



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

Extension of Time on Granted Comprehensive Permit pursuant to M.G.L. Chapter 40B

The Board of Appeals of the Town of Dracut hereby certifies that a Public Hearing was held on November 2, 2023 and a two-year Extension of Time on a Comprehensive Permit has been granted to:

World Dracut, LLC

On this 2nd day of November, 2023

Town of: Dracut Massachusetts

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

341 Broadway Road (2005-13)

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said Extension 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, pursuant to M.G.L. Chapter 40B 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 certification 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 record; 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.

TIME STAMP AND SEAL OF THE TOWN OF DRACUT

I, Jayne Boissonneault, Clerk of the Town of Dracut, Mass., HEREBY CERTIFY that the NOTICE of VARIANCE by the DRACUT BOARD OF APPEALS has BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO APPEAL was RECEIVED DURING the TWENTY DAYS NEXT AFTER SUCH RECEIPT and RECORDING of SAID NOTICE

R. Scott Mallory
Chairman, Scott Mallory

W. Hunt
Clerk, Warren Hunt

June 16, 2025 *Jayne Boissonneault*

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TOWN CLERK
DRACUT, MASS.
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TOWN CLERK
DRACUT, MASS.
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**BOARD OF APPEALS FOR THE TOWN OF DRACUT
RECORD OF PROCEEDINGS**

APPLICATION NO: 2005-13 Continued

PETITIONER: World Dracut, LLC

PROPERTY LOCATION: 341 Broadway Road

DESCRIPTION: Request for Extension of Time for Granted Comprehensive Permit for 278 rental units with 4 buildings

OWNER: World Dracut, LLC

DATES OF LEGAL NOTICES: October 19 & 26, 2023

DATE OF HEARING (S): November 2, 2023

MEMBERS PRESENT: 11/2/2023

R. Scott Mallory, Chairman	Present
Brian Lussier, Vice Chairman	Present
Warren Hunt Jr., Clerk	Present
Nicholas Jarek, Member	Absent
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 World Dracut, LLC for a 40B Comprehensive Permit for a Special Permit and Variance waivers from the Dracut Zoning By-laws.

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; October 19 & 26, 2023
- 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.

FINDINGS:

NOVEMBER 2, 2023 HEARING:

David Keele of David A Keele & Associates, LLC on behalf of applicant, World Dracut LLC states the applicant is looking for an extension that expires on December 18, 2023. The last applicant requested two extensions prior because of financial issues. The applicant is hopeful to start construction in April. The applicant shows the board a picture of a modified plan. The applicant is looking for a one-year extension. Alfred Bergin the new team leader for World Dracut, LLC states there is no financial issues at this time and there is a lot that needs to happen to get the project up to date. Chairman Mallory questions if the applicant still needs to file with Conservation, Mr. Bergin stated yes. Mr. Lussier questions why the applicant wouldn't request a two-year extension instead of one. Mr. Keel stated if the board would allow, they would appreciate the two-year extension. Mr. Haradji questioned if the plan was still for 318, 3-bedroom units, Doug Annino of Annino Associates, the Architect stated it will be the same quantity of units. David Sutherland, Chairman of Dracut Conservation of 114 Stonebridge Drive questions the date of this permit and believes it goes back to 2005. Mr. Sutherland states a lot of things have changed since then, including building codes. The last applicant was a no show for a wetlands meeting and they withdrew their application. He would like to see a new wetland delineation and possibly a new permit application all together. Timothy Hayes of Bohler Engineering states the applicant came in after the withdrawal of the wetland application. The applicant intends on getting the wetlands flagged again, the area was flagged about twenty years ago and it is certain the wetlands have changed. Mr. Hunt made a motion to close the hearing, seconded by Mr. Brown. The board voted unanimously to close the hearing. Mr. Hunt made a motion to grant a 2-year extension that will expire on December 18, 2025, seconded by Mr. Haradji. The board voted unanimously to grant the 2-year extension.

Each member voted as following:

Extension of Time on Granted Special Permit

R. Scott Mallory, Chairman

Approved

Brian Lussier, Vice Chairman

Approved

Warren Hunt Jr., Clerk

Approved

Nicholas Jarek, Member

N/A

Joseph DiCarlo, Member

N/A

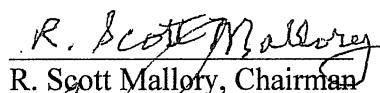
Ezekiel Haradji, Alternate Member

Approved

G. Edward Brown, Alternate Member

Approved

Dracut Board of Appeals


R. Scott Mallory, Chairman


Brian Lussier, Vice Chairman

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.

Date filed with Town Clerk:

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11/2/23