRUSTEES	1895 LAKEVIEW AVENUE REALTY TRUST	15 PRIMROSE HILL RD	DRACUT	MA	01826
					12 BOXWOOD CR	DRACUT	MA	01826

BOARD OF ASSESSORS:

KAREN GOLDEN, CHIEF ASSESSOR:

ASHLEY ANTIFONARIO, ASSESSOR:

CHERYL ARSENAULT, ASSESSOR:

LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
15 COTTAGE ST	15	COTTAGE ST	MCALDUFF, CHRISTOPHER (TE)	JESSICA M MCALDUFF	15 COTTAGE ST	DRACUT	MA	01826
20 MIDDLE ST	20	MIDDLE ST	CONNORS ELEANOR, TRUSTEE	MANOR REALTY TRUST	20 MIDDLE ST	DRACUT	MA	01826
34 MILL ST	34	MILL ST	BOUMIL WILLIAM S., JR. (TE)	LAURIE BOUMIL	34 MILL ST	DRACUT	MA	01826
44 MILL ST	44	MILL ST	LANGAN KRISTINA M.		11 SHANNON CIRCLE	PELHAM	NH	03076
59 MILL ST #102	59	MILL ST	PURCELL LORETTA A. (JTRS)	GLORIA J. BROWN	59 MILL ST UN 102	DRACUT	MA	01826
59 MILL ST #103	59	MILL ST	SDK VENTURES, LLC		PO BOX 70	DRACUT	MA	01826
59 MILL ST #104	59	MILL ST	TRAGER LEO E.		59 MILL ST UN 104	DRACUT	MA	01826
59 MILL ST #105	59	MILL ST	BANNISTER LINDA A.		59 MILL ST UN 105	DRACUT	MA	01826
59 MILL ST #107	59	MILL ST	CHRISTIAN, DENISE R		59 MILL ST UN 107	DRACUT	MA	01826
59 MILL ST #109	59	MILL ST	GIBBONS NANCY J. (JT)	JOHN CIRAS	59 MILL ST UN 109	DRACUT	MA	01826
59 MILL ST #110	59	MILL ST	FOLEY HELEN B. (LE)	KATHLEEN M. STARR	59 MILL ST UN 110	DRACUT	MA	01826
59 MILL ST #202	59	MILL ST	GRAY CYNTHIA L. IND.		59 MILL ST UN 202	DRACUT	MA	01826
59 MILL ST #203	59	MILL ST	DARRIGO JOSEPH (JTRS)	PAUL A. DARRIGO	59 MILL ST UN 203	DRACUT	MA	01826
59 MILL ST #205	59	MILL ST	DURAL BRUCE T. (JTRS)	JOCELYN M. ALLORE	59 MILL ST UN 205	DRACUT	MA	01826
59 MILL ST #206	59	MILL ST	GENDREAU TRACY ETALS, TRUSTEES	RICHARD & SUSAN PROVENCHER TRUST	59 MILL ST UN 206	DRACUT	MA	01826
59 MILL ST #208	59	MILL ST	LYONS JOHN F. & ANGELA, TRUSTEES	JOHN F. LYONS & ANGELA LYONS IRR. TR	59 MILL ST UN 208	DRACUT	MA	01826
