



City of Lowell - Planning Board

Planning Board Agenda

Monday, June 18, 2018 6:30 p.m.
City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

- I. Minutes for Approval
- II. Continued Business
- III. New Business

Special Permit: 61-63 Queen Street 01851

An application was submitted by Tonh Dom seeking Special Permit approval from the Planning Board and Variance Approval from the Zoning Board to legalize the use of a property that has operated as a three family home at 61-63 Queen Street. The building is located in the Traditional Neighborhood Multi-Family (TMF) zoning district and requires Special Permit approval from the Planning Board under Article 12 Table of Uses: Section 12.1.c for the three dwelling units and Variance approval from the Zoning Board under Article 5 Dimensional Requirements: Section 5.1 for minimum lot size, minimum lot area per dwelling unit, and front yard setbacks; Section 5.3.2 for usable open space per dwelling unit; and Section 6.1.4(1)c for off-street parking; and for any other relief required under the Lowell Zoning Ordinance.

Site Plan Review and Special Permit: 70 Industrial Ave E 01852

An application was submitted by Patriot Care Corp. for Site Plan Review and Special Permit to engage in the sale of marijuana for adult use. This project is in the High Rise Commercial (HRC) Zoning District and requires Site Plan Review and Special Permit approval pursuant to Section 11.4 and Section 7.10 of the Zoning Ordinance and any other relief required.

Definitive Subdivision: 27 Stratham Street 01852

An application was submitted by 27 Stratham Street, LLC for Definitive Subdivision Approval at 27 Stratham Street. The applicant proposes to subdivide a 21,714 square foot lot into three (3) single family lots and extend Stratham Street approximately 250 linear feet. The applicant is seeking waivers to propose a street width of 20 feet and to propose granite curbing on one side of the street. The parcel is in the Traditional Single Family (TSF) zoning district and requires approval by the Planning Board under the Lowell Subdivision of Land Regulations and for any other relief required under the Lowell Zoning Ordinance.

Site Plan Review and Special Permit: 78-90 Lakeview Avenue 01850

An application was submitted by GDS Enterprises, Inc. seeking Site Plan Review and Special Permit approval to redevelop an existing building and lot into a new Domino's restaurant at 78-90 Lakeview Avenue. The parcels are in the Urban Mixed Use (UMU) zoning district and require Site Plan Review under Section 11.4.2(3) for proposing to build more than 14 parking spaces and Special Permit approval under Section 6.1.5(5) for a reduction in off-street parking as well as approval for any other relief required under the Lowell Zoning Ordinance.

2018 JUN 11 PM 12:49
RECEIVED
CITY OF LOWELL
CITY CLERKS OFFICE

Rezone Petition: 232, 234, 268 Mt. Vernon Street; 294 School Street; 5 Farnham Street 01854

The petition seeks two separate extensions. The first extension proposes extending the Light Industry, Manufacturing, and Storage (LI) zoning district to a portion of 294 School Street currently zoned Urban Mixed Use (UMU) and a portion of 268 Mt. Vernon Street and the entire 5 Farnham Street parcel currently zoned Urban Neighborhood Multi Family (UMF). Secondly, the rezone petition proposes extending the UMU zoning district to 232, 234 Mt. Vernon Street and the remaining half of 268 Mt. Vernon Street.

- IV. **Other Business**
 - V. **Further Comments from Planning Board Members**
 - VI. **Adjournment**
-
-