



City of Lowell - Planning Board

Planning Board Agenda

Monday, August 19, 2019 6:30 p.m.

City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

I. **Minutes for Approval**

II. **Continued Business**

Site Plan Review & Special Permit(s): 48, 58 & 66 Townsend Avenue, 800.1 & 810 Varnum Ave

An application submitted by John F. Cox, Esq. on behalf of Khmer Buddhist Monks, Inc. for approval of Site Plan Review under Section 11.4 and Special Permit approval under Section 6.7 any other relief required of the Lowell Zoning Ordinance. The applicant is proposing to construct an approximate 16, 800 SQ FT Religious Temple at 48, 58 & 66 Townsend Avenue and 800.1 & 810 Varnum Avenue with two hundred and seventy-four (274) parking spaces, ancillary landscaping, stormwater management and utility improvements. The project includes relief for the construction of a driveway longer than two hundred (200) feet. The subject property is located in the Suburban Neighborhood Single-Family (SSF) zoning district.

III. **New Business**

IV. **Other Business**

Pre-Application: Site Plan Review and Special Permit: 116 & 128 Fletcher Street 01854

NG Development, LLC has requested that the Planning Board provide a preliminary review of their proposed project at the address listed above. This is not a public hearing. The Planning Board will render no decision related to Site Plan Review or Special Permit, nor guarantees any future decision, whether positive or negative, on any project that receives pre-application review. The applicant has submitted preliminary plans to convert the existing building into eleven (11) residential dwelling units. The property is in the Urban Neighborhood Mixed-Use (UMU) zoning district and will require Site Plan Review under Section 11.4.2(2), a Special Permit under Section 12.1.e, and any other relief required under the Lowell Zoning Ordinance.

Review of Outstanding Conditions: 1857.1 Middlesex Street 01851

Review outstanding conditions for the Site Plan Review approval granted on November 22, 2017. Commons Wealth LLC is expanding the number of grades from K-8 to K-12 and number of students to 1,200. The proponent intends to expand the existing site, incorporating existing buildings, which includes a 92,778 sq. ft. addition. The subject property is in the Suburban Mixed-Use (SMU) zoning district and needed Site Plan Review approval under Section 11.4.2(1).

V. **Notices**

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

VII. **Adjournment**

2019 AUG 12 PM 3:45

CITY OF LOWELL OFFICE

CLERK OF CITY COUNCIL