



# City of Lowell - Planning Board

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## Planning Board Agenda - REVISED

Monday July 17, 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/89058786415?pwd=UHYxVzFrU2RwdllwZER1NVN6cnE2dz09>
2. **PASSCODE: 015384**
3. Call 646-558-8656 and enter the MEETING ID: 895 5011 0947 PASSCODE: 015384
4. Watch LTC Channel 99
5. 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

4/20/2023 Meeting Minutes

6/22/2023 Meeting Minutes

### II. New Business

#### Proposed Zoning Amendment – Accessory Dwelling Unit Ordinance

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”. The proposed amendment would amend Article II entitled “Definitions”, add Section 4.3.8 to be entitled “Accessory Dwelling Units”, and amend Article XIII entitled “Table of Accessory Uses” to provide a permitting pathway for Accessory Dwelling Units.

#### Definitive Subdivision – 330 Princeton Boulevard, 01851

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by Edson Dos Santos for the property at 330 Princeton Boulevard. The subject property is located in the Traditional Two-Family (TTF) zoning district. The applicant is seeking to subdivide the existing lot, and construct a two-family dwelling on the newly created lot. The newly created lot will not meet the minimum frontage requirement pursuant Section 5.1 of the Lowell Zoning Ordinance. The project requires Definitive Subdivision approval from the Lowell Planning Board under Lowell’s Subdivision of Land Regulations.

#### Site Plan Review and Special Permit – 17 Burns Street, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by Jose Herrera at 17 Burns Street. The applicant is seeking to convert the existing structure from a 4-family residential structure to a 6-family residential structure. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The proposal requires Site Plan Review approval from the Lowell Planning Board per Section 11.4 for the conversion of a structure with more than 3 dwelling units, and Special Permit approval from the Lowell Planning Board per Section 11.3 and Article 12.1 for a 6-unit residential structure.

### III. Continued Business

Site Plan Review – 21 Christman Avenue, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by Landsmart, LLC 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**