



City of Lowell - Planning Board

Planning Board Agenda

Thursday, April 21, 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 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/83529834527>
2. Call 646-558-8656 and enter the MEETING ID: 835 2983 4527
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

April 21, 2022 Minutes

II. Continued Business

Site Plan Review and Special Permit: 733-735 Broadway Street 01854

Boston Capital has applied to the Lowell Planning Board and Lowell Zoning Board of Appeals for Site Plan Review, Special Permit, and Variance approval to redevelop the existing historic mill building at 733-735 Broadway Street into 53 affordable units. The project includes the redevelopment of the existing structure, as well as the construction of an addition to include additional housing, a management office, and parking. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The project requires Site Plan Review approval per Section 11.4, and Special Permit approval per Section 4.5 from the Lowell Planning Board. The project will also require Variance approval pursuant Section 5.1, Section 5.2, Section 5.3, and Section 6.1 from the Lowell Zoning Board of Appeals, and any other relief required under the Lowell Zoning Ordinance.

III. New Business

IV. Other Business

Pawtucketville Market Basket Traffic Study Update

On November 15, 2019, DSM Realty Inc. received Planning Board approval to construct a 71,000 sq. ft. Market Basket retail location, a 22,000 sq. ft. adjacent commercial space, and a 2,600 sq. ft. drive-thru restaurant. Per the conditions of approval, the applicant is required to implement a traffic monitoring program, with evaluation beginning 6 months after the issuance of the certificate of occupancy and continuing at 1 year and then annually, ending after 5 years. This traffic report considers the period 1-year post-occupancy.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment