



# City of Lowell - Planning Board

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**Planning Board Agenda**  
Monday, June 5, 2023 at 6:30 p.m.

**This meeting will occur in-person only in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852.**

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

## **I. Minutes for Approval**

4/20/2023 Meeting Minutes

## **II. New Business**

### Site Plan Review – 330 Princeton Boulevard, 01851

Edson Dos Santos has applied to the Lowell Planning Board seeking Definitive Subdivision approval at 330 Princeton Boulevard. The applicant seeks to split the existing lot into 2 lots and construct a new two-family structure. The subject property is located in the Traditional Two-Family (TTF) zoning district. The proposal requires Definitive Subdivision approval for a waiver from the minimum frontage requirement.

### Site Plan Review and Special Permit – 125 Perry Street, 01852

ZR Development Group, LLC has applied to the Lowell Planning Board and Lowell Zoning Board of Appeals for Site Plan Review, Special Permit, and Variance approval to demolish an existing vacant structure and construct a new twenty-four (24) unit residential structure at 125 Perry Street. The property is located in the Traditional Mixed-Use (TMU) zoning district and requires Site Plan Review approval under Section 11.4 to construct more than 3 residential units, Special Permit approval under Section 11.3 and Article 12.1(e) for the proposed use. The project also requires Variance approval from the Zoning Board of Appeals under Section 6.1 for relief from the off-street parking requirement, and under Section 5.1 for relief from the lot area per dwelling unit, and usable open space per dwelling unit requirements.

### Public Shade Tree Hearing – 30 Gorham Street, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree (approximately 12" dbh) located at 30 Gorham Street. The removal of this tree is necessary in order to perform tasks involved in the construction project including granite curb removal and reset, and ADA compliant sidewalk construction.

### Public Shade Tree Hearing – 221 Moore Street, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree of approximately 19" dbh located at 221 Moore Street. The tree currently blocks the path of travel in the sidewalk. The removal of this tree is necessary in order to perform tasks involved in the reconstruction project including granite curb removal and reset, and ADA compliant sidewalk construction.

### Public Shade Tree Hearing – E Merrimack Street & Brown Street Intersection, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree of approximately 18" dbh. The removal of this tree is necessary in order to perform tasks involved in the

construction project including granite curb removal and reset, and ADA compliant sidewalk construction and wheelchair ramp construction.

Public Shade Tree Hearing – 49, 54, and 79 Highland Avenue, 01851

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of three (3) trees located on Highland Avenue. The proposed tree removal includes one (1) Maple tree (approximately 36" dbh) at 49 Highland Avenue; one (1) Maple tree (approximately 24" dbh) located at 70 Highland Avenue; and one (1) locust tree (approximately 36" dbh) located at 54 Highland Avenue. The removal of these trees is necessary in order to perform tasks involved in the reconstruction project including granite curb installation, 1.5 foot wide grassed strip construction, and ADA compliant sidewalk construction.

Site Plan Review and Special Permit – 45 Concord Street, 01852

Manuel and Elizabeth Silva have applied for Site Plan Review, Special Permit, and Variance approval to construct four (4) townhouse style residences at 45 Concord Street. The property is located in the Traditional Mixed-Use (TMU) zoning district and requires Site Plan Review under Section 11.4 to construct more than 3 residential units, and Special Permit approval per Section 11.3 and Article 12.1(d) for the proposed use from the Planning Board. The project also requires Variance approval for relief from the lot area per dwelling unit requirement under Section 5.1 from the Zoning Board of Appeals.

**III. Continued Business**

Site Plan Review – 21 Christman Avenue, 01852

Landsmart, LLC has applied to the Lowell Planning Board seeking Site Plan Review approval to construct and operate a Veteran's Education and Housing Facility at 21 Christman Avenue. The proposed facility will include classrooms, meeting space, an associated office, and 12 temporary residential units. The subject property is located in the Traditional Single-Family (TSF) zoning district. The proposal requires Site Plan Review approval per Section 11.4 to construct greater than 3 residential units.

**IV. Other Business**

**V. Notices**

**VI. Further Comments from Planning Board Members**

**VII. Adjournment**