



City of Lowell - Planning Board

Planning Board Agenda
Thursday April 20, 2023 at 6:30 p.m.

This meeting will occur in-person with the option to join remotely. You can choose to attend in-person in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:

1. Join via your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/83453149715>
2. Call 646-558-8656 and enter the MEETING ID: 834 5314 9715
3. Watch LTC Channel 99
4. Watch online at: www.ltc.org/watch/channel-99

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

I. Minutes for Approval

3/20/2023

II. Continued Business

III. New Business

Site Plan Review – 21 Christman Avenue, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by Landsmart, LLC to construct and operate a Veteran's Education and Housing Facility at 21 Christman Avenue. The proposed facility will include classrooms, meeting space, an associated office, and 12 temporary residential units. The subject property is located in the Traditional Single-Family (TSF) zoning district. The proposal requires Site Plan Review approval per Section 11.4 to construct greater than 3 residential units.

Proposed Zoning Amendment – 38 Nelson Avenue, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an ordinance to amend "The Code of Ordinances City of Lowell Massachusetts," with respect to Chapter 290, thereof entitled "Lowell Zoning Code" by extending the existing Traditional Two-Family (TTF) zoning district to include an area presently zoned Traditional Single-Family (TSF) at 38 Nelson Avenue in Lowell.

Public Shade Tree Hearing – 30 Gorham Street, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree (approximately 12" dbh) located at 30 Gorham Street. The removal of this tree is necessary in order to perform tasks involved in the construction project including granite curb removal and reset, and ADA compliant sidewalk construction.

Public Shade Tree Hearing – 221 Moore Street, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree of approximately 19" dbh located at 221 Moore Street. The tree currently blocks the path of travel in the sidewalk. The removal of this tree is necessary in order to perform tasks involved in the reconstruction project including granite curb removal and reset, and ADA compliant sidewalk construction.

Public Shade Tree Hearing – E Merrimack Street & Brown Street Intersection, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree of approximately 18" dbh. The removal of this tree is necessary in order to perform tasks involved in the construction project including granite curb removal and reset, and ADA compliant sidewalk construction and wheelchair ramp construction.

Public Shade Tree Hearing – 49, 54, and 79 Highland Avenue, 01851

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of three (3) trees located on Highland Avenue. The proposed tree removal includes one (1) Maple tree (approximately 36" dbh) at 49 Highland Avenue; one (1) Maple tree (approximately 24" dbh) located at 70 Highland Avenue; and one (1) locust tree (approximately 36" dbh) located at 54 