



City of Lowell - Planning Board

Planning Board Agenda

Monday, November 18, 2019 6:30 p.m.
City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

2019 NOV 13 PM 4:36
CITY OF LOWELL
CITY COUNCIL CHAMBERS

I. Minutes for Approval

10/21/2019

11/4/2019

II. Continued Business

Special Permit: 20 Thorncliff Ave 01851

An application was submitted by Ryan Rourke seeking Special Permit approval to construct a new single family dwelling structure on a newly created lot that will be subdivided from an existing parcel. The proposed project will require the extension of Thorncliff Avenue to allow for appropriate frontage. The project requires a Special Permit (s) from the Lowell Planning Board pursuant to Section 5.1.1(7) to reduce the frontage by fifteen (15) feet. The subject property is located in the Traditional Single Family (TSF) zoning district and will require a Special Permit pursuant to 6.7 of the Lowell Zoning Ordinance because the proposed driveway exceed 6% and any other relief required. This petition was continued from the 10/21/19 meeting.

Site Plan Review: 705 Dutton Street 01854

An application was submitted by Grow Team Gardens (GTG), LLC seeking Site Plan Review approval to open a marijuana cultivation facility at 705 Dutton Street. The building is in the Light Industrial (LI) zoning district and needs Site Plan Review approval under Section 11.4, Section 7.10, and any other relief required under the Lowell Zoning Ordinance. This petition was continued from the 10/21/19 meeting.

Site Plan Review & Special Permit: 116 & 128 Fletcher Street 01854

An application by NG Development, LLC seeking Site Plan Review and Special Permit approval from the Planning Board and Variance approval from the Zoning Board to convert an existing building at 116 & 128 Fletcher Street into 11 residential dwelling units. The property is in the Urban Mixed-Use (UMU) zoning district and requires Site Plan Review under Section 11.4.2(2) to construct more than three dwelling units, a Special Permit under section 12.1.e to construct seven or more dwelling units on one lot in the UMU, and Variances under Section 5.1 for minimum lot area per dwelling unit and under Section 6.1.4(1)d for the off-street parking requirement; and for any other relief required of the Lowell Zoning Ordinance. This petition was continued from the 10/21/19 meeting.

III. Other Business

IV.

Pre-Application: Site Plan Review and Special Permit: 113 Walker Street

JJN Realty Trust 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 plans 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 Multifamily (TMF) zoning district. The applicant proposes to subdivide the lot and construct four (4) townhouses on Lot A and five (5) townhouses on Lot B. This is the second pre-application request for 113 Walker Street by JJN Realty Trust.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment