



City of Lowell - Planning Board

Planning Board Agenda

Monday, February 3, 2020 6:30 p.m.
City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

I. Minutes for Approval

1/23/2020

II. New Business

Special Permit and Site Plan Review: 51 Payne Street 01851

An application was submitted by Kevin J. Murphy, Esq. on behalf of El Camino Realty Trust for Special Permit and Site Plan Review approval to construct a 41-space parking lot on the vacant lot at 51 Payne Street. The property is in the Traditional Neighborhood Mixed-Use (TMU) zoning district and requires Special Permit approval under Section 12.6.g for the use, Site Plan Review under Section 11.4.2(3) to construct a parking lot with more than 14 spaces, and for any other relief required of the Lowell Zoning Ordinance.

Special Permit and Site Plan Review: 113 Walker Street 01854

JJN Realty Trust applied for Special Permit and Site Plan Review for a proposed nine (9) unit residential development at 113 Walker Street. The existing structure is a two-family home on a 37,036 sq. ft. lot located in the Traditional Multifamily (TMF) zoning district. The applicant proposes to demolish the single-family home, subdivide the lot and construct four (4) townhouses on Lot A, and five (5) townhouses on Lot B. The applicant is seeking a Special Permits for Lot A and Lot B for the use of four (4) to six (6) dwelling units on a single lot, and Site Plan Review for a development with more than three (3) dwelling units.

III. Continued Business

IV. Other Business

Extension Request: 725, 741 749 Merrimack Street 01854

The applicant for 725, 741, & 749 Merrimack Street has requested a two-year extension to the Special Permit approval first granted to convert the vacant church into 50 residential units.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment