



# City of Lowell - Planning Board

## Planning Board Agenda

Thursday, September 5, 2019 6:30 p.m.  
City Council Chambers, 2<sup>nd</sup> Floor, City Hall  
City of Lowell, 375 Merrimack St, Lowell, MA

I. **Minutes for Approval**  
8/19/19

II. **New Business**

**Site Plan Review & Special Permit(s): 165 Industrial Ave E 01852**

An application was submitted by TRS S&A Nominee Trust seeking Site Plan Review Approval to demolish an existing building and construct a new 16,890 sq. ft. building at 165 Industrial Ave E. The site is in the General Industrial (GI) zoning district and the project requires Site Plan Review approval under Section 11.4.2 for constructing a non-residential structure greater than 10,000 sq. ft. and a parking lot with more than 14 spaces and for any other relief required of the Lowell Zoning Ordinance.

**Special Permit: 20 Thorncliff Ave 01851**

An application was submitted by Ryan Rourke seeking Special Permit approval to construct a new single family dwelling structure on a newly created lot that will be subdivided from an existing parcel. The proposed project will require the extension of Thorncliff Avenue to allow for appropriate frontage. The project requires a Special Permit (s) from the Lowell Planning Board pursuant to Section 5.1.1(7) to reduce the frontage by fifteen (15) feet. The subject property is located in the Traditional Single Family (TSF) zoning district and will require a Special Permit pursuant to 6.7 of the Lowell Zoning Ordinance because the proposed driveway exceed 6% and any other relief required.

III. **Other Business**

**Pre-Application: Site Plan Review and Special Permit: 70 Industrial Ave E 01852**

Patriot Care Corp. has requested that the Planning Board provide a preliminary review of their proposed project at the address listed above. This is not a public hearing. The Planning Board will render no decision related to Site Plan Review or Special Permit, nor guarantees any future decision, whether positive or negative, on any project that receives pre-application review. The applicant has submitted plans to open a marijuana product manufacturing facility at 70 Industrial Ave E. The building is in the High-Rise Commercial (HRC) zoning district and needs Site Plan Review approval under Section 7.10, a Special Permit under the Table of Uses, Article XII, Section 12.9(t), and any other relief required under the Lowell Zoning Ordinance.

IV. **Notices**

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

VI. **Adjournment**

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CITY OF LOWELL  
CITY CLERK'S OFFICE