



City of Lowell - Planning Board

Planning Board Agenda

Monday, December 16, 2019 6:30 p.m.
City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

2019-12-16 11:28 AM
Merrimack Street
City of Lowell

I. Minutes for Approval

10/21/2019
11/18/2019

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. This petition was continued from the 10/21/19 meeting.

Site Plan Review: 705 Dutton Street 01854

An application was submitted by Grow Team Gardens (GTG), LLC seeking Site Plan Review approval to open a marijuana cultivation facility at 705 Dutton Street. The building is in the Light Industrial (LI) zoning district and needs Site Plan Review approval under Section 11.4, Section 7.10, and any other relief required under the Lowell Zoning Ordinance. This petition was continued from the 10/21/19 meeting.

Site Plan Review & Special Permit: 116 & 128 Fletcher Street 01854

An application by NG Development, LLC seeking Site Plan Review and Special Permit approval from the Planning Board and Variance approval from the Zoning Board to convert an existing building at 116 & 128 Fletcher Street into 11 residential dwelling units. The property is in the Urban Mixed-Use (UMU) zoning district and requires Site Plan Review under Section 11.4.2(2) to construct more than three dwelling units, a Special Permit under section 12.1.e to construct seven or more dwelling units on one lot in the UMU, and Variances under Section 5.1 for minimum lot area per dwelling unit and under Section 6.1.4(1)d for the off-street parking requirement; and for any other relief required of the Lowell Zoning Ordinance. This petition was continued from the 10/21/19 meeting.

III. New Business

Site Plan Review: 13 Wood Street 01851

The Lowell Planning Board will hold a public hearing regarding an application by DSM Realty, Inc. for approval of Site Plan Review under Section 11.4 and any other relief required of the Lowell Zoning Ordinance. The applicant is proposing façade and site improvements to the existing Middlesex Plaza Shopping Center, which is comprised of 72, 229 SQ FT of retail space supported by a 286-space parking lot. The applicant is proposing site improvements to the façade of the Shopping Center and parking field improvements, including pedestrian access and safety, landscaping and stormwater management upgrades. There is no proposed increase to the overall building area of the Shopping Center.

IV. Other Business

Administrative: Signatory Authority – Need revised letter for Land Court showing the signatures of a majority of Planning Board members.

V. Further Comments from Planning Board Members

VI. Adjournment