



City of Lowell - Planning Board

Planning Board Agenda
Monday, June 6, 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 Mayor's Reception Room, 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/9410770919>
2. Call 646-558-8656 and enter the MEETING ID: 941 077 0919
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

5/16/2022 Meeting Minutes

II. Other Business

Tree Planting Plan – Greening the Gateway Cities

The City of Lowell has applied to the Commonwealth's Greening the Gateway Cities program for FY2023. The Lowell Planning Board is required to approve the proposed tree planting plan in this application.

III. New Business

Public Shade Tree Hearing – 171.1 South Street (South Common) 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 regarding the proposed removal of five (5) public shade trees at 171.1 South Street (South Common). The proposed tree removal is necessary in order to complete planned improvements to the park. A total of twenty five (25) trees are proposed for replacement.

Site Plan Review – 100 Phoenix Ave 01852

Advanced Cultivators LLC has applied to the Lowell Planning Board for Site Plan Review approval to construct a marijuana cultivation facility on site. This property is located in the Light Industrial (LI) zoning district. The proposal requires Site Plan Review approval pursuant to Section 7.10 and Section 11.4 from the Lowell Planning Board.

Special Permit – 251 Clark Road 01852

Leo Garneau has applied to the Lowell Planning Board for Special Permit approval to construct a new single-family home on the property at 251 Clark Road. The subject property is located in the Suburban Single Family (SSF) zoning district. The project requires Special Permit approval from the Lowell Planning Board pursuant to Section 5.1.1(7) to reduce the minimum frontage required by 15 feet.

III. Continued Business

Site Plan Review and Special Permit: Saint Louis School 72-74 Boisvert Street and 253 W Sixth Street 01850

ZR Development Group LLC has applied to the Planning Board and Zoning Board of Appeals to redevelop the existing St. Louis School building into nineteen (19) residences with twenty four (24) off-street parking spaces. The application requires Site Plan Review under Section 11.4 to construct more than three dwelling units and Special Permit approval for the conversion of an existing historic school under Section 8.1. The application also requires Variance approval under Section 6.1 for relief from the off-street parking requirement, Section 5.1 for relief from the land area per dwelling unit requirement and usable open space requirement, and under Section 8.1.3(4) for relief from the minimum square footage requirement and for any other relief required under the Lowell Zoning Ordinance.

IV. Notices

V. Further Comments from Planning Board Members

VI. Adjournment