



City of Lowell - Planning Board

Planning Board Agenda

Monday, July 16, 2018 6:30 p.m.

City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

2018 JUL 10 AM 10:35
CITY CLERK'S OFFICE

I. **Minutes for Approval**

II. **Continued Business**

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.

III. **New Business**

Amended Site Plan Review and Special Permit: 279 Dutton Street 01854

An application was submitted by 279 Dutton Street, LLC seeking Site Plan Review and Special Permit approval from the Planning Board to add two stories and two residential dwelling units to an existing building. The building is in the Urban Mixed-Use (UMU) district and needs approval for an amended Site Plan under Section 11.4.2(2) for the construction of a residential dwelling structure with more than three units, an amended Special Permit under Section 12.1.d and any other relief required under the Lowell Zoning Ordinance.

Site Plan Review: 512, 520, 524, 534 Central Street 01852

An application was submitted by Mark O'Hara, PE on behalf of Portuguese American Civic League for Site Plan Review to expand an existing parking area in the Traditional Mixed Use (TMU) zoning district. The applicant is seeking Site Plan Review under Section 11.4 of the City of Lowell Zoning Ordinance.

Special Permit: 256 Trotting Park Road 01854

An application was submitted by Lenny deSousa seeking a Special Permit to construct a new single-family home at 256 Trotting Park Road. The parcel is located in the Suburban Neighborhood Single Family (SSF) zoning district and requires a Special Permit from the Planning Board under Section 5.1.10 for minimum lot width and for any other relief required under the Lowell Zoning Ordinance.

Special Permit: 36 Osgood Street 01851

An application was submitted by The Daly Group seeking Special Permit approval for a property located at 36 Osgood Street in the Traditional Two Family (TTF) zoning district. The proposed project is to construct a two family dwelling on the subject property and requires Special Permit

approval under Section 5.1.10 for Lot Width of the Lowell Zoning Ordinance and any other relief that is required.

Site Plan Review and Special Permit: 268 Mt. Vernon Street and 5 Farnham Street 01854

An application was submitted by Megan House Foundation seeking Site Plan Review and Special Permit approval at 268 Mt. Vernon Street and 5 Farnham Street. The proposal is to redevelop the site to construct an approximately 22,000 sq. ft. industrial and retail building with the associated parking. The proposed project is located in the Light Industry Manufacturing & Storage (LI) zoning district and requires Site Plan Review approval under Section 11.4 and Special Permit approval under Sect. 12.4 (a) for retail use in the LI district from the Planning Board and any other relief that is required of the Lowell Zoning Ordinance.

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