



## 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 with Site Plan Review as noted in Section 5.3.3.

#### ***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be noted that the "Approximate Limit of Zone AE" (the flood plain) noted on the Existing Conditions plan has been superseded by FEMA's 2023 maps.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