59 MILL ST #210	59	MILL ST	PETERS RITA L.		59 MILL ST UN 210	DRACUT	MA	01826
59 MILL ST #302	59	MILL ST	O'CONNOR THOMAS, TRUSTEE		100 CAMILLIA LN	LAFAYETTE	CA	94549
59 MILL ST #304	59	MILL ST	ALK VENTURES, LLC		PO BOX 70	DRACUT	MA	01826
59 MILL ST #308	59	MILL ST	ST. ONGE HELEN L.		59 MILL ST UN 308	DRACUT	MA	01826
59 MILL ST #309	59	MILL ST	MCDUFFEE TODD R.		59 MILL ST UN 309	DRACUT	MA	01826
59 MILL ST #310	59	MILL ST	BRUNELLE LINDA M.	MICHAEL R. BRUNELLE	59 MILL ST UN 310	DRACUT	MA	01826
59 MILL ST #305	59	MILL ST	DELPERO FAMILY REALTY TRUST	KATHLEEN M DELPERO TRUSTEE	59 MILL ST UN 305	DRACUT	MA	01826
59 MILL ST #301	59	MILL ST	JOAN L ROBBINS TRUST	ROBBINS, JOAN L TRUSTEE	59 MILL ST UNIT 301	DRACUT	MA	01826
59 MILL ST #106	59	MILL ST	MARCHAND, RUSSELL A. (TE)	MARCHAND, MAUREEN A.	59 MILL ST UN 106	DRACUT	MA	01826
59 MILL ST #108	59	MILL ST	THE WALKER FAMILY REVOCABLE TRUST	WALKER, JAMES F. TRUSTEE ET UX	59 MILL ST UN 108	DRACUT	MA	01826
59 MILL ST #306	59	MILL ST	BATTEN, JOHN C. (TE)	BATTEN, THERESA M.	59 MILL ST UN 306	DRACUT	MA	01826
59 MILL ST #101	59	MILL ST	JONES ONE FAMILY TRUST	RICHARD J JONES TRUSTEE ET UX	59 MILL ST UN 101	DRACUT	MA	01826
59 MILL ST #207	59	MILL ST	FLANAGAN, DEMETRA	FLANAGAN, WALLACE	59 MILL ST UN 207	DRACUT	MA	01826
59 MILL ST #209	59	MILL ST	TSOUMAS, JOHN		59 MILL ST UN 209	DRACUT	MA	01826
59 MILL ST #201	59	MILL ST	THE LYNNE M. HANLEY TRUST	LYNNE M. HANLEY TRUSTEE	59 MILL ST UN 201	DRACUT	MA	01826
59 MILL ST #204	59	MILL ST	SHEMCHUK, KENNETH P. (TE)	PEARL T. SHEMCHUK	59 MILL ST UN 204	DRACUT	MA	01826
59 MILL ST #307	59	MILL ST	JOSEPH M TUCKER IRREVOCABLE TRUST	PAULINE M TUCKER IRR. TRUST	59 MILL ST #307	DRACUT	MA	01826

LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
59 MILL ST #303	59	MILL ST	BASTIEN, JOANNE L.		59 MILL ST #303	DRACUT	MA	01826
20 ORCHARD ST	20	ORCHARD ST	OUILLETTE RAYMOND G. (TE)	ANGELA OUILLETTE	20 ORCHARD ST	DRACUT	MA	01826
14 BARRY AV	14	BARRY AV	PAQUETTE DOUGLAS A.		14 BARRY AV	DRACUT	MA	01826
25 COBURN AV	25	COBURN AV	LAVOIE MARK A. (TE)	LAURA M. LAVOIE	25 COBURN AV	DRACUT	MA	01826
27 COBURN AV	27	COBURN AV	MCGOWAN JOHN J. (TE)	JIN BOK MCGOWAN	27 COBURN AV	DRACUT	MA	01826
1968 LAKEVIEW AV	1968	LAKEVIEW AV	DAY WILLIAM A. TRUSTEE	WILLIAM A. DAY REVOCABLE TRUST	473 EASTSHORE DR	CLEARWATER BEACH	FL	33767
1960 LAKEVIEW AV	1960	LAKEVIEW AV	QUIGLEY, KIMBERLY ET AL	QUIGLEY, GAIL	1960 LAKEVIEW AV	DRACUT	MA	01826
1951 LAKEVIEW AV	1951	LAKEVIEW AV	NMC REALTY TRUST	C/O CHARLES MCNAMARA	1951 LAKEVIEW AV	DRACUT	MA	01826
1949 LAKEVIEW AV	1949	LAKEVIEW AV	1949 LAKEVIEW AVENUE REALTY TRUST	CRYSTAL ELIE TRUSTEE	3 LEBLANC RD	PELHAM	NH	03076
1935 LAKEVIEW AV	1935	LAKEVIEW AV	SAINI, BAILEY	CRESAP PROPERTY MANAGMENT CO	68 MARSHILL ST	WATERTOWN	MA	02472
101 MILL ST	101	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
1990 LAKEVIEW AV	1990	LAKEVIEW AV	TOWN OF DRACUT	FIRE DEPT	N/A	DRACUT	MA	01826
1982 LAKEVIEW AV	1982	LAKEVIEW AV	DUMONT PAUL R. & IRENE R., TRUSTEES	C/O GARY DUMONT	1982 LAKEVIEW AV	DRACUT	MA	01826
1974 LAKEVIEW AV	1974	LAKEVIEW AV	DUMONT PAUL R. & IRENE R., TRUSTEES	DUMONT REALTY TRUST	506 NASHUA RD	DRACUT	MA	01826
9 BARRY AV	9	BARRY AV	TRAGER LEO E (TE)	DEBORAH A TRAGER	9 BARRY AV	DRACUT	MA	01826
5 BARRY AV	5	BARRY AV	5 BARRY AVE LLC		551 NASHUA RD	DRACUT	MA	01826
38 MILL ST	88	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
5 BARRY AV	6	BARRY AV	FARRELL FAMILY IRREVOCABLE TRUST	FARRELL, THOMAS O TRUSTEE ET AL	6 BARRY AVE	DRACUT	MA	01826
26 ORCHARD ST	26	ORCHARD ST	HANNA WAGDY		26 ORCHARD ST	DRACUT	MA	01826
24 COBURN AV	24	COBURN AV	VALLIERE, CHARLES J ET UX	VALLIERE, DIANE E	34 WEBSTER AVE	FRANKLIN	MA	01826
40 COBURN AV	40	COBURN AV	NILES EMILY A.		40 COBURN AV	DRACUT	NH	03235
1959 LAKEVIEW AV	1959	LAKEVIEW AV	FARRIS, PAUL R	FARRIS, ELISABETH M	1959 LAKEVIEW AVE	DRACUT	MA	01826
34 ORCHARD ST	34	ORCHARD ST	THACH DA (TE)	RACKSMAY THACH	34 ORCHARD ST	DRACUT	MA	01826
16 ORCHARD ST	46	ORCHARD ST	GAILLARDETZ TYLER J. (JTRS)	GLENNA R. MULDOON	46 ORCHARD ST	DRACUT	MA	01826
24 WATER ST	24	WATER ST	GOUGEON BARRY	LINDA A GOUGEON	1037 MAMMOTH RD	DRACUT	MA	01826
21 COTTAGE ST	21	COTTAGE ST	RAMIREZ, ERNEY (JTRS)	RAMIREZ, JORGE	21 COTTAGE ST	DRACUT	MA	01826
52 MILL ST	52	MILL ST	ZAWADZKI, CONNOR A		52 MILL ST	DRACUT	MA	01826
17 WATER ST	17	WATER ST	TARECO JANICE M			DRACUT	MA	01826
1973 LAKEVIEW AV	1973	LAKEVIEW AV	NOLIN, MICHAEL (JTRS)	LANGLOIS, MARIE E	18 BANKSIDE DR	BILLERICA	MA	01821
1995 LAKEVIEW AV	1995	LAKEVIEW AV	1985 LAKEVIEW AVE LLC		1971 LAKEVIEW AV	DRACUT	MA	01826
51 MILL ST	51	MILL ST	SZYMANSKI JAN JR		211 PARKER RD	DRACUT	MA	01826
9 COTTAGE ST	9	COTTAGE ST	THOMAS, TERESA		131 TOTMAN RD	DRACUT	MA	01826
45 MILL ST	45	MILL ST	BAEZ-COLON CESAR A. IND.		9 COTTAGE ST	DRACUT	MA	01826
					45 MILL ST	DRACUT	MA	01826

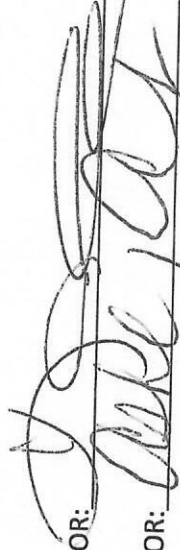


LOCATION	ST #	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
45 MILL ST	45	MILL ST	CONLON JAMES M. (TE)	JAYNE CONLON	62 PINE VALLEY DR	DRACUT	MA	01826
47 MILL ST	47	MILL ST	CONLON, JAMES (TE)	JAYNE CONLON	62 PINE VALLEY DR	DRACUT	MA	01826
3 COTTAGE ST	3	COTTAGE ST	BARRY JONATHAN M (TE)	NICOLE L. BARRY	3 COTTAGE ST	DRACUT	MA	01826
29A MILL ST	29	MILL ST	SMITH SHARON		344 TYNGSBORO RD	DRACUT	MA	01826
29B MILL ST	29	MILL ST	GRACIE REAL ESTATE, LLC		31 KIRK ST	LOWELL	MA	01852
31A MILL ST	31	MILL ST	JARPAR REALTY, LLC		P.O. BOX 958	PELHAM	NH	03076
33A MILL ST	33	MILL ST	ROY KAREN A (JTRS)	RICHARD J. DUKESHIRE	33A MILL ST	DRACUT	MA	01826
33B MILL ST	33	MILL ST	WEDGE RICHARD W		33B MILL ST	DRACUT	MA	01826
35A MILL ST	35	MILL ST	TABARES DEBORAH A. IND.		35A MILL ST	DRACUT	MA	01826
35B MILL ST	35	MILL ST	CANTONE SHEILA M.		29 MILL ST UN 08	DRACUT	MA	01826
39B MILL ST	39	MILL ST	XING XUECHAO (TE)	HONG WANG	20 CEDAR ST	WILMINGTON	MA	01887
31B MILL ST	31	MILL ST	MUIRURI, ASFORD N		31B MILL ST	DRACUT	MA	01826
37B MILL ST	37	MILL ST	FERNANDES, RICARDO		5 FRED ST	LOWELL	MA	01850
37A MILL ST	37	MILL ST	EMPEROR PROPERTIES, LLC		277 PAWTUCKET ST, 1A	LOWELL	MA	01854
39A MILL ST	39	MILL ST	EMPEROR PROPERTIES, LLC		277 PAWTUCKET ST, 1A	LOWELL	MA	01854
91 MILL ST	91	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826

BOARD OF ASSESSORS:

KAREN GOLDEN, CHIEF ASSESSOR:

ASHLEY ANTIFONARIO, ASSESSOR:

CHERYL ARSENAULT, ASSESSOR:

