



City of Lowell - Planning Board

Planning Board Agenda - REVISED

Monday, January 3, 2022 at 6:30 p.m.

This meeting will occur in-person with the option to join remotely. You can choose to attend in-person in the City Council Chambers, City Hall, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:

1. Join via your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/87919649367>
2. Call 646-558-8656 and enter the MEETING ID: 879 1964 9367
3. Watch LTC Channel 99
4. Watch online at: www.ltc.org/watch/channel-99

Review all application documents online at: www.lowellma.gov/1098/Planning-Board

I. Minutes for Approval

December 6, 2021 Minutes

II. Continued Business

III. New Business

Site Plan Review: 572-610 Lakeview Avenue, 01850

The Lowell Housing Authority has applied to the Lowell Planning Board seeking Site Plan Review approval for the addition of one ADA accessible residential unit at the existing housing complex. The property is located in the Traditional Multi-Family (TMF) zoning district. The project requires Site Plan Review approval pursuant Section 11.4.2(2) from the Lowell Planning Board, and any other relief required under the Lowell Zoning Ordinance.

Flood Plain Overlay District

In accordance with M.G.L. Chapter 40A Section 5, the Lowell Planning Board will hold a Public Hearing to hear all interested persons relative to an ordinance to amend "The Code of Ordinances City of Lowell, Massachusetts," with respect to Chapter 290, thereof entitled "Lowell Zoning Code" by amending Article IX Overlay Districts, specifically Section 9.1 entitled Flood Plain Overlay District (FPOD). The proposed updates would bring the City's FPOD in compliance with FEMA and NFIP rules to ensure Lowell residents continue to qualify for flood insurance. Changes were made to align with the state's "model" floodplain bylaw.

IV. Other Business

Pre-Application Hearing: 817 Merrimack Street, and 680 Father Morissette Boulevard, 01852

Aptitude Acquisitions, LLC have applied to the Lowell Planning Board for a Pre-Application hearing for a proposal to demolish the existing building and construct two residential buildings at 817 Merrimack Street, and 680 Father Morissette Boulevard. Building 1 would be a 7-story structure containing 126 residential units, 2 levels of structured parking, and a first floor amenity space at 817 Merrimack Street. Building 2 would be a 7-story structure containing 126 residential units with a ground floor leasing office and clubhouse at 680 Father Morissette Boulevard. The subject properties are located in the Institutional (INST) zoning district. When the full application is filed it will require Site Plan Review, and Special Permit approval from the Lowell Planning Board, Variance approval from the Lowell Zoning Board of Appeals, and Historic Board approval for the 680 Father Morissette Boulevard structure.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment