



# City of Lowell - Planning Board

2020 JUL 14 AM 10:58  
Planning Board Agenda  
Monday July 20, 2020 6:30 p.m.

Due to the COVID-19 pandemic, the meeting will not occur in-person. Please use one of these four options to access the meeting:

1. Join via your computer, tablet, or smartphone:  
<https://lowellma.zoom.us/j/97158854309?pwd=ZWJBakVzT1duRmwyTGUzdmVvK0x1QTO9> and enter the PASSWORD 120 254
2. Call 646-558-8656 and enter the MEETING ID 971-5885-4309 and PASSWORD 120 254
3. Watch LTC Channel 99
4. Watch online at: [www.ltc.org/watch/channel-99](http://www.ltc.org/watch/channel-99)

Review the all application documents online at: [www.lowellma.gov/1098/Planning-Board](http://www.lowellma.gov/1098/Planning-Board)

Email comments about agenda items to: [fcigliano@lowellma.gov](mailto:fcigliano@lowellma.gov), with the subject line: "PB 7/20 Comment - ADDRESS"

## I. Minutes for Approval 6/15/2020

## II. Continued Business

### **Site Plan Review & Special Permit - 113 Walker Street 01854**

JJN Realty Trust applied for Special Permit and Site Plan Review for a proposed nine (9) unit residential development at 113 Walker Street. The existing structure is a two-family home on a 37,036 sq. ft. lot located in the Traditional Neighborhood Multifamily (TMF) zoning district. The applicant proposes to demolish the existing structure, subdivide the lot and construct four (4) townhouses on Lot A, and four (4) townhouses on Lot B. The applicant is seeking Special Permits for Lot A and Lot B for the use of four (4) to six (6) dwelling units on a single lot, and Site Plan Review for a development with more than three (3) dwelling units.

### **Site Plan Review: 170 Lincoln Street 01852**

Columbia Care, Inc. is seeking Site Plan Review approval to expand an existing marijuana cultivation facility at 170 Lincoln St., 156 Lincoln St., 17.1 Tanner St., and 159 Tanner St. The facility is in the General Industrial (GI) zoning district and the expansion requires Site Plan Review approval under Section 11.4.2 and for any other relief required of the Lowell Zoning Ordinance.

## III. New Business

### **Site Plan Review & Special Permit: 1201 Westford Street 01851**

Full Harvest Moonz, Inc. is seeking Site Plan Review and Special Permit approval to open a recreational marijuana dispensary at 1201 Westford Street, Ste. G1-A. The property is in the Office Park (OP) zoning district and the use requires Site Plan Review approval under Section 11.4.2(8), Special Permit approval under Section 12.4.o, and any other relief required of the Lowell Zoning Ordinance.

### **Site Plan Review & Special Permit: 671-683 Rogers Street 01852**

Pure Lowell, Inc. is seeking Site Plan Review and Special Permit approval to open a recreational marijuana dispensary at 671-683 Rogers Street. The property is in the Regional Retail (RR) zoning

district and the use requires Site Plan Review approval under Section 11.4.2(8), Special Permit approval under Section 12.4.o, and any other relief required of the Lowell Zoning Ordinance.

**Public Shade Tree Removal Hearing: 50 Father Morrisette Blvd 01852**

In accordance with MGL Ch. 87.5, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of 64 public shade trees, 3 of which are over 24" in diameter and 10 are unhealthy. The removal of these trees is required as part of the Lowell High School Construction Project.

**Public Shade Tree Removal Hearing: 815 Pawtucket Blvd 01854**

In accordance with MGL Ch. 87.5, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of 12 public shade trees, 7 of which are over 24" in diameter and 3 are dead, which are located at the Lowell Water Department (815 Pawtucket Blvd). These trees are proposed for removal since these trees pose a risk to the power and internet feeds to the Water Department as well as other Water Department infrastructure and the general public safety in the vicinity of Pawtucket Blvd. The Water Department recently experienced site damage from a wind storm on May 15, 2020. This is a recommendation to remove the remaining pine and unhealthy trees on the Water Department's property adjacent to Pawtucket Blvd.

**IV. Other Business**

**Extension Request: 110 Industrial Ave 01851**

The applicant for 110 Industrial Ave has submitted a request for a 2-year extension to their Site Plan Review approval that would otherwise expire on July 19, 2020.

**Minor Modification: 2 Prince Ave, 1 Markley Way 01852**

The applicant is seeking a minor modification to the previously approved Site Plan for the data center at 2 Prince Ave, 1 Markley Way. The applicant is seeking permission to install two, 35-ft. tall water tanks.

**V. Notices**

**VI. Further Comments from Planning Board Members**

**VII. Adjournment**