ZONING BOARD OF APPEALS
BOARD OF ASSESSORS

ABUTTERS TO:
101 MILL ST

LOCATION	ST#	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
20 ORCHARD ST	20	ORCHARD ST	OUILLETTE RAYMOND G. (TE)	ANGELA OUILLETTE	20 ORCHARD ST	DRACUT	MA	01826
1968 LAKEVIEW AV	1968	LAKEVIEW AV	DAY WILLIAM A. TRUSTEE	WILLIAM A. DAY REVOCABLE TRUST	473 EASTSHORE DR	CLEARWATER BEACH	FL	33767
1960 LAKEVIEW AV	1960	LAKEVIEW AV	QUIGLEY, KIMBERLY ET AL	QUIGLEY, GAIL	1960 LAKEVIEW AV	DRACUT	MA	01826
1951 LAKEVIEW AV	1951	LAKEVIEW AV	NMC REALTY TRUST	C/O CHARLES MCNAMARA	1951 LAKEVIEW AV	DRACUT	MA	01826
3/5 ALDER ST	3	ALDER ST	PATEL, RAVIKUMAR M. (TC)	PATEL, PARTH M.	3/5 ALDER ST	DRACUT	MA	01826
11 ALDER ST	11	ALDER ST	CABRERA JUAN J. (TE)	KATIA CABRERA	11 ALDER ST	DRACUT	MA	01826
9 ALDER ST	9	ALDER ST	BRETON CLERMONT & ROSE (LE)	GAETAN, MARC & SUZANNE BRETON TC	9 ALDER ST	DRACUT	MA	01826
1949 LAKEVIEW AV	1949	LAKEVIEW AV	1949 LAKEVIEW AV REALTY TR	CRYSTAL ELIE TRUSTEE	3 LEBLANC RD	DRACUT	MA	01826
1935 LAKEVIEW AV	1935	LAKEVIEW AV	SAINI, BAILEY	CRESAP PROPERTY MGMT CO	68 MARSHILL ST	PELHAM	NH	03076
17 CATHERINE ST	17	CATHERINE ST	CARAVOULIAS KEITH M. (TE)	ROXANNE T. CARAVOULIAS	17 CATHERINE ST	WATERTOWN	MA	02472
16 PRIMROSE HILL RD	16	PRIMROSE HILL RD	TLATE EL ALAOU, ABDERRAHIM		16 PRIMROSE HILL RD	DRACUT	MA	01826
1929 LAKEVIEW AV	1929	LAKEVIEW AV	MERCIER PROPERTY MGMT		567 MAMMOTH RD	DRACUT	MA	01826
101 MILL ST	101	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
1924 LAKEVIEW AV	1924	LAKEVIEW AV	CARVALHO & SONS IN., LLC		20 LONDONDERRY RD	WINDHAM	NH	03087
1974 LAKEVIEW AV	1974	LAKEVIEW AV	DUMONT PAUL R. & IRENE R., TR	DUMONT REALTY TRUST	506 NASHUA RD	DRACUT	MA	01826
88 MILL ST	88	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826
19 PEARL ST	19	PEARL ST	PEARL ST APARTMENTS, LLC		34 BROADWAY RD	DRACUT	MA	01826
26 ORCHARD ST	26	ORCHARD ST	HANNA WAGDY		26 ORCHARD ST	DRACUT	MA	01826
1959 LAKEVIEW AV	1959	LAKEVIEW AV	FARRIS, PAUL R	FARRIS, ELISABETH M	1959 LAKEVIEW AVE	DRACUT	MA	01826
34 ORCHARD ST	34	ORCHARD ST	THACH DA (TE)	RACKSMAY THACH	34 ORCHARD ST	DRACUT	MA	01826
1973 LAKEVIEW AV	1973	LAKEVIEW AV	NOLIN, MICHAEL (JTRS)	LANGLOIS, MARIE E	1971 LAKEVIEW AV	DRACUT	MA	01826
1995 LAKEVIEW AV	1995	LAKEVIEW AV	1985 LAKEVIEW AVE LLC		211 PARKER RD	DRACUT	MA	01826
91 MILL ST	91	MILL ST	BEAVER BROOK HOLDINGS, LLC		PO BOX 219	DRACUT	MA	01826

BOARD OF ASSESSORS:

KAREN GOLDEN, CHIEF ASSESSOR:

ASHLEY ANTIFONARIO, ASSESSOR:

CHERYL ARSENAULT, ASSESSOR:







Town of *Dracut*
MASSACHUSETTS

Zoning Board of Appeals
62 Arlington St
Dracut, MA 01826
Tel: 978-454-0603

LEGAL NOTICE
DRACUT ZONING BOARD OF APPEALS

Notice is hereby given that the Board of Appeals will hold a Public Hearing on March 6, 2025 at 7:00PM at Dracut Town Hall, Douglas G. Willett Board of Selectmen Chambers, 62 Arlington Street, Dracut.

Said hearing will be heard on:

2025-2 @ 91-101 Mill Street – Variance relative to Table 4.4 for proposed Building A & E with insufficient front yard setback requirements, proposed Building E & F with insufficient side yard setback requirements and proposed Building E height and stories variance.

Petitioner: Brian McGowan, Beaver Brook Holdings, LLC

In accordance with the American with Disabilities Act, if you wish to obtain this document in an alternative format or to request a reasonable accommodation for this event please contact the Town Manager's office at 978-452-1227 no later than 10 days prior to the event.

