



City of Lowell - Planning Board

Planning Board Agenda
Monday May 18, 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. Call +1 (571)-317-3112 and Enter the Access Code: 631-780-845
2. Join on your computer, tablet or smartphone at:
<https://global.gotomeeting.com/join/631780845>
3. Watch LTC Channel 99
4. Watch online at: www.ltc.org/watch/channel-99

Review the all application documents online at: www.lowellma.gov/1098/Planning-Board

Email comments about agenda items to: fcigliano@lowellma.gov with the subject line:

"PB 5/18 Comment - ADDRESS"

I. Minutes for Approval

4/23/2020

II. Continued Business

Special Permit and Site Plan Review: 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. The applicant has requested to continue this petition to the June 15 Planning Board meeting.

Special Permit: 246.1 Market Street 01852

Emerson 100 Real Estate, LLC to amend a Special Permit granted to convert the former mill building at 246.1 Market Street into residences. The building is in the Downtown Mixed-Use (DMU) zoning district and the applicant is seeking Special Permit approval under Section 8.1 to increase the number of residential units from 13 to 29 and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested to continue this petition to the June 15 Planning Board meeting.

Site Plan Review: 60 Dix Street 01852

James Valeriani on behalf of Grow One Inc. applied for Site Plan Review approval to convert an approximately 18,000 sq. ft. existing building into a marijuana cultivation facility. The property is in the Light Industrial (LI) zoning district and requires Site Plan Review approval under Section 11.4.2.2(8) for the registered marijuana use and for any other relief required of the Lowell Zoning Ordinance.

Special Permit: 1582 Varnum Ave 01854

Joseph Silva is seeking Special Permit approval to subdivide a lot with an existing single-family home and build a single-family home on the new lot. Each new lot would have reduced frontage of 75 feet, where 90 feet of frontage are otherwise required. The property is in the Suburban Single-Family (SSF) zoning district and requires Special Permit approval under Section 5.1.1(7) for reduced frontage and for any other relief required of the Lowell Zoning Ordinance.

III. New Business

IV. Other Business

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment