



# City of Lowell - Planning Board

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## Planning Board Agenda

Thursday, February 23, 2023 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, 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/89912154119>
2. Call 646-558-8656 and enter the MEETING ID: 899 1215 4119
3. Watch LTC Channel 99
4. Watch online at: [www.ltc.org/watch/channel-99](http://www.ltc.org/watch/channel-99)

Review all application documents online at: [www.lowellma.gov/1098/Planning-Board](http://www.lowellma.gov/1098/Planning-Board)

### I. Minutes for Approval

2/6/2023

### II. Continued Business

### III. New Business

#### Site Plan Review and Special Permit – 102-108 Westford Street, 01851

102-108 Westford Street, LLC has applied to the Lowell Planning Board seeking Site Plan Review and Special Permit approval to construct a 6-unit residential structure at 102 Westford Street. The previous multi-family property on the site was destroyed in a fire. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The proposal requires Site Plan Review approval from the Planning Board per Section 11.4 to construct more than 3 residential units, and Special Permit approval from the Planning Board per Section 11.3 and Article 12.1 for 6 residential units. The applicant also requires Variance approval from the Lowell Zoning Board of Appeals.

#### Site Plan Review and Special Permit – 72-74 Boisvert Street and 253 W Sixth Street, 01854

ZR Development Group LLC has applied to the Lowell Planning Board to redevelop the existing St. Louis School building into 16 residential units with 31 off-street parking spaces. The application requires Site Plan Review approval per Section 11.4 to construct more than 3 residential units, and Special Permit approval per Section 8.1 for the conversion of an existing historic school building. The application also requires Variance approval from the Lowell Zoning Board of Appeals.

### IV. Other Business

### V. Notices

### VI. Further Comments from Planning Board Members

### VII. Adjournment