



City of Lowell - Planning Board

Planning Board Meeting Minutes

Thursday, April 20, 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
Richard Lockhart, Member
Caleb Cheng, Member

Members Absent

Robert Malavich, Member
Allison Dolan-Wilson, Associate Member
Sinead Gallivan, Associate Member

Others Present

Dylan Ricker, Associate Member

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

Minutes for Approval

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G. Frechette motioned to approve, seconded by R. Lockhart. Passed unanimously, (5-0).

I. Continued Business

II. New Business

Site Plan Review – 21 Christman Avenue, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by Landsmart, LLC to construct and operate a Veteran's Education and Housing Facility at 21 Christman Avenue. The proposed facility will include classrooms, meeting space, an associated office, and 12 temporary residential units. The subject property is located in the Traditional Single-Family (TSF)

zoning district. The proposal requires Site Plan Review approval per Section 11.4 to construct greater than 3 residential units.

G. Frechette recused himself

On Behalf:

Dean Jenkins, Applicant

D. Jenkins said he is requesting to postpone the hearing for 1 month since the engineer can't be here and he would like to meet with neighbors. D. Jenkins said he is requesting a continuance out to about 1 month out.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan said there is a meeting 5/15, and 6/5. D. Jenkins said he is unable to attend in June, and would prefer 5/15.

Motion:

R. Lockhart motioned to continue to 5/15, seconded by C. Cheng. Passed unanimously, (3-0).

Proposed Zoning Amendment – 38 Nelson Avenue, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an ordinance to amend "The Code of Ordinances City of Lowell Massachusetts," with respect to Chapter 290, thereof entitled "Lowell Zoning Code" by extending the existing Traditional Two-Family (TTF) zoning district to include an area presently zoned Traditional Single-Family (TSF) at 38 Nelson Avenue in Lowell.

On Behalf:

John Geary, Applicant's Representative

J. Geary said the applicant has petitioned the City Council to rezone the property from TSF to TTF. J. Geary said the TTF district abuts the property along Seneca St. J. Geary noted the GIS map showing the number of two-families in proximity to the property, and nearby multi-families. J. Geary said the rezone is in character with the neighborhood and can be done without detriment to the neighborhood. J. Geary said the applicant's intention is to construct a new unit for his family given the current real estate market. J. Geary said the creation of an additional unit is consistent with the Lowell Master Plan. J. Geary said their intention is to obtain a favorable recommendation and go back before the City Council.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

G. Frechette asked the applicant to explain the GIS map. J. Geary explained the GIS map. G. Frechette noted there are a lot of multi-family properties nearby. J. Geary said only one lot is being requested to be rezoned, and said they are not able to request rezoning for other properties. J. Geary said the proposal is in character with the neighborhood.

J. Geary said the intention would be to expand the building to some degree to convert the property to a two-family.

C. Cheng said the existing two-families in the TSF are non-conforming, J. Geary confirmed. C. Cheng said the delineation is awkward, but considering the existing conditions of the neighborhood the request is reasonable.

G. Frechette noted the request does not impact many properties and the nearby properties are already multi-family properties.

J. Geary said the intention is to convert to a two family, they do not believe they will need a Variance, but if they do they will request this from the ZBA. J. Geary said the applicant has lived in the neighborhood since the 80s when he moved to the U.S., and he wants to be able to create a new unit at the property for his family.

T. Linnehan said he has no objections and noted nearby properties.

Motion:

G. Frechette motioned for a positive recommendation due to the requested change being consistent with the development within the proposed area. Seconded by R. Lockhart. The motion passed unanimously, (4-0).

Public Shade Tree Hearing – 30 Gorham Street, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree (approximately 12” dbh) located at 30 Gorham Street. The removal of this tree is necessary in order to perform tasks involved in the construction project including granite curb removal and reset, and ADA compliant sidewalk construction.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan said notices were not posted on the trees as required. T. Linnehan recommended each tree hearing be continued to the 5/1 Planning Board meeting.

Motion:

T. Linnehan motioned to continue the hearing to the 5/1 Planning Board meeting, G. Frechette seconded the motion. The motion passed unanimously, (4-0).

Public Shade Tree Hearing – 221 Moore Street, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree of approximately 19" dbh located at 221 Moore Street. The tree currently blocks the path of travel in the sidewalk. The removal of this tree is necessary in order to perform tasks involved in the reconstruction project including granite curb removal and reset, and ADA compliant sidewalk construction.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

None

Motion:

T. Linnehan motioned, and G. Frechette seconded the motion to continue the hearing to the 5/1 Planning Board meeting. The motion passed unanimously, (4-0).

Public Shade Tree Hearing – E Merrimack Street & Brown Street Intersection, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree of approximately 18" dbh. The removal of this tree is necessary in order to perform tasks involved in the construction project including granite curb removal and reset, and ADA compliant sidewalk construction and wheelchair ramp construction.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

None

Motion:

T. Linnehan motioned to continue the hearing to the 5/1 Planning Board meeting, R. Lockhart seconded. The motion passed unanimously, (4-0).

Public Shade Tree Hearing – 49, 54, and 79 Highland Avenue, 01851

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of three (3) trees located on Highland Avenue. The proposed tree removal includes one (1) Maple tree (approximately 36" dbh) at 49 Highland Avenue; one (1) Maple tree (approximately 24" dbh) located at 70 Highland Avenue; and one (1) locust tree (approximately 36" dbh) located at 54 Highland Avenue. The removal of these trees is necessary in order to perform tasks involved in the reconstruction project including granite curb installation, 1.5 foot wide grassed strip construction, and ADA compliant sidewalk construction.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

None

Motion:

T. Linnehan motioned to continue the hearing to the 5/1 Planning Board meeting, seconded by C. Cheng. The motion passed unanimously, (4-0).

. **Other Business**

III. Notices

. **Further Comments from Planning Board Members**

R. Lockhart said the Historic Board did not meet and the next meeting is 5/8.

T. Linnehan said he has a letter for R. Lockhart from Manager Golden reappointing R. Lockhart to the Historic Board until 2025.

G. Frechette said there was a Neighborhood Subcommittee meeting on a proposed ADU ordinance.

. **Adjournment**

R. Lockhart motioned to adjourn, seconded by G. Frechette. The motion passed unanimously, (4-0). The time was 7:02PM.