



# City of Lowell - Planning Board

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## Planning Board Minutes

Monday, January 7, 2019 6:30 p.m.

Mayor's Reception Room, 2<sup>nd</sup> Floor, City Hall  
City of Lowell, 375 Merrimack St, Lowell, MA

**Note: These minutes are not completed verbatim. For further detail, contact the Division of Development Services, 375 Merrimack Street, Lowell.**

### Members Present

Thomas C. Linnehan, Chairman  
Gerard Frechette, Member  
Richard Lockhart, Member  
Robert Malavich, Member  
Richard Snetsky, Member  
Jordan Gys, Associate Member

### Members Absent

None

### Others Present

Christine McCall, Senior Planner

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A quorum of the Board was present. All members were present.

### I. Minutes for Approval

None

### II. Continued Business

#### **Site Plan Review & Special Permit: 493 and 509 Market Street**

An application was submitted by Mar-Sac Realty Trust seeking Site Plan Review, Special Permit, and Variance approval at 493 & 509 Market Street. The applicant proposes to construct a three-story mixed use structure on a vacant parcel. The proposed project is located in the Urban Mixed Use (UMU) zoning district. The project requires Site Plan Review approval under Sec. 11.4, a Special Permit under Article 12: Table of Uses, and any other relief required.

#### On behalf:

Gregory Curtis, Attorney

#### Offered Comments:

None

#### Discussion:

Member Gys requests to know where are the commercial tenants going to park?

Member Lockhart asks for more information regarding the solid waste and recycling removal.

Member Malavich requests that the applicant receive approval from the Lowell Fire Department.

Member Snetsky requests more information regarding the location of the dumpster. The applicant approaches the table and discusses the site plan with Members of the Planning Board. Chairman Linnehan requested clarification of the location of the solid waste and recycling materials on site.

Member Gys discusses the swept path analysis comment and confirms that there is no access to the site from Merrimack Street. The Board requests that staff contact the Lowell Fire Department directly.

Member Snetsky confirms that the building is required to be sprinkled.

Member Frechette understands that there are items missing from the Site Plan that were discussed at the meeting with the Zoning Board of Appeals. Member Frechette asks staff about the potential installation of metered spaces in front of the building. Member Frechette likes the design of the proposed building and hopes that the Historic Board does not change the plans. Member Frechette likes the number and rhythm of the windows. He likes the aesthetic. He states that it looks like a Downtown Mixed Use building that should belong in Downtown Lowell.

Member Frechette asks staff to review the dimensions of the site, specifically the drive lane, and clarification of the Zoning Board Decision. Member Frechette states that the he will be in contact with staff. He concurs that the proposed project is otherwise suitable for the area.

Chairman Linnehan does not have any questions or concerns that have not already been addressed by other Members. Chairman Linnehan states that the redevelopment of this site will be beneficial to this area of the City.

Attorney Curtis requests a continuance to the next meeting to discuss site dimensions and other issues raised at tonight's meeting.

Motion:

Chairman Linnehan motions and Member Malavich seconds the motion to continue this petition to the Thursday, January 24, 2019 meeting. The motion passed unanimously (5-0).

III. **Other Business**

Correspondence from Historic Board: Reappointment of Representative

Discussion:

None

Motion:

Chairman Linnehan motions and Member Malavich seconds the motion to appoint Member Lockhart to the Historic Board. The motion passes unanimously (5-0).

**Planning Board Rules and Regulations:**

The Planning Board will discuss having an additional Associate Member

**Discussion:**

Member Gys and Member Snetsky discuss the importance of additional membership. It is important to have more than four (4) members for petitioners, undue absences.

**Motion:**

Chairman Linnehan motions and Member Frechette seconds the motion to recommend approval of the ordinance amendment. The motion passed unanimously (5-0).

IV. **Notices**

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

VI. **Adjournment**

Member Snetsky motioned and Member Malavich seconded the motion to adjourn the meeting. The time was 7:05p.m.