
MIRICK O'CONNELL

A T T O R N E Y S A T L A W

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October 15, 2021

Guy Horne, Chairman
Dudley Planning Board
Dudley Municipal Complex
Room 308
71 West Main Street
Dudley, MA 01571

Re: Stevens Mill Redevelopment - Mill Conversion Project

Dear Mr. Horne:

My firm represents Stevens Mill Owner, LLC, the owner of the historic Stevens Linen Mill located at 8 Mill Street in Dudley. The owner proposes to preserve and renovate the historic mill building and convert it into a residential apartment complex (the "Project").

On behalf of the owner, enclosed are an **Application for Review of Site Plan (Major Site Plan)**, pursuant to Section 5.04.00 of the Dudley Zoning Bylaw, and an application for Approval of a **Special Permit for a Mill Conversion Project**, pursuant to Section 3.10.00 of the Dudley Zoning Bylaw, along with a narrative report/response. I am also delivering to the Planning Board office eight (8) copies of the Site Plan and two (2) copies of the Drainage Report for the Project, both prepared by Bohler Engineering.

As required by the Mill Conversion Bylaw the Project will include 10% affordable apartment units. We are also requesting two waivers for the Project. The requested waivers relate to the number of required parking spaces for the Project (authority to grant a waiver found at Section 3.10.07 B of the Zoning Bylaw) and the location of the parking lots (authority to grant a waiver found at Section 3.20.07 D of the Zoning Bylaw).

As shown on the enclosed renderings, the Project represents an exciting opportunity for both the owner and the Town of Dudley to preserve the historic mill building and create new,

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modern apartment units to add to the community's housing mix. The Project team looks forward to meeting with the Planning Board to answer any questions it may have about the Project.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Stephen F. Madaus". The signature is fluid and cursive, with the first name "Stephen" and last name "Madaus" clearly distinguishable.

Stephen F. Madaus

SFM/jmc
Enclosures

cc: Stevens Mill Owner, LLC





FORM M

APPLICATION FOR APPROVAL OF A SPECIAL PERMIT
FOR A MILL CONVERSION PROJECT

Date: 10/15/21

To the Planning Board of the Town of Dudley, Massachusetts

Pursuant to the provision of Section 3.10.00 of the Zoning Bylaw, the undersigned hereby makes application for a Special Permit for a Mill Conversion Project entitled:

Stevens Mill Redevelopment

NAME OF APPLICANT: Stevens Mill Owner LLC

ADDRESS: 1201 Hampton St., Suite 2B, Columbia, South Carolina 29201

TELEPHONE NUMBER: (508) 929-1630 (Atty. Madaus)

NAME OF PROPERTY OWNER: (SAME)

ADDRESS: _____

TELEPHONE NUMBER: _____

NAME OF ENGINEER: Bohler

ADDRESS: 352 Turnpike Road, Southborough, MA 01772

TELEPHONE NUMBER: (508) 480-9900

Property Information:

Property Address: 8 Mill Street

Assessor's Map/Block/Lot Number: 117/120, 117/120/03, 117/120/002

Zoning District(s): Industry (IND-43), and Mill Conversion Overlay District

Total Land Area: 302,782 (square feet) ± 6.95 (acres)

Proposed Uses in Project: Residential ± 156 apartments (16 affordable units)

Proposed Gross Floor Area of Commercial Space: ± 5,637 sq. ft.

Proposed Gross Floor Area of Institutional Space: _____

Proposed Gross Floor Area of Recreational Space: _____

Proposed Gross Floor Area of Residential Space: ± 189,449 sq. ft.

Number of Proposed Dwelling Units: 156

Number of Proposed Affordable Dwelling Units: 16

Recording Information:

The owner's title to the land is derived under deed from Stevens Mills, LLC,
dated 9/27/2019, and recorded in the Worcester District Registry of Deeds, Book 62958,
Page 320, or under Certificate of Title No. _____, and registered in the Worcester
District Registry, Book _____, Page _____.

Waivers:

The following waivers are requested:

See attached Request for Waivers

Signature of Applicant(s)

By: STEVEN'S MILL OWNER, LLC
[Signature]
Signature of Property Owner(s)

Al SAAD, Member

REQUEST FOR WAIVERS

Request No. 1: Reduction in Required Number of Parking Spaces.

