



City of Lowell - Planning Board

Planning Board Agenda

Thursday, September 19, 2019 6:30 p.m.
City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

2019 SEP 13 AM 9:30
CITY OF LOWELL
CITY COUNCIL CHAMBERS

I. **Minutes for Approval**
9/19/19

II. **Continued Business**

Special Permit: 20 Thorncliff Ave 01851

An application was submitted by Ryan Rourke seeking Special Permit approval to construct a new single family dwelling structure on a newly created lot that will be subdivided from an existing parcel. The proposed project will require the extension of Thorncliff Avenue to allow for appropriate frontage. The project requires a Special Permit (s) from the Lowell Planning Board pursuant to Section 5.1.1(7) to reduce the frontage by fifteen (15) feet. The subject property is located in the Traditional Single Family (TSF) zoning district and will require a Special Permit pursuant to 6.7 of the Lowell Zoning Ordinance because the proposed driveway exceed 6% and any other relief required.

III. **New Business**

Site Plan Review and Special Permit: 70 Industrial Ave E

An application was submitted by Patriot Care Corp. seeking Site Plan Review and Special Permit approval to open a marijuana product manufacturing facility at 70 Industrial Ave E. The building is in the High-Rise Commercial (HRC) zoning district and needs Site Plan Review approval under Section 7.10, a Special Permit under the Table of Uses, Article XII, Section 12.9(t), and any other relief required under the Lowell Zoning Ordinance.

Site Plan Review and Special Permit: 677 & 705 Pawtucket Boulevard

An application by DSM Realty, Inc. to modify the previously approved project that consisted of a 71,000 SQ FT Market Basket supermarket with 12,400 SQ FT general retail space. The proposed revised project includes the construction of a 71,000 SQ FT Market Basket supermarket with an adjacent retail store of 22,000 SQ FT, which is an increase of 9,600 SQ FT of the previously approved project. In addition, the applicant is proposing to demolish the existing restaurant at 705 Pawtucket Boulevard and construct a smaller drive-thru restaurant that is approximately 2,600 SQ FT and includes reconfiguration of the adjacent one hundred thirty-four (134) space parking lot. The project requires Site Plan Review under Section 11.4 and Special Permit approval under Section 12.4.g (1) and any other relief required. The site is located in the Suburban Mixed Use (SMU) zoning district.

IV. **Other Business**

Pre-Application: Site Plan Review and Special Permit: 160 Middlesex Street

John Geary, Esq. on behalf of 160 Middlesex Street, LLC has requested that the Planning Board provide a preliminary review of their proposed project at the address listed above. This is not a public hearing. The Planning Board will render no decision related to Site Plan Review or Special Permit, nor guarantees any future decision, whether positive or negative, on any project that receives pre-application review. The applicant has submitted plans to construct a new 15,886 sq. ft. building with 24 studio apartments and one ground floor commercial unit in the vacant lot at 160 Middlesex Street. The lot is in the Downtown Mixed Use (DMU) zoning district needs Site Plan Review approval under Section 11.4, a Special Permit under the Table of Uses, Article XII, Section 12.1(e) and any other relief required under the Lowell Zoning Ordinance.

Pre-Application: Site Plan Review and Special Permit: 113 Walker Street

JJN Realty Trust has requested that the Planning Board provide a preliminary review of their proposed project at the address listed above. This is not a public hearing. The Planning Board will render no decision related to Site Plan Review or Special Permit, nor guarantees any future decision, whether positive or negative, on any project that receives pre-application review. The applicant has submitted plans to subdivide the existing parcel into two (2) lots. Four (4) townhouses are proposed on "Proposed Lot A" and five (5) townhouses are proposed on "Proposed Lot B". Both lots will be serviced by a common driveway. The subject property is located in the Traditional Multi-Family (TMF) zoning district and needs Site Plan Review approval under Section 11.4, a Special Permit under the Table of Uses, Article XII, Section 12.1(d), and any other relief required under the Lowell Zoning Ordinance.

2020 Meeting Schedule and Submittal Deadline

Administrative: Signatory Authority

- V. **Notices**
- VI. **Further Comments from Planning Board Members**
- VII. **Adjournment**