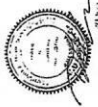
Dracut Board of Appeals
R. Scott Mallory, Chairman

To be advertised:
The Lowell Sun
February 20 & 27, 2025



BRIAN MCGONNELL
P.O. BOX 66
DRACUT, MA

ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1
ASSESSORS MAP 32 BLOCK 0 LOT 66
DRACUT, MASSACHUSETTS



REVISIONS	DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION
FEBRUARY 13, 2025		

EXISTING CONDITIONS PLAN	1"=30'	REV: 2024147
		1 OF 2

RECEIVED
OWNER OF RECORD:
BRIAN MCGONNELL
P.O. BOX 66
DRACUT, MA 01927

MAR 06 2025

TOWN OF DRACUT
ZONING BOARD OF APPEALS

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NOTES:
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**GREATER
LOWELL**
CHAMBER OF COMMERCE

100 Merrimack Street

Suite 410

Lowell, MA 01852

978-282-8283

dmcfadden@greaterlowellchamber.org

greaterlowellchamber.org

Serving Billerica, Chelmsford, Dracut, Lowell, Tewksbury, Tyngsborough, Westford and beyond

February 27, 2025

Dear Chairman and Members of the Dracut Zoning Board:

I am writing today to express my enthusiastic support for Brian McGowan of TMI Properties and his proposed Beaver Brook Village project. Having known Brian both personally and professionally for nearly a decade, I can attest to his exceptional character, unwavering integrity and remarkable vision as a developer.

The Beaver Brook Village proposal exemplifies Brian's thoughtful approach to development - a mixed-use, mixed-income community that seamlessly integrates living, working and recreational spaces. This project directly addresses multiple community needs by increasing both housing and business opportunities while fostering economic growth in Dracut. The planned affordable, workforce and market-rate rental options will provide much-needed housing diversity at a time when it is critically needed.

What particularly stands out about this proposal is Brian's commitment to preserving the architectural integrity of the historic 1886 mill while incorporating modern building standards. This balance of honoring heritage while ensuring safety and functionality is characteristic of Brian's development philosophy.

Beyond the structural improvements, Brian's dedication to enhancing the brook area with cleanup efforts and creating accessible community spaces demonstrates his holistic vision. His plans to improve traffic management and public safety further highlight his comprehensive approach to development.

I have personally witnessed Brian's impact through his previous projects, including the acclaimed Residences at the Franco. What many don't see is how Brian quietly reinvests tens of thousands of dollars back into the communities where he builds, never seeking recognition for these contributions. His humility in giving back speaks volumes about his character and his genuine commitment to community wellbeing.

Brian McGowan is not simply a developer looking to complete a project - he is a visionary who creates spaces where communities can thrive. His locally owned and managed company brings over 30 years of experience, ensuring that his developments maintain the highest standards of quality and care long after construction is complete.

The Beaver Brook Village project represents an extraordinary opportunity for Dracut to partner with a developer of exceptional integrity and vision. I strongly urge you to support this proposal, as I believe it will bring tremendous value to your community for generations to come.

Please feel free to contact me should you require any additional information regarding my experience with Brian McGowan or TMI Properties.

Sincerely,

Danielle M. McFadden

President/CEO

dmcfadden@greaterlowellchamber.org

Dracut Hardware Inc.
1982 Lakeview Avenue
Dracut, MA 01826
978-957-3660

March 5, 2025

Brian McGowan
Beaver Brook Mill
1934 Lakeview Avenue
Dracut, MA 01826

Dear Brian,

I am writing on behalf of Dracut Hardware to express our strong support for the proposed expansion of the Beaver Brook Mill for residential development. As a long time family/locally owned business in Dracut, we are also invested in the growth and success of our neighborhood. The expansion of the much needed residential housing will likely have a positive impact on local businesses such as ours.

It will also create new job opportunities in construction there as well as the businesses and services that will be part of this expansion.

The renderings and video of this project are absolutely beautiful and we at Dracut Hardware look forward to seeing this development come to fruition.

Sincerely,



Gary Dumont
Owner - Dracut Hardware Inc.