



City of Lowell - Planning Board

Planning Board Meeting Minutes

Monday, March 6, 2023 6:30 p.m.
City Council Chamber, 2nd Floor, City Hall
City of Lowell, 375 Merrimack Street, Lowell, MA
Remote Participation Optional via Zoom

Note: These minutes are not completed verbatim. For a recording of the meeting, visit www.ltc.org

Members Present

Thomas Linnehan, Chairman
Gerard Frechette, Vice Chairman
Caleb Cheng, Member
Allison Dolan-Wilson, Associate Member
Sinead Gallivan, Associate Member

Members Absent

Richard Lockhart, Member
Robert Malavich, Member

Others Present

Dylan Ricker, Associate Planner

A quorum of the Board was present. Chairman Linnehan called the meeting to order at 6:30 pm.

I. Minutes for Approval

II. Continued Business

Site Plan Review and Special Permit – 102-108 Westford Street, 01851

102-108 Westford Street, LLC has applied to the Lowell Planning Board seeking Site Plan Review and Special Permit approval to construct a 6-unit residential structure at 102 Westford Street. The previous multi-family property on the site was destroyed in a fire. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The proposal requires Site Plan Review approval from the Planning Board per Section 11.4 to construct more than 3 residential units, and Special Permit approval from the Planning Board per Section 11.3 and Article 12.1 for 6 residential units. The applicant also requires Variance approval from the Lowell Zoning Board of Appeals.

On Behalf:

John Geary, Applicant's Attorney

Scott Vlasak, Applicant's Architect

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

G. Frechette thanked the applicant for coming back with a revised plan. G. Frechette discussed the renderings with the architect.

S. Gallivan said she agreed with Bob's comments at the last meeting. The architects are doing a good job making it look more like a duplex. Asked about trim above windows. S. Gallivan said she is generally in support of the changes. S. Gallivan asked why there is no second means of egress. S. Vlasak said that this is governed by the commercial code. The building is fully protected by a sprinkler system. There are technically two separate buildings and each one has its own stairway.

C. Cheng commended the architecture team for coming up with an improved design.

A. Dolan-Wilson said no comment.

T. Linnehan said this is a good improvement. The approved plans are dated March 1, 2023.

Motion:

G. Frechette motioned to approve the special permit incorporating the design submitted on March 2, 2023 with the following conditions:

1. The project shall be subject to the same approvals as the Site Plan Review approval.

The motion was seconded by C. Cheng and passed unanimously, (5-0).

II. New Business

III. Other Business

III. Notices

V. Further Comments from Planning Board Members

VI. Adjournment

C. Cheng motioned to adjourn, seconded by S. Gallivan (5-0). The time was 7pm.