

October 2, 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 Members of the Dracut Planning Board:

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

The Notice of Special Permit, PB02-12, issued by the Planning Board in 2003 set forth a list of conditions for the Beaver Brook Mill project. While the owner understands that these conditions will continue to run with the property regardless of the outcome of the request to amend the Special Permit to construct additional residential units and commercial space on the property, there are two existing conditions that we would like the Board to consider amending.

PB02-12 Special Permit condition u. states “The one story brick building in front of the residential units at 101 Mill Street shall be used only for a recreational area/building maintenance office for 100 Mill Street”.

First, the second part should read 101 Mill Street, not 100 Mill Street. As far as the current use, that building is in compliance with this condition. The building does house the Beaver Brook Mill management offices and recreational and community room space for the existing residential units. Understanding however that the owner wishes to now add 4 residential units to that building, two units in the lower level below the recreational/building maintenance space, and two units in a new second floor to be constructed over the recreational/building maintenance space, the existing special permit condition will need to be modified. We would like to suggest that the Board consider a new condition that says “PB02-12 Special Permit condition u. restricting the use of the one story brick building in front of the residential units at 101 Mill Street (Building A) is hereby removed” or perhaps a new condition that says “In addition to any residential units to be added to the one story brick building in front of the residential units at 101 Mill Street (Building A), the recreational area/building maintenance office spaces shall remain”.

PB02-12 Special Permit condition x. says “101 Mill Street will be used for residential purposes only”.

All 47 existing residential units are located within the 101 Mill Street building. In the lower level below those residential units there is storage space used by the residential tenants and storage space used by the building management group. The owner, however, would like to be able to convert some of that storage space into new commercial spaces. Under the owner's current proposal, the conversion of some portions of the existing mill building to new residential units will result in the displacement of some existing commercial space. To offset that, the owner would like to create new commercial space in the lower level of 101 Mill Street. The conversion of that space is included in the 61,500 square feet total of proposed commercial space that is noted on the site plans and the special permit amendment application. We would like to suggest that the Board consider a new condition that says “In accordance with PB02-12 Special Permit condition x., 101 Mill Street will be used for residential purposes only with the exception of the lower level where commercial use is permitted”.

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We thank you in advance for your consideration of this request. If you have any questions or need additional information, feel free to contact me by phone at (603) 374-7312 or by email to djordan@gpinet.com.

Sincerely,
GREENMAN-PEDERSEN, INC.



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Cc: Brian McGowan, Beaver Brook Holdings, LLC