



City of Lowell - Planning Board

Planning Board Agenda
January 16, 2026 at 6:30 p.m.

Meetings will be held in the City Council Chambers at 375 Merrimack Street, Lowell MA 01852 with public welcome and by using remote participation as follows:

Members of the public may view the meeting via lrc.org or local cable channel 6. Those wishing to speak regarding a specific agenda item shall register to speak in advance of the meeting by sending an email to pcutrumbes@lowellma.gov AND mbrundage@lowellma.gov indicating the agenda item and a phone number to call so that you may be issued zoom link to the meeting. If no access to email, you may contact Development Services at 978-674-4144. All requests must occur prior to 4:00PM on the day of meeting.

For help with zoom please visit: [Joining a Zoom meeting – Zoom Support](#)

Review all application documents online at: www.lowellma.gov/1098/Planning-Board

I. Minutes for Approval

1/5/2026

II. Continued Business

Definitive Subdivision and Special Permit – 165 Nelson Avenue and 33-113 Adie Way, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by Residents First Development Corporation to amend the Definitive Subdivision and the Special Permit for the Planned Residential Development (PRD) known as “Rivers Edge”. The amendments pertain to the area of the PRD at 165 Nelson Avenue and 33-113 Adie Way. The applicant seeks approval to create sixteen (16) additional lots within the PRD and increase the approved number of units from 181 to 187. The subject property is located in the Traditional Two-Family (TTF) zoning district. The project requires a revision to the Definitive Subdivision approval from the Planning Board under Lowell’s Subdivision of Land Regulations and a Special Permit revision under Section 8.2 for PRDs from the Lowell Planning Board.

III. New Business

Site Plan Review - 463 and 281 Moody Street, 01854

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by New North Canal LLC to redevelop two sites located at 463 Moody Street and 281 Moody Street from 116 units of affordable housing into 160 units of new construction affordable housing. The subject properties are located in the Urban Neighborhood Multi-Family (UMF) zoning district. The proposed development at 463 Moody Street will be a four-story building containing 100 senior-restricted affordable units. The proposed development at 281 Moody Street will be a five-story building consisting of 60 units of affordable housing. The proposal requires Site Plan Review approval from the Planning Board for the creation of a residential development with more than 3 residential units.

Site Plan Review – 104 Mariposa Ave, 01851

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by Soklark Hong to split the existing lot and construct a new single-family home at 104 Mariposa Avenue. The subject property is

located in the Suburban Single-Family (SSF) zoning district. The project requires Definitive Subdivision approval from the Planning Board under Lowell's Subdivision of Land Regulations.

Site Plan Review - 22 Hurd Street, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by Landplex, LLC to redevelop the existing parking lot to build a new four (4) story mixed use residential building resulting in 38 residential apartments and ground level commercial space. The subject property is located in the Downtown Mixed Use (DMU) zoning district. The proposal requires Site Plan Review per Section 11.4.2 of the Lowell Zoning Ordinance for a development with more than three units.

IV. Other Business

Appoint Planning Board Member to the Zoning Rewrite Steering Committee.

V. Further Comments from Planning Board Members

VI. Adjournment