



City of Lowell - Planning Board

Planning Board Agenda
Monday, May 17 at 6:30 p.m.

Due to the COVID-19 pandemic, the meeting will not occur in-person. Please use one of these four options to access the meeting:

1. Join via your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/89554018332>
2. Call 646-558-8656 and enter the MEETING ID: 895 5401 8332
3. Watch LTC Channel 99
4. Watch online at: www.ltc.org/watch/channel-99

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

I. Minutes for Approval
April 22, 2021 Minutes

II. Continued Business

Special Permit and Site Plan Review: 60 Fletcher Street 01854

Kazanjan Enterprises has applied for Site Plan Review and Special permit approval to rehabilitate the existing structure at 60 Fletcher Street and convert it into a bank and office building. The property is in the Urban Mixed-Use (UMU) zoning district and the Downtown Lowell Historic District. The conversion requires Site Plan Review approval per Section 11.4 to modify a parking lot with more than fourteen (14) parking spaces, and Special Permit approval per Section 12.4.g(2) for the proposed drive-through teller.

III. New Business

Site Plan Review Amendment and Special Permit: 357 Pawtucket Street 01854

Franco American Holdings LLC has applied to the Lowell Planning Board for a Site Plan Review Amendment and a Special Permit approval for 357 Pawtucket Street. The applicant is seeking to increase the total number of units at the development from 53 units to 62 units. The subject property is located in the Traditional Mixed-Use (TMU) zoning district and requires a Site Plan Review Amendment per Section 11.4, and Special Permit approval per Section 12.1(e).

Westlawn Tree Hearing: 305 Boston Road 01852

Pursuant to MGL Ch. 87.5, the City of Lowell is proposing to remove two (2) public shade trees at Westlawn II Cemetery located at 305 Boston Road. The removal of the trees is required for the construction of a new access road to a new area of cemetery plots. The City is proposing tree replacement at a 1:1 ratio and the work will take place in 2021.

Cawley Stadium Tree Hearing: 424 Douglas Road 01852

Pursuant to MGL Ch. 87.5, the City of Lowell is proposing to remove eighteen (18) public shade trees at Cawley Stadium located at 424 Douglas Road. Of the eighteen (18) trees, three (3) are dead or unhealthy, and three (3) are over 24 inches in diameter. The trees are being removed as a part of a track rehabilitation project which will begin June 15, 2021. The City is proposing a tree replacement plan of 1:1 for trees less than 24 inches in diameter, and 2:1 for trees greater than 24 inches in diameter.

IV. Other Business

Minor Modification: 14 McIntyre Street 01851

Madjack7, LLC has applied to the Lowell Planning Board for a minor modification of a previous Site Plan Review and Special Permit application at 14 McIntire Street. The applicant is seeking permission to modify their project to reduce the number of proposed dwelling units from eight (8) dwelling units to six (6) dwelling units. The property is in the Neighborhood Business (NB) and Urban Neighborhood Mixed Use (UMU) zoning districts.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment