



City of Lowell - Planning Board

Planning Board Agenda

Thursday, January 24, 2019 6:30 p.m.
City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

I. **Minutes for Approval**
1/7/2019

II. **Planning Board - Executive Session**
Executive Session - Regarding Matter Of Litigation, Namely The Union Lowell, LLC V. City Of Lowell Planning Board, Public Discussion Of Which Could Have A Detrimental Effect On The City's Position

III. **Continued Business**
Site Plan Review & Special Permit: 493 and 509 Market Street
An application was submitted by Mar-Sac Realty Trust seeking Site Plan Review, Special Permit, and Variance approval at 493 & 509 Market Street. The applicant proposes to construct a three-story mixed use structure on a vacant parcel. The proposed project is located in the Urban Mixed Use (UMU) zoning district. The project requires Site Plan Review approval under Sec. 11.4, a Special Permit under Article 12: Table of Uses, and any other relief required.

IV. **New Business**
ReZone: Extending Regional Retail (RR) 55 Phoenix Avenue 01852
In accordance with M.G.L. Chapter 40A, Section 5, the Lowell Planning Board will hold a Public Hearing to hear all interested persons relative to an ordinance to amend "The Code of Ordinances City of Lowell, Massachusetts," with respect to Chapter 290, thereof entitled "Zoning." The amendment would extend the adjacent Regional Retail (RR) zoning district to include the parcels located at 55 Phoenix Avenue, 75 Phoenix Avenue, and 77-81 Phoenix Avenue, which are currently within the Light Industrial (LI) zoning district.

Site Plan Review & Special Permits: 42 Highland Street 01852
An application was submitted by Southern End Realty seeking Site Plan Review, and two (2) Special Permits to construct two (2) duplexes behind the existing structure in the Traditional Neighborhood Multi-Family (TMF) zoning district. The proposed project requires Site Plan Review under Section 11.4 because of the proposed four (4) residential units and a Special Permit under the Table of Uses, Article XII, Section 12.1 (d). The project also requires Special Permit approval under Section 6.7 for a driveway that exceeds 200 linear feet and any other relief required of the Lowell Zoning Ordinance.

V. **Other Business**

VI. **Notices**

VII. **Further Comments from Planning Board Members**

VIII. **Adjournment**

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CITY OF LOWELL