



Town of *Dracut*
MASSACHUSETTS

To: Zoning Board of Appeals
From: Alison Manugian – Community Development Director
Re: 133 Phineas Street – Louis Farm Village Comprehensive Permit
(Hearing opened 3/17/22 – Closure req'd by 9/18/22)
Date: May 12, 2022

The comprehensive permit submission for the above project is largely complete. The plan set and application document were forwarded digitally to our internal project review team. They were given a week to review and comment and we met as a group to discuss the project, omissions, concerns and questions. In general the consensus is that the concept is good and that there is community benefit to the proposed development.

A site visit by the ZBA is recommended to best understand the property and the development intentions.

Given the time between initial filing and getting a full permit application package I recommend that the applicant be requested to grant, in writing, an extension of the 180d hearing duration. The delay has been approximately 2 months so an additional 60d are suggested.

Comments on Plans:

- All plans and submissions must be signed and stamped by a Professional Engineer or Architect.
- Proposed location of the construction and marketing trailer should be shown.
- All proposed signage locations should be indicated and details provided to show sizes and appearance. The size and number of contractor signs referenced in the wavier request list needs to be clarified.
- Granite curbing is recommended over asphalt berms to resist plow damage.
- The plans should show where snow will be stored, which may not be in the public way.
- A Landscape Plan and Schedule of Plantings should be submitted.
- Where the development road ties into Phineas Street the sidewalk transitions and crosswalk area need to be constructed to meet ADA regulations. Sidewalks need to connect with those existing on Phineas Street. Details should be provided and a layout shown.
- If the roadway is to be put forth for acceptance it should meet the Town of Dracut standards. Waiver of these may be possible if the road is to remain private under the HOA. If this is the intent, a note indicating that this to be a private way should be added to the plans. Additionally, a deed restriction will need to be included for each unit indicating that the private road is held and maintained by the HOA.
- Further discussion is needed to determine if there is interest in the Town accepting open space. Alternatively it could be held by the HOA with a deed or conservation restriction.



- A fence is suggested around the Stormwater detention area near Phineas Street. Such fence is typically a 4' high black chain-link structure. A double gate with lock should be required for future access and maintenance.
- Appropriate signage shall be installed, per Conservation Commission recommendations, to indicate the presence and location of wetlands; which may not be altered without appropriate Conservation Commission permission(s).

Additional Areas needing Analysis:

- A traffic study is recommended to understand neighborhood impacts.
- Additional Stormwater details and design clarity is needed. I recommend that the applicant work directly with Tina Rivard, who can report back once the review and revisions are completed. This review should include a final Operations and Maintenance Plan and Reporting requirements on system upkeep and cleaning.
- A Notice of Intent will need to be filed for the subdivision as a whole and ultimately for each structure in the buffers or riverfront areas. The existing wetlands need to be fully surveyed and plans updated to include that boundary information, which Conservation will require for review. This submission should be made as soon as possible to allow for both Boards to review and approve the same set of final plans. Note that Boards typically meet only once a month in Summer making scheduling all the more important.
- Request has been made to waive wetland filings and requirements. While waiving of local bylaw requirements is anticipated there is no mechanism for the ZBA to waive compliance with State Regulations (such as DEP Wetlands and Building Code).
- Analysis should be presented of the cut and fill for the site and the type and quantity of materials to be exported and imported. A waiver of the regulations has been requested and may be viable once numbers are reviewed.
- A complete explanation of the long-term intent for affordability monitoring is required. Who is to be the lottery agent and who will monitor future transfers?
- Flow test data will be required for the water system.
- A Construction Phasing Schedule needs to be submitted to show intent and timelines.
- What is the intended disposal process for residents' trash and recycling?
- There are requests to waive various development and permit fees. To understand the impacts of these fees on the project and the revenue impacts to the Town a full analysis listing the permit, department and value should be submitted. Note that water fees from Dracut Water can not be waived as this is a private utility entity.

Anticipated areas of Condition:

- All necessary permits and permissions shall be obtained from the Dracut Water Department.
- Sewer System will require full design and sign-off by the Dracut Sewer Department.
- As-Built Plans, appropriately stamped, will need to be submitted upon completion.