



Town of Dracut

TOWN HALL
62 ARLINGTON STREET
DRACUT, MASSACHUSETTS 01826

Board of Selectmen
License Commissioners

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June 8, 2021

Alana Murphy
Deputy Director, Housing Development Division
Department of Housing and Community Development (DHCD)
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Proposed Local Initiative Program (LIP) Development
Louis Farm Village, 133 Phineas Street, Dracut, MA 01826

Dear Ms. Murphy,

The purpose of this letter is to inform the Department of Housing and Community Development (DHCD) that the Dracut Board of Selectmen (BOS) met with the developer of the proposed Louis Farm Village, Stephen Coravos, at its regularly scheduled meeting on May 25, 2021. At the meeting Mr. Coravos and his LIP Advisor, Edward Marchant, presented to the BOS a summary of the proposed development, including but not limited to the project's Conceptual Site Plan and Preliminary Architectural Plans.

Mr. Coravos explained that the project would be an age-restricted (55+ years old) development and include twenty ownership homes located in ten duplex buildings at 133 Phineas Street in Dracut. Five of the twenty homes will be reserved as Affordable homes in accordance with the applicable LIP 40B Guidelines.

During the meeting, Mr. Coravos and Mr. Marchant responded to questions asked by members of the BOS. They explained that the LIP Application is a joint application submitted by the Town, the Developer and with the support of Dracut's Affordable Housing Partnership Committee.

At the conclusion of discussion for this agenda item, the BOS voted unanimously to endorse the Conceptual Site Plan and the Preliminary Architectural Plans and to authorize the Chair of the BOS to review and sign the final draft of the LIP Application to be submitted to DHCD, assuming of course that the Conceptual Site Plan and Preliminary Architectural Plans in the LIP Application are consistent with the plans presented during Mr. Coravos' presentation.

We hope that DHCD will approve the LIP Application and issue a Project Eligibility Letter so that the developer can proceed with his Comprehensive Permit application to the Dracut Zoning Board of Appeals.

Sincerely,

A handwritten signature in black ink that reads "Alison Genest". The signature is fluid and cursive, with "Alison" on the top line and "Genest" on the bottom line.

Alison Genest, Chairman
Board of Selectmen