



City of Lowell - Planning Board

Planning Board Meeting Minutes

Monday, May 2, 2022 6:30 p.m.
City Council Chambers, 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
Robert Malavich, Member
Caleb Cheng, Member

Members Absent

Sinead Gallivan, Associate Member

Others Present

Serena Gonzalez, Assistant Planner

A quorum of the Board was present. Chairman Linnehan called the meeting to order at 6:31 pm.

I. Minutes for Approval

April 21, 2022 Minutes

G Frechette motioned to approve the minutes, seconded by R Malavich. Approved unanimously 5-0

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.

On Behalf:

Bill Martin, Attorney

Brian Geudreau, Hancock Associates

Kevin Murphy, LHA Attorney

Rich Mazaki, Boston Capital

Speaking in Favor:

K Murphy said that Lowell Housing Authority is in favor of the project with the conditions that construction starts at 8am, they can keep their 16 parking on Tyng St, no college/ grad student housing, and that Tyng St remains a private way.

Speaking in Opposition:

None

Discussion:

T Linnehan asked what the plan for Tyng St is. B Geudreau said that there will be 40 ft of no parking to allow for firetrucks to get down the street. The point of the landscaped island is to prevent parking.

G Frechette asked about the lengthening of the on-site parking spaces. B Geudreau said they increased the width of the drive aisle from 20 to 22 feet. G Frechette asked if that changes usable open space. Gaudreau said they still fall within the requirements from the ZBA. Geudreau said they moved the sidewalk closer to the building in order to provide parking for the Housing Authority.

R Lockhart asked the applicant to clarify the fire department's comments. B Geudreau said that the fire department requested a 40 foot no parking area. R Malavich asked if the turning radius was adequate. B Geudreau said it is.

C Chang asked if the compact parking spaces are smaller than normal spaces. B Geudreau said they are 7.5 ft by 18 ft which was allowed by the Zoning Board.

R Malavich asked how long the affordability restriction is on the property. Rich Mazaki said minimum of 30 years.

C Cheng appreciated that the applicant agreed to do a road safety audit.

R Malavich asked if they have stormwater approval. Rich Mazaki said not at this point.

G Frechette asked if they have looked at DPD's comments about the Road Safety Audit as well as other conditions. B Martin said they are committed to doing that work.

Motion:

G Frechette motioned to approve the site plan with the conditions for the special permit, seconded by R Lockhart. Approved unanimously (5-0).

G Frechette motioned to approve the special permit with the conditions that the proposal is subject to approval by the stormwater management team and the fire department, the applicant must include a traffic management plan addressing items A-F from staff memo dated 3/30/22 final approval is subject to DPD , the applicant must work with MA DCR and DPD staff for landscape plan, conditions 1-4 from the Lowell Housing Authority, the applicant will ensure parking at one space per unit, and that the applicant conduct a Road Safety Audit prior to occupancy, seconded by R Lockhart. Approved unanimously (5-0).

III. New Business

IV.

V. 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.

On Behalf:

Kathleen Keen, Traffic Engineer

Discussion:

G Frechette asked if in the future they could add a summary of the numbers from the previous traffic study.

G Frechette said you can't take a left off of Townsend St. so he was unsure of why that was part of the study and asked why they only looked at southbound traffic. K Keen said that they looked at traffic in both directions and that it was a typo in the memo.

G Frechette said it would be helpful if staff could be told about when the next traffic study will take place.

Deb Belanger

D Belanger said the traffic light is working really well at the end of Old Ferry rd. D Belanger asked how to get a copy of the numbers.

Deb Forgione

D Forgione said that the times of the traffic study should be different and that there are other issues that need to be addressed. D Forgione said that this report only measures a 2 hour increment 4:00/4:30 to 6:00/6:30pm in which you cannot enter from Townsend Rd. D Forgione wants the traffic study to be done every day of the week to get the full picture.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment

G Frechette motioned to adjourn seconded by C Cheng. Approved unanimously 5-0. Meeting adjourned at 7:24 pm.