



City of Lowell - Planning Board

Planning Board Meeting Minutes

Monday, June 5, 2023 6:30 p.m.
City Council Chamber, 2nd Floor, City Hall
City of Lowell, 375 Merrimack Street, Lowell, MA

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

Members Absent

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

Others Present

Francesca Cigliano, Senior Planner

A quorum of the Board was present. Chairman Linnehan called the meeting to order at 6:34 pm.

I. Minutes for Approval

4/20/2023 Meeting Minutes

T. Linnehan motioned and G. Frechette seconded the motion to continue the item to the next scheduled Planning Board meeting on 6/22/2023. The motion passed unanimously, (3-0).

II. Continued Business

Site Plan Review – 330 Princeton Boulevard, 01851

Edson Dos Santos has applied to the Lowell Planning Board seeking Definitive Subdivision approval at 330 Princeton Boulevard. The applicant seeks to split the existing lot into 2 lots and construct a new two-family structure. The subject property is located in the Traditional Two-Family (TTF) zoning district. The proposal requires Definitive Subdivision approval for a waiver from the minimum frontage requirement.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan noted that the sign was not posted at the property. The applicant requested a continuance to the July 17, 2023 meeting in writing.

Motion:

T. Linnehan motioned and G. Frechette seconded the motion to continue the item to the July 17, 2023 Planning Board meeting. The motion passed unanimously, (3-0).

Site Plan Review and Special Permit – 125 Perry Street, 01852

ZR Development Group, LLC has applied to the Lowell Planning Board and Lowell Zoning Board of Appeals for Site Plan Review, Special Permit, and Variance approval to demolish an existing vacant structure and construct a new twenty-four (24) unit residential structure at 125 Perry Street. The property is located in the Traditional Mixed-Use (TMU) zoning district and requires Site Plan Review approval under Section 11.4 to construct more than 3 residential units, Special Permit approval under Section 11.3 and Article 12.1(e) for the proposed use. The project also requires Variance approval from the Zoning Board of Appeals under Section 6.1 for relief from the off-street parking requirement, and under Section 5.1 for relief from the lot area per dwelling unit, and usable open space per dwelling unit requirements.

On Behalf:

John Geary, Applicant's Attorney
Mark O'Hara, Applicant's Engineer
Angie Bird, Landscape Architect
Brenda Michenzi, Architect

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan said he likes the color of the building. Breaks it up. Articulation is good. What are the materials?

J. Geary said vinyl.

G. Frechette said there will be a fence on top of a 6-foot retaining wall in the rear. He asked if they are eliminating the pitch in the rear.

J. Geary said the site is essentially flat. They will bring in some fill and then retain it. G. Frechette said it would be a more attractive building than the redeveloped version.

J Geary said that the front elevation change will be impressive. Currently the building directly abuts the ROW but it is the only building on the street that does so.

G. Frechette discussed the bike racks on the first floor.

J. Zorbas said that there are decks for every unit. Everything will be electric in the building.

C. Cheng said it is a great design. They have enough parking and provide bike parking.

T. Linnehan said he likes the architectural design, satisfied with parking, plenty of snow storage in the rear. T. Linnehan asked about the stormwater permit. J. Geary said they would obtain a stormwater permit.

Motion:

T. Linnehan motioned and C. Cheng seconded the motion to APPROVE the Site Plan with the following conditions:

1. The applicant shall obtain a stormwater permit from the Lowell Regional Wastewater Utility (LRWWU).

The motion passed unanimously, (3-0).

T. Linnehan motioned and C. Cheng seconded the motion to APPROVE the Special Permit with the following conditions:

2. The applicant shall obtain a stormwater permit from the Lowell Regional Wastewater Utility (LRWWU).

The motion passed unanimously, (3-0).

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:

None

Motion:

T. Linnehan motioned and G. Frechette seconded the motion to continue the item to the 6/22/2023 Planning Board meeting.

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 item to the 6/22/2023 Planning Board meeting.

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 and G. Frechette seconded the motion to continue the item to the 6/22/2023 Planning Board meeting.

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:

T. Linnehan motioned and G. Frechette seconded the motion to continue the item to the 6/22/2023 Planning Board meeting.

Motion:

Site Plan Review and Special Permit – 45 Concord Street, 01852

Manuel and Elizabeth Silva have applied for Site Plan Review, Special Permit, and Variance approval to construct four (4) townhouse style residences at 45 Concord Street. The property is located in the Traditional Mixed-Use (TMU) zoning district and requires Site Plan Review under Section 11.4 to construct more than 3 residential units, and Special Permit approval per Section 11.3 and Article 12.1(d) for the proposed use from the Planning Board. The project also requires Variance approval for relief from the lot area per dwelling unit requirement under Section 5.1 from the Zoning Board of Appeals.

On Behalf:

John Geary, Applicant's Attorney
Brian Milisci, Applicant's Engineer
Philip Thibeau, Applicant's Architect

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

C. Cheng asked if trees would be planted in the rear. B. Milisci said no trees will be in the rear, but there will be a general landscaped area.

C. Cheng asked if the rear will have similar architecture compared to the front. P. Thibeau said it would be similar to the front. G. Frechette said that the space doesn't look big enough for a tree. G. Frechette said this project and 125 Perry Street look good aesthetically. G. Frechette said he was concerned about ability of tree #4 to survive.

G. Frechette asked about the pathway to access extra parking space. J. Geary said a pathway can be added.

Motion:

G. Frechette motioned and T. Linnehan seconded the motion to approve the Site Plan with the following conditions:

1. The applicant shall add a connecting walkway to the stairs from the condo development to the three parking spaces;
2. The project is subject to DPD staff review and approval of final landscaping plan. DPD shall assess the feasibility of the proposed street tree layout;
3. DPD shall review and approve final fencing that will run along rear of property to address the elevation change; and
4. The applicant shall obtain a stormwater permit from the Lowell Regional Wastewater Utility (LRWWU).

The motion passed unanimously, (3-0).

G. Frechette motioned and T. Linnehan seconded the motion to approve the Siwith the following conditions:

1. The applicant shall add a connecting walkway to the stairs from the condo development to the three parking spaces;
2. The project is subject to DPD staff review and approval of final landscaping plan. DPD shall assess the feasibility of the proposed street tree layout;
3. DPD shall review and approve final fencing that will run along rear of property to address the elevation change; and
4. The applicant shall obtain a stormwater permit from the Lowell Regional Wastewater Utility (LRWWU).

The motion passed unanimously, (3-0).

III. New Business

Site Plan Review – 21 Christman Avenue, 01852

Landsmart, LLC has applied to the Lowell Planning Board seeking Site Plan Review approval 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.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

TL said that D. Jenkins was recovering from surgery and tried to notify as many residents as possible. Hoping to continue to work with residents on the matter. The applicant had requested a continuance to the 7/17 meeting in writing.

Motion:

C. Cheng motioned to continue to the 7/17/2023 meeting. Seconded by T. Linnehan and passed unanimously, (2-0-1), with G. Frechette abstaining.

IV. Other Business

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment

G. Frechette motioned and C. Cheng seconded the motion to adjourn the meeting. The time was 7:49PM.