The Applicant requests a seven percent (7%) reduction in the required number of parking spaces, as available in accordance with **§3.10.07.B** of the Dudley Zoning Bylaw, to reduce the required number of parking spaces from 257 to 239 (a reduction of 18 spaces).

Request No. 2: Waiver of the Requirement Concerning the Location of Parking Lots.

The Applicant requests a waiver from the requirement in **§3.10.07.D** of the Dudley Zoning Bylaw, which requires parking lots to be located to the rear or side of all buildings and not to be located in front setbacks or in buffer areas. Applicant seeks to utilize existing parking areas on the site, including the parking area located in the front of the existing building. In addition, the location and dimensions of the existing historic building limit the Applicant's ability to introduce new, conforming parking areas on the site.

**NARRATIVE REPORT OF STEVENS MILL OWNER, LLC (“APPLICANT”)
REGARDING 3.10.06 B OF THE ZONING BYLAW**

The Applicant proposes to redevelop the historic Stevens Mill building into residential apartments, with associated parking and landscaping improvements. The project will create 156 apartments, of which 16 will be affordable units, as required by Section 3.10.07, L of the Mill Conversion Overlay District Bylaw.

Development Schedule:

Target Date for Start of Construction:	April 1, 2022
Phase for demolition and hazmat abatement	Estimated to be 6 months.
Phase for framing and interior build out	Estimated to be 12 months.
Target Date for Substantial Completion of Project	Estimated to be 18 months from the Date of Commencement of Construction.

Architectural History and Significance of the Stevens Mill:

The historic Stevens Mill property is Dudley’s largest industrial complex, the site of textile manufacturing operations between 1812 and the 1990s. Starting as the Merino Woolen Manufacturing Company, the site was acquired by Henry Hale Stevens in 1846 and became home to Stevens Linen Works.

The well-preserved Civil War era mill buildings on the site were built primarily between 1855 and 1864. The site’s dominant architectural features are two six-story Italianate towers flanking the main mill building. The mill complex was added to the National Register of Historic Places in 2010.

Development Impact Statement:

The Development Impact Statement is provided by cutting and pasting each of the items as set forth in Section 3.10.06, B, (c) of the Zoning Bylaw and providing the Applicant’s response to each, as shown in *italics*.

1. Description of the subdivision and its relationship to the surrounding area. *The Project does not involve or require the subdivision of any property. The Project involves the renovation of the historic mill building located on the parcel known as 8 Mill Street (Assessor’s M/B/L 117/120/000), containing approximately 5.94 acres, and improvements to the adjacent vacant parcel owned by the Applicant, located along the French River and containing approximately an 1.01 acres (Assessor’s M/B/L 117/120/002).*
2. Tabulation of the total area being subdivided, the total area of lots, the total area dedicated for streets, drainage or utilities, and the total area reserved for recreation, parks or other open land. *The Project does not involve the subdivision of land. As shown on the*

Site Plan submitted herewith, the total land area of the Project is 302,697 sq. ft. (approximately 6.95 acres). The Project does not involve or require the creation of new streets. As shown on the Site Plan, a portion of the Project area, located along the eastern sideline of Ardlock Place, will be made available to the Town to widen the layout of Ardlock Place. The improvements for the widening of the way to be completed by the Applicant. In addition, an area of the vacant parcel located along the French River will be subject to a pedestrian walkway/river walk, which will be open to the public.

3. Description of the nature and extent of the proposed work and its impact on environmental and historical resources; all measures being utilized to minimize damage; any adverse short-term or long-term environmental consequences which cannot be avoided should the work be performed; as well as alternatives to the proposed action and their effects on environmental and historic resources. *The proposed work for the Project will have a positive impact on the historical resources of the Town, in that a landmark, historic mill building will be preserved and restored. The environmental impacts will also be positive, in that hazardous materials will be abated and removed from the historic structure and a site that is already developed will be revitalized (no loss of open space). In addition, the land area along the French River will be cleaned up and landscaped.*
4. Description of the methods to be used during construction to control erosion and sedimentation; description of the approximate size and location of land to be cleared at any given time and length of time of exposure; covering of soil stockpiles; and other control methods used. Evaluation of the effectiveness of the proposed methods and their effect on the surrounding areas. *For description of the methods for erosion and sedimentation control, see the Soil Erosion & Sediment Control Plan included with the Site Plan (sheet No. C-601). The erosion control measures will ensure that there will be no negative impact or effect on surrounding areas of the Project.*
5. Description of the permanent methods to be used to control erosion and sedimentation. *Erosion and sedimentation will be permanently controlled as described in the Drainage Report prepared by the site engineer, Bohler, submitted herewith (and see sheet entitled, Soil Erosion & Sediment Control Plan, Sheet C-601). Post completion of the Project, erosion and sedimentation will also be controlled by grading and drainage improvements, as well as by new landscaping, as shown on the Grading and Drainage Plan (Sheet C-401-403) and on the Landscape Plan (Sheet L-701-703) included with the Site Plan.*
6. Description of any limitations on the proposed project caused by subsurface soil and water conditions, and methods to be used to overcome them. *The Applicant is not aware of any subsurface soil and/or water conditions which impose limitations on the Project.*
7. Description of the estimated traffic flow at peak periods, the likely circulation patterns, and changes in level of service or safety for vehicles and pedestrians. The scope of the area evaluated for traffic impacts should be related to the volume of traffic that could be generated by future developments in said MCP, and by what routes that traffic will likely use. The report shall contain information about the proposed access points and

characteristics of adjacent public streets including, but not limited to: capacity, width, sight distances, alignment, turning data, accident information, and condition of pavement (including shoulders). For traffic analysis, see the Traffic Impact Assessment prepared by VHB and dated August 24, 2021. The traffic and pedestrian circulation within the Project is as shown on the Site Plan.

8. Description of the effect of the project on public sewer system. If the proposed project will contain residential uses, state the number of bedrooms proposed for each unit. If the project will contain non-residential uses, provide estimates for the amount of sewage that will be discharged per day. The Applicant met with the Town's Water and Sewer Department and it was determined that the existing sewer infrastructure is available to provide sewer service for the Project. The Project will consists of 156 apartments, comprised of the following types of units: studios: 29 units; one bedroom apartments: 74 units; two-bedroom apartments: 45 units; three-bedroom apartments: 8 units. Total number of bedrooms = 217. The estimated amount of sewage that will be discharged is 23,980 gallons per day (Title 5 calculation).
9. Description of the effect of the project on the Town water supply and distribution system. The Applicant met with the Town's Water and Sewer Department and it was determined that the existing municipal water supply and distribution system is adequate and available to provide water service for the Project.
10. Description of any special impact on municipal and governmental services. The Project will result in the preservation and restoration of a large, historic mill building in Dudley. The Project will relieve the Town of concerns of an abandoned, vacant structure being susceptible to trespass and vandalism, and a heightened risk of fire.
11. Estimate of the number of new school children generated by the MCP, and number of total new persons added to the Town's population. In addition, projected net tax and other revenues over anticipated municipal costs should be submitted to help the Planning Board gain an understanding of the total fiscal impact of the proposed project upon Town resources. The Applicant has estimated the following: total number of new persons added to the Town's population (assuming all residents of the Project will be new to the Town): 264; total number of school aged children to reside in the Project: 56. It should be noted, however, that in the Applicant's significant experience in converting mills to residential use, it has been found that this particular type of housing tends to appeal more to single residents and couples and less so to families with children. Relative to local property taxes, the Project is subject to a proposed Tax Increment Financing Agreement as negotiate with the Town's Board of Selectmen and subject to approval of Dudley Town Meeting.

d. Information pertaining to any organization which the Applicant proposes to form where the development is to be a condominium or other ownership organization, including forms and plans to be used to organize and manage the same, for approval as to form by Town Counsel;

Response: Not applicable; the residential units will be apartments, not condominiums.

e. Copies of all proposed covenants, easements, and other restrictions which the Applicant proposes to grant to the Town, utility companies, and any condominium or other ownership organization and the owners thereof, including plans of land to which they are intended to apply, for approval as to form by Town Counsel;

Response: Upon completion of the Project, an easement for recreational use of the walkway/river walk will be delivered to the Town, to allow for public access to the walkway. The sixteen (16) affordable housing units will be subject to the standard DHCD Regulatory Agreement, to be entered into by the Applicant and the Town, such that the units will qualify for inclusion in the Town's Subsidized Housing Inventory.

f. Any and all other information that the Planning Board may reasonably require in a form acceptable to assist in determining whether the Applicant's proposed development plan meets the objectives of this Section.

Response: The Applicant respectfully submits that the Project is precisely the type of redevelopment of the historic Stevens Mill building that the Town was contemplating when it adopted the Mill Conversion Overlay District (by a two-thirds vote of Town Meeting).

FORM N

APPLICATION FOR REVIEW OF A SITE PLAN

Date: 10/15/21

To the Planning Board of the Town of Dudley, Massachusetts

Pursuant to the provision of Section 2.03.02 and Section 3.04.00 of the Zoning Bylaw, the undersigned hereby makes application for Site Plan Review for a project called:

Stevens Mill Redevelopment

NAME OF APPLICANT: Stevens Mill Owner LLC

ADDRESS: 1201 Hampton St., Suite 2B, Columbia, South Carolina 29201

TELEPHONE NUMBER: (508) 929-1630 (Atty. Madaus)

NAME OF PROPERTY OWNER: (SAME)

ADDRESS: _____

TELEPHONE NUMBER: _____

Email: smadaus@mirickoconnell.com

Property Information:

Property Address: 8 Mill Street

Assessor's Map/Block/Lot Number(s): 117/120; 117/120/03; 117/120/002

Zoning District(s): Industry (IND-43) and the Mill Conversion Overlay District

Total Land Area: 302,782 (square feet) ± 6.95 (acres)

Existing Land Use(s): Vacant, historic mill building with parking lots

Proposed Land Use(s): Historic Preservation of mill and conversion for residential use, with 156 apartments, of which 16 will be affordable units

Existing Gross Floor Area: ± 198,191 sq. ft.

Proposed Gross Floor Area: ± 189,449 sq. ft.

Number of Parking Spaces: Existing 54 Required 193* Proposed 239**

*After applying 25% reduction in number of required parking spaces per § 3.10.07.B of the Zoning Bylaw (257 spaces reduced to 193 spaces).

Project Information:

MINOR SITE PLAN (Circle all that apply):

**Reflects a reduction of 7% (18 parking spaces) per § 3.10.07.B of the Zoning Bylaw.

- ✓ Construction or exterior expansion of any nonresidential building or structure or change of use from residential to commercial/industrial in any district where such construction will exceed a total gross floor area of three thousand (3,000) square feet, but less than five thousand (5,000) square feet, within any five (5) year period.

- ✓ The construction or exterior expansion of any residential building or structure or change of use from commercial/industrial to residential in any district where such construction will exceed two (2) apartment units, but fewer than (7) apartment units.
- ✓ The construction or renovation of parking facilities involving five (5) but fewer than ten (10) additional parking spaces, with the exception of normal maintenance.

MAJOR SITE PLAN (Circle all that apply):

- ✓ The construction or exterior expansion of any non-residential building or structure or change of use from residential to commercial/industrial in any district where such construction will exceed a total gross floor area of five thousand (5,000) square feet per building within any ten (10) year period.
- ✓ The construction or exterior expansion of any residential building or structure or change of use from commercial/industrial to residential in any district where such construction will exceed seven (7) apartment units.
- ✓ The construction or renovation of parking facilities involving ten (10) or more additional parking spaces, with the exception of normal maintenance.

Recording Information:

The owner's title to the land is derived under deed from Stevens Mills, LLC, dated 9/27/19, and recorded in Worcester District Registry of Deeds, Book 62958, Page 320, or under Certificate of Title No. _____, and registered in the Worcester District Registry, Book _____, Page _____.

Waivers:

The following waivers are requested:

See attached Request for Waivers

Signature of Applicant(s)

By: _____

Signature of Property Owner(s)

STEVENS MILL OWNER, LLC

AL SAAD, Member

REQUEST FOR WAIVERS

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Request No. 2: Waiver of the Requirement Concerning the Location of Parking Lots.

The Applicant requests a waiver from the requirement in **§3.10.07.D** of the Dudley Zoning Bylaw, which requires parking lots to be located to the rear or side of all buildings and not to be located in front setbacks or in buffer areas. Applicant seeks to utilize existing parking areas on the site, including the parking area located in the front of the existing building. In addition, the location and dimensions of the existing historic building limit the Applicant's ability to introduce new, conforming parking areas on the site.