



Town of *Dracut*  
MASSACHUSETTS

# **2022 Fall Annual Town Meeting Warrant**

**November 7, 2022**

**ANNUAL FALL TOWN MEETING WARRANT**  
**TOWN OF DRACUT**  
**November 7, 2022**

**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 7, 2022, 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.

Submitted by: Jayne Boissonneault, Town Clerk  
Recommendations:

**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.

Submitted by: Jayne Boissonneault, Town Clerk  
Recommendations:

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**ARTICLE #3**  
**FY2023 OPERATING BUDGETS**

To see if the Town will vote to amend the sums appropriated under Article Five (5) of the 2022 June Annual Town Meeting, to make appropriations for expenditures in the fiscal year beginning July 1, 2022, and to determine whether such appropriations shall be raised in the tax levy, transferred from available funds, or by any combination of these methods; or act in any other way relative thereto:

**School Department:**

School Department Operations	\$ 36,330,000
Transportation	2,900,000

**Greater Lowell Regional Technical High School**

Education Assessment	\$ 4,911,236
Transportation	292,157

**Essex North Shore Agricultural & Tech High School**

Assessment	\$ 35,000
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**Town Manager's Budgets**

Salaries, Wages and Expenses	\$ 46,303,840
Transfer to Stabilization Fund	500,000
Transfer to Stormwater Enterprise Fund	266,779

<b>Total Expenditures &amp; Transfers</b>	<b>\$ 91,539,012</b>
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**To meet said appropriation the Town shall:**

Raise through Taxes and other General Fund Revenues:	\$ 90,219,331
Transfer from Sewer Enterprise Fund	561,000
Transfer from Water Enterprise Fund	163,000
Transfer from Town Hall Reserve	86,756
Transfer from Wetland Protection Fund/Performance Bonds	8,925
Transfer from Free Cash	500,000

<b>Total Revenues &amp; Transfers</b>	<b>\$ 91,539,012</b>
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Submitted by: Ann Vandal, Town Manager  
 Recommendations: Approval Recommended Finance Committee

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**ARTICLE #4**  
**FY2023 WATER ENTERPRISE BUDGET**

To see if the Town will vote to amend the sums appropriated under Article Seven (7) of the 2022 June Annual Town Meeting, to raise and appropriate or transfer from available funds including retained earnings the sum of \$1,728,977 or any other sum to operate the Kenwood Water Department for fiscal year beginning July 1, 2022, or act in any other way relative thereto.

<b>Direct Cost</b>	
Salaries	\$ 64,477
Expenses	1,501,500
<b>Total Direct Cost</b>	<b><u>\$ 1,565,977</u></b>
<b>Indirect Cost</b>	
Departmental Expenses	\$ 129,482
Insurance & Benefits	33,518
<b>Total Indirect Cost</b>	<b><u>\$ 163,000</u></b>
<b>Total Expenditures</b>	<b><u>\$ 1,728,977</u></b>
<b>Revenues</b>	
Water Revenues	\$ 1,668,977
Water Retained Earnings	60,000
<b>Total Revenues</b>	<b><u>\$ 1,728,977</u></b>

Submitted by: Ann Vandal, Town Manager  
 Recommendations: Approval Recommended Finance Committee

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**ARTICLE #5**  
**FY2023 PEG ACCESS ENTERPRISE BUDGET**

To see if the Town will vote to amend the sums appropriated under Article Ten (10) of the 2022 June Annual Town Meeting, raise and appropriate or transfer from available funds including retained earnings the sum \$50,000 for Capital Improvements to operate the PEG Access Enterprise Fund for fiscal year beginning July 1, 2022; or act in any other way relative thereto.

Submitted by: Ann Vandal, Town Manager  
Recommendations:

**ARTICLE #6**  
**FY2023 CAPITAL PLAN PROJECTS**  
**ROAD RESURFACING/HARDSCAPE IMPROVEMENTS**

To see if the Town will vote to amend the language under Article Fifteen (15) of the 2022 June Annual Town Meeting, for Road Resurfacing (\$500,000 from Free Cash), to include Hardscape Improvements, or act in any other way relative thereto.

Submitted by: Victor Garofalo, Assistant Town Manager, Finance Director  
Recommendations: Approval Recommended Finance Committee

**ARTICLE #7**  
**SEWER PIPE LINING AND FLOW REDUCTION**

To see if the Town will vote to amend the language under Article Sixteen (16) of the 2022 June Annual Town Meeting, for phases two (2) – six (6) for the relining for the Sewer Pipes (\$5,000,000), to include sewer flow reduction and improvements, or act in any other way relative thereto.

Submitted by: Victor Garofalo, Assistant Town Manager, Finance Director  
Recommendations: Approval Recommended Finance Committee

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**ARTICLE #8**  
**HARMONY HALL – PEG CABLE EQUIPMENT**

To see if the Town will vote to raise and appropriate or transfer from available funds, the sum of \$25,000 or any other sum for the purchase and installation of PEG Cable Equipment at Harmony Hall including all incidental costs, or act in any other way relative thereto.

Submitted by: Victor Garofalo, Assistant Town Manager, Finance Director  
Recommendations: Approval Recommended Finance Committee

**ARTICLE #9**  
**STABILIZATION FUND – OPIOID SETTLEMENT FUND**

To see if the Town will vote, pursuant to Chapter 40, Section 5B of the Massachusetts General Laws, to establish a special purpose stabilization fund for money received from judgments or settlements in litigation or claims against opioid manufacturers or distributors, and determine how the money from such fund may be spent; and, further, to see if the Town will vote to accept the provisions of the fourth paragraph of Chapter 40, Section 5B of the Massachusetts General Laws; and, further, to see if the Town will vote to dedicate all or a percentage, which may not be less than 25 percent, of money received from judgments or settlements in litigation or claims against opioid manufacturers or distributors to the special purpose stabilization fund established under this Article, effective for Fiscal Year 2023 beginning on July 1, 2022, or act in any way relative thereto.

Submitted by: Ann Vandal, Town Manager  
Recommendations: Approval Recommended Finance Committee

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**ARTICLE #10**  
**RECODIFICATION OF ZONING ARTICLES**

To see if the Town will vote to recodify the Zoning Bylaws of the Town of Dracut by deleting the current Bylaw in its entirety and replacing it accordingly with a Recodified Zoning Bylaw on file with the Town Clerk with the following Table of Contents

**Dracut Zoning Bylaw Recodification**  
**Table of Contents**

**Section 1. Authority and Purpose**

- 1.1 Authority
- 1.2 Purpose
- 1.3 Applicability
- 1.4 Amendments
- 1.5 Appeals
- 1.6 Severability

**Section 2. Administration and Procedures**

- 2.1 Administration
- 2.2 Board of Appeals
- 2.3 Special Permits
- 2.4 Site Plan Review

**Section 3. Zoning Districts and Use Regulations**

- 3.1 Establishment of Districts
- 3.2 Regulation of Uses
- 3.3 Table of Permitted Uses
- 3.4 Accessory Use Regulations
- 3.5 Nonconforming Lots, Uses, and Structures

**Section 4. Intensity Regulations**

- 4.1 Standard Dimensional Provisions
- 4.2 Lot Perimeter
- 4.3 Methods for Calculating Dimensional Requirements
- 4.4 Table of Standard Dimensional Requirements
- 4.5 Buffering, Screening, and Grading
- 4.6 Use of Buffer Areas
- 4.7 Landscaping (Applies to B-4, B-5, I-1, and I-2 districts only)
- 4.8 Grading

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**ARTICLE #10**  
**RECODIFICATION OF ZONING ARTICLES (Cont'd)**

**Section 5.Overlay Districts**

- 5.1 Flood Plain and Floodway Districts
- 5.2 Wellhead Protection District
- 5.3 Mill Conversion Overlay District
- 5.4 Dracut Center Neighborhood Overlay District

**Section 6.General Regulations**

- 6.1 Off Street Parking and Loading
- 6.2 Sign Regulations
- 6.3 Soil, Vegetation, Rock, and Gravel Removal
- 6.4 Environmental Protection Standards

**Section 7.Special Residential Regulations**

- 7.1 Open Space Residential Development
- 7.2 Multifamily Development
- 7.3 Residential Golf Course Planned Development
- 7.4 Accessory Dwelling Units

**Section 8.Special Regulations**

- 8.1 Site Plan Review\_ Major Business Complex
- 8.2 Site Plan Review Major Industrial Complex
- 8.3 Fairs, Carnivals and Similar Events
- 8.4 Registered Marijuana Dispensary (RMD)
- 8.5 Retail/Recreational marijuana Establishment
- 8.6 Telecommunication Facility

**Section 9. Definitions**

or act in any way relative thereto.

Submitted by: Alison Manugian, Community Development Director  
Recommendations:



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**ARTICLE #11**  
**LEASE 10-YEAR 130 PLEASANT STREET**

To see if the Town will vote to authorize the Town Manager to enter into a long-term lease (10 Years) for the property located at 130 Pleasant Street, known as Map 62, Block 52, Parcel 1, or act in any other way relative thereto. The purpose of this lease is to provide parking for the property located at 1105-1109 Lakeview Avenue, or act in any way relative thereto.

Submitted by: Ann Vandal, Town Manager  
Recommendations:

**ARTICLE #12**  
**GREATER LOWELL TECHNICAL HIGH SCHOOL COMMITTEE**  
**MEMBER STIPEND AUTHORIZATION**

To see if the town will vote, pursuant to Mass General Law Chapter 71, Section 52 to authorize a stipend payable per member of the Greater Lowell Technical High School Regional School Committee Member, and that said stipend shall be in the amount of \$5,000, or take any other action thereto

Submitted by: Matt Sheehan, School Committee Member GLTHS  
Paul Morin, School Committee Member GLTHS  
Recommendations:

**ARTICLE #13**  
**SEEDSHED STABLIZATION AND MOTHBALLING**

To see if the Town will vote to appropriate a sum of money from the Community Preservation Fund Open Space Reserve, for the purpose of stabilizing and mothballing the building known as the "Seedshed" located at 771 (formally 761) Mammoth Road, known as Beaver Brook Farm, identified on the Town's GIS system as GIS ID 44-0-106-1, or act in any other way relative thereto.

Submitted by: Josh Taylor, Beaver Brook Farm Ad Hoc Committee  
Recommendations:

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**ARTICLE #14**  
**SEEDSHED DEMOLITION**

To see if the Town will vote to appropriate a sum of money, and to determine whether such appropriations shall be transferred from Community Preservation Open Space Reserves, transferred from available funds, or by any combination of these methods for the purpose of demolishing the building known as the “Seedshed” located at 771 (formally 761) Mammoth Road, known as Beaver Brook Farm, identified on the Town’s GIS system as GIS ID 44-0-106-1, or act in any other way relative thereto.

Submitted by:           Ann Vandal, Town Manager  
Recommendations:

**ARTICLE #15**  
**WORKSHOP BUILDING**

To see if the Town will vote to appropriate a sum of money, and to determine whether such appropriations shall be transferred from Community Preservation Open Space Reserves, transferred from available funds, or by any combination of these methods, for the purpose of demolishing the building known as the “Workshop” located at 771 (formally 761) Mammoth Road, known as Beaver Brook Farm, identified on the Town’s GIS system as GIS ID 44-0-106-1, or act in any other way relative thereto.

Submitted by:           Ann Vandal, Town Manager  
Recommendations:

**ARTICLE #16**  
**PETITIONER ARTICE – ACCEPTANCE LAND**  
**PARCEL C - HIGH FIELD MEADOW**

To see if the Town will accept Parcel C in its entirety as described as follows: A certain parcel of land in Dracut, County of Middlesex, Commonwealth of Massachusetts shown as Parcel C on a plan entitled "High Fields Meadow", “Definitive” Open Space Subdivision Plan, 18 Kelley Road, Dracut, Massachusetts September 27, 2012,” recorded on March 10, 2014 as revised, prepared by Village Surveying, and recorded with Middlesex North District Registry of Deeds in Plan Book 237, Plan 73, and escribed as follows:  
Beginning at a point at the southeast corner of Parcel C;

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- thence at a bearing of N 56°21'30" W and a distance of 218.57 feet to a stone bound;
- thence with a curve turning to the left with an arc length of 17.75 feet and a radius of 205.00 feet to a point marking the southeast corner of Lot 13;
- thence at a bearing of N 28°40'00" E and a distance of 150.79 feet to a stone bound;
- thence at a bearing of S 73°30'30" E and a distance of 85.31 feet to a stone bound;
- thence at a bearing of S 18°31'37" E and a distance of 198.32 feet to a stone bound;
- thence at a bearing of S 21°40'31" W and a distance of 54.15 feet to the point of beginning.

Said Parcel C contains area of 30363 square feet of land, more or less.

