



City of Lowell - Planning Board

Planning Board Agenda

Monday, November 1, 2021 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, City Hall, 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/85959989028>
2. Call 646-558-8656 and enter the MEETING ID: 859 5998 9028
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

October 14, 2021 Minutes

II. Continued Business

III. New Business

Site Plan Review: 647-679 Middlesex Street (Boys and Girls Club of Greater Lowell) 01851

The Boys and Girls Club of Greater Lowell has applied to the Lowell Planning Board and Lowell Zoning Board of Appeals to renovate and construct an addition on the existing Boys and Girls Club facility. The application requires Site Plan Review under Section 11.4 for an addition that is greater than 10,000 sq. ft. The application also requires Variance approval under Section 6.1 for relief from the off-street parking requirement and for any other relief required under the Lowell Zoning Ordinance.

Site Plan Review and Special Permit: 13 Irving Street and 46 Pine Hill Ave 01852

Coljack Development Corp. has applied to the Lowell Planning Board and Lowell Zoning Board of Appeals for Site Plan Review, Special Permit, and Variance approval to develop the vacant site at 13 Irving Street/46 Pine Hill Avenue into two duplexes. The property is in the TMF zoning district and requires Site Plan Review from the Planning Board under Section 11.4.2 and Special Permit approval under Article 12 to have four or more residences on one lot. The proposal also requires Variance approval under Section 5.1 from the Zoning Board of Appeals for lot area per dwelling unit, maximum front yard setback, maximum building stories and for any other relief required under the Lowell Zoning Ordinance.

IV. Other Business

Minor Modification: 1857 Middlesex Street 01851

The applicant is seeking a minor modification to the traffic analysis portion of their Planning Board approval.

Election of Officers

2022 Proposed Schedule

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment