



## CITY OF LOWELL Planning Board Regularly Scheduled Meeting

**Date:** Monday, October 21, 2019

**Time:** 6:30 PM

**Location:** Lowell City Hall, City Council Chambers, 375 Merrimack Street

**Any person with an interest in this case is invited to attend this public hearing. Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.**

1. Minutes For Approval
2. Continued Business
  - 2.I. 20 Thornciff Ave 01851

### **SPECIAL PERMIT**

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 Thornciff 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.

- 2.II. 70 Industrial Ave E 01852

### **SITE PLAN REVIEW**

An application by Patriot Care Corp. seeking Site Plan Review and Special Permit approval 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.

- 2.III. 677 & 705 Pawtucket Boulevard 01854

### **SITE PLAN REVIEW AND SPECIAL PERMIT**

An application by DSM Realty, Inc. to modify the previously approved project that consisted of a 71,000 SQ FT Market Basket supermarket with 12,400 SQ FT general retail space. The proposed revised project includes the construction of a 71,000 SQ FT Market Basket supermarket with an adjacent retail store of 22,000 SQ FT, which is an increase of 9,600 SQ FT of the previously approved project. In addition, the applicant is proposing to demolish the existing restaurant at 705 Pawtucket Boulevard and construct a smaller drive-thru restaurant that is approximately 6, 105 SQ FT and includes reconfiguration of the adjacent one hundred thirty-four (134) space parking lot. The project requires Site Plan Review under Section 11.4 and Special Permit approval under Section 12.4.g (1) and any other relief required. The site is located in the Suburban Mixed Use (SMU) zoning district.

### 3. New Business

#### 3.I. 116 & 128 Fletcher Street 01854

##### [SITE PLAN REVIEW AND SPECIAL PERMIT](#)

An application by NG Development, LLC seeking Site Plan Review and Special Permit approval from the Planning Board and Variance approval from the Zoning Board to convert an existing building at 116 & 128 Fletcher Street into 11 residential dwelling units. The property is in the Urban Mixed-Use (UMU) zoning district and requires Site Plan Review under Section 11.4.2(2) to construct more than three dwelling units, a Special Permit under section 12.1.e to construct seven or more dwelling units on one lot in the UMU, and Variances under Section 5.1 for minimum lot area per dwelling unit and under Section 6.1.4(1)d for the off-street parking requirement; and for any other relief required of the Lowell Zoning Ordinance.

#### 3.I.i. 705 Dutton Street 01854

##### [SITE PLAN REVIEW](#)

An application by Grow Team Gardens (GTG), LLC seeking Site Plan Review approval to open a marijuana cultivation facility at 705 Dutton Street. The building is in the Light Industrial (LI) zoning district and needs Site Plan Review approval under Section 11.4, Section 7.10, and any other relief required under the Lowell Zoning Ordinance.

### 4. Other Business

#### 4.I. 555 Merrimack Street

##### [SPECIAL PERMIT EXTENSION REQUEST](#)

Coalition for a Better Acre, Inc. is seeking a two-year extension to their previously granted Site Plan and Special Permit on December 4, 2017.

### 5. Notices

### 6. Further Comments From Board Members

### 7. Adjournment