Submitted by: Louis Baldoumas, Rainbow Builders Corp

Recommendations:

**ARTICLE #17**  
**ROAD ACCEPTANCE (PETITIONERS ARTICLE)**  
**BURGESS FARM ROAD**

To see if the Town will accept Burgess Farm Road in its entirety as described as follows: A certain parcel of land in Dracut, County of Middlesex, Commonwealth of Massachusetts shown as **Burgess Farm Road** on a plan entitled "High Fields Meadow", "Definitive" Open Space Subdivision Plan, 18 Kelley Road, Dracut, Massachusetts September 27, 2012," recorded on March 10, 2014, as revised, prepared by Village Surveying, and recorded with Middlesex North District Registry of Deeds in Plan Book 237, Plan 73, and escribed as follows:

- Beginning at a point marking the intersection of the northeasterly property line of Lot 12 with the northerly side of Kelly Road;
- thence at a bearing of S 48°05'17" W and a distance of 67.76 feet to a stone bound;
- thence with a curve turning to the right with an arc length of 78.99 feet and a radius of 150.00 feet to a stone bound;
- thence with a compound curve turning to the right with an arc length of 42.91 feet and a radius of 30.00 feet to a stone bound;
- thence with a reverse curve turning to the left with an arc length of 52.42 feet and a radius of 150.00 feet to a stone bound;
- thence at a bearing of N 39°48'11" W and a distance of 246.79 feet to a point;
- thence with a curve turning to the left with an arc length of 43.34 feet and a radius of 150.00 feet to a point;
- thence at a bearing of N 56°21'30" W and a distance of 218.57 feet to a stone bound;

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- thence with a curve turning to the left with an arc length of 336.79 feet and a radius of 205.00 feet to a point;
- thence at a bearing of S 29°30'43" W and a distance of 106.16 feet to a stone bound;
- thence with a curve turning to the left with an arc length of 72.89 feet and a radius of 200.00 feet to a stone bound at the intersection with the northerly line of Demitri Circle;
- thence continuing along the same curve turning to the left with an arc length of 71.05 feet and a radius of 200.00 feet to a point;
- thence at a bearing of S 11°43'23" E and a distance of 30.00 feet to a stone bound at the intersection with the southerly line of Demitri Circle;
- thence continuing at a bearing of S 11°43'23" E and a distance of 244.90 feet to a stone bound;
- thence with a curve turning to the right with an arc length of 47.92 feet and a radius of 30.00 feet to a stone bound;
- thence along the northerly line of Methuen Street at a bearing of N 79°48'11" E and a distance of 110.04 feet to a stone bound;
- thence with a curve turning to the right with an arc length of 46.32 feet and a radius of 30.00 feet to a stone bound;
- thence at a bearing of N 11°43'23" W and a distance of 277.83 feet to a stone bound;
- thence with a curve turning to the right with an arc length of 107.95 feet and a radius of 150.00 feet to a stone bound;
- thence at a bearing of N 29°30'43" E and a distance of 106.16 feet to a stone bound;
- thence with a curve turning to the right with an arc length of 254.65 feet and a radius of 155.00 feet to a stone bound;
- thence at a bearing of S 56°21'30" E and a distance of 218.57 feet to a point;
- thence with a curve turning to the right with an arc length of 28.89 feet and a radius of 100.00 feet to a stone bound;
- thence at a bearing of S 39°48'11" E and a distance of 246.79 feet to a stone bound;
- thence with a curve turning to the right with an arc length of 28.40 feet and a radius of 100.00 feet to a stone bound;
- thence with a compound curve turning to the right with an arc length of 43.08 feet and a radius of 30.00 feet to a stone bound;
- thence with a reverse curve turning to the left with an arc length of 72.60 feet and a radius of 150.00 feet to a drill hole;
- thence along the original line of Kelly Road at a bearing of N 77°09'41" E and a distance of 37.74 feet to a point;
- thence at a bearing of N 72°53'11" E and a distance of 83.55 feet to a point;

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- thence with a curve turning to the left with an arc length of 69.65 feet and a radius of 141.14 feet to a point;
- thence at a bearing of N 44°41'41" E and a distance of 129.34 feet to the point of beginning.

The said Right of Way contains an area of 77,325 square feet of land, more or less.

Submitted by: Louis Baldoumas, Rainbow Builders Corp

Recommendations:

**ARTICLE #18**  
**ROAD ACCEPTANCE (PETITIONERS ARTICLE)**  
**DEMITRI CIRCLE**

To see if the Town will accept **Demitri Circle** in its entirety as described as follows: A certain parcel of land in Dracut, County of Middlesex, Commonwealth of Massachusetts shown as Demitri Circle on a plan entitled "High Fields Meadow", "Definitive" Open Space Subdivision Plan, 18 Kelley Road, Dracut, Massachusetts September 27, 2012," recorded on March 10, 2014 as revised, prepared by Village Surveying, and recorded with Middlesex North District Registry of Deeds in Plan Book 237, Plan 73, and escribed as follows:

- Beginning at a stone bound point marking the intersection of the westerly line of Burgess Farm Road with the northerly line of Demitri Circle;
- thence with a curve turning to the right with an arc length of 36.47 feet and a radius of 30.00 feet to a stone bound;
- thence at a bearing of S 78°16'37" W and a distance of 67.79 feet to a stone bound;
- thence with a curve turning to the right with an arc length of 46.365 feet and a radius of 50.00 feet to a stone bound;
- thence with a reverse curve turning to the left with an arc length of 374.71 feet and a radius of 75.00 feet to a stone bound;
- thence with a reverse curve turning to the right with an arc length of 46.365 feet and a radius of 50.00 feet to a stone bound;
- thence at a bearing of N 78°16'37" E and a distance of 53.43 feet to a stone bound;

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- thence with a curve turning to the right with an arc length of 47.12 feet and a radius of 30.00 feet to a stone bound at the intersection of the westerly line of Burgess Farm Road with the southerly line of Demitri Circle;
- thence at a bearing of N 11°43'23" W and a distance of 30.00 feet to a point;
- thence with a curve turning to the right with an arc length of 71.05 feet and a radius of 200.00 feet to the point of beginning.

The said Right of Way contains an area of 23,790 square feet of land, more or less.

Submitted by: Louis Baldoumas, Rainbow Builders Corp  
Recommendations:

**ARTICLE #19 (PETITIONERS ARTICLE)**  
**BEAVER BROOK FARM BUILDING PRESERVATION**

To see if the Town will vote to protect and preserve the remaining buildings at Beaver Brook Farm with an address of 771 Mammoth Road, specifically the buildings know as the Squash Barn, the Maintenance Building, the Seed Shed/Corn Crib, and the Stone garage, and the immediate surrounding 4 acres of land through the following actions;

- a) Through the appropriate state agencies, and if necessary through petition to the State Legislature to change the Community Preservation Asset Category assigned to said buildings and the immediate surrounding 4 acres of land from "Open Space" to "Historic Resources" in accordance with MGL, Chapter 44, § 5.
- b) To work with the Land Trust and appropriate historic preservation experts to develop appropriate preservation restrictions for the exteriors of said buildings in accordance with MGL, Chapter 184, § 31-33.
- c) To declare said buildings surplus for the purpose of RFP for sale requiring restoration/re-use and NOT for demolition in accordance with MGL, Chapter 40, § 15 (convey or abandon)
- d) To publish an RFP for sale requiring restoration of said buildings and the surrounding 4 acres in accordance with MGL Chapter 30b, § 16 and preservation restrictions developed with the Land Trust. (see b.)

This property is part of the property at 771 Mammoth Road and is further noted on the Town's GIS System as GIS ID 44-106-1; or act in any other way relative thereto.

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**ARTICLE #19 (PETITIONERS ARTICLE – Cont'd)**  
**BEAVER BROOK FARM BUILDING PRESERVATION**

**Background:** These buildings were purchased as part of the larger tract of land known as Beaver Brook Farm using "Open Space" funds in order to preserve open space in the town of Dracut. The buildings, having a unique historic significance in the town, require an alternate designation of "Historic Resources" in order to ensure their protection as part of the rich history of this town. Since their purchase, the buildings have been unused and as a result have decayed which has put them in danger of loss. Changing their category to "Historic Resources", protecting them with the appropriate preservation restrictions, and declaring them surplus for the purpose of sale for restoration and re-use would remove them as a liability to the town, while preserving the open space surrounding them. It would ensure their restoration and continued use of the structures, and put them back on the tax roles.

Submitted by: William Greenwood, 50 Gloria Ave  
Recommendations:


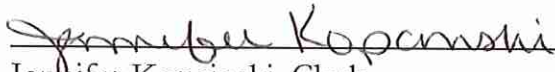
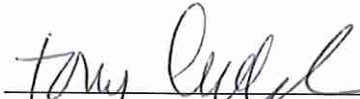
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Given under our hands this 27<sup>th</sup> day of September 2022

**Dracut Board of Selectmen**



Alison Genest, Chairperson

  
Joseph DiRocco, Jr., Vice-Chairperson  
Jennifer Kopcinski, Clerk  
Heather Santiago-Hutchings, Member  
Tony Archinski, Member

September 28, 2022 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 & 6A

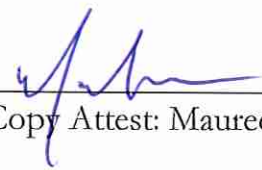
Senior Center, 951 Mammoth Road

Precincts 2, 3, 4, 5, 6, 7, 8 and 9

Richardson Middle School, 1570 Lakeview Ave

Town Hall, 62 Arlington Street

Inside and Outside

  
A True Copy Attest: Maureen Graham, Constable