



# City of Lowell - Planning Board

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**Planning Board Agenda**  
February 2, 2026 at 6:30 p.m.

**Meetings will be held in the City Council Chambers at 375 Merrimack Street, Lowell MA 01852 with public welcome and by using remote participation as follows:**

**Members of the public may view the meeting via [lrc.org](http://lrc.org) or local cable channel 6. Those wishing to speak regarding a specific agenda item shall register to speak in advance of the meeting by sending an email to [dricker@lowellma.gov](mailto:dricker@lowellma.gov), [pcutrumbes@lowellma.gov](mailto:pcutrumbes@lowellma.gov) AND [mbrundage@lowellma.gov](mailto:mbrundage@lowellma.gov) indicating the agenda item and a phone number to call so that you may be issued zoom link to the meeting. If no access to email, you may contact Development Services at 978-674-4144. All requests must occur prior to 4:00PM on the day of meeting.**

**For help with zoom please visit: [Joining a Zoom meeting – Zoom Support](#)**

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

## **I. Minutes for Approval**

1/22/2026

## **II. Continued Business**

### Site Plan Review - 558 Gorham Street, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by NLK Homes LLC to construct one triplex and one duplex (a total of 5 units) at 558 Gorham Street. The subject property is located in the Urban Mixed Use (UMU) zoning district. The proposal requires Site Plan Review per Section 11.4.2 of the Lowell Zoning Ordinance for a development with more than three units, and Special Permit approval per Section 11.3.2 for four to six dwelling units on a single lot in the UMU zone.

### Site Plan Review - 75 Chapel Street, 01852

The Lowell Planning Board and Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Eduardo Pinotti to convert the existing 4-unit residential building to a 6-unit residential building. The subject property is located in the Urban Neighborhood Multi-Family (UMF) zoning district. The proposal requires Site Plan Review approval from the Planning Board for the expansion of a residential development with more than 3 residential units. The proposal also requires Variance relief from the Zoning Board of Appeals under Section 6.1.11 #5 for having stacked parking spaces and for any other relief required of the Lowell Zoning Ordinance.

### **III. New Business**

#### Special Permit- 202 Barker Avenue, 01850

The Lowell Planning Board and Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Danny Rivera to split the existing lot at 202 Barker Ave and construct a single-family home on the new lot. The subject property is located in the Traditional Single-Family (TSF) zoning district. The proposal requires Special Permit approval from the Planning Board under Section 5.1.1(7) to reduce the frontage requirement. The existing lot requires Variance relief from the Zoning Board of Appeals under Section 5.1 for minimum lot area, minimum lot area per dwelling unit, maximum Floor Area Ratio, and for any other relief required of the Lowell Zoning Ordinance. The newly created lot requires Variance relief from the Zoning Board of Appeals under Section 5.1 for minimum lot area, minimum lot area per dwelling unit, and for any other relief required of the Lowell Zoning Ordinance

### **IV. Other Business**

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

### **VI. Adjournment**