



City of Lowell - Planning Board

Planning Board Agenda
Monday July 18, 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/87890385619>
2. Call 646-558-8656 and enter the MEETING ID: 878 9038 5619
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

6/23/2022

II. 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.

Special Permit – 22 Bellevue Street 01851

Magdi Mikhael has applied to the Lowell Planning Board to convert the existing two-family structure at 22 Bellevue Street into a three-family structure. The subject property is located in the Traditional Neighborhood Multi-Family (TMF) zoning district. The proposal requires Special Permit approval from the Planning Board per Article 12.1(c) to expand a residential structure to three (3) units.

Special Permit – 50 Wentworth Avenue 01852

Thanh Pham has applied to the Lowell Planning Board for Special Permit approval to subdivide the existing lot at 50 Wentworth Avenue and construct a new single-family home on the newly created lot. The subject property is located in the Suburban Single-Family (SSF) zoning district and requires Special Permit approval from the Lowell Planning Board pursuant Section 5.1.1(7) to reduce the minimum frontage by twelve (12) feet.

III. New Business

IV. Other Business

Minor Modification Request: 153 Willie Street & 4-8 Wiggin Street 01854

The applicant is seeking a minor modification to reduce the total number of units to 10 and make the proposal entirely zoning compliant. The applicant received Site Plan Review approval at the 3/21/2022 Planning Board for 12 residential units on the site.

Special Permit Extension Request: 113 Walker Street 01854

The applicant is seeking extensions for their Site Plan Review and Special Permit approvals which have been delayed due to cost of construction. The original approvals were issued on July 27, 2020.

Signatory Authority – Dylan Ricker

The Board shall vote to authorize Dylan Ricker as a Planning Board Administrator with Signatory Authority which will allow Mr. Ricker to sign Approval Not Required (ANR) plans on behalf of the Planning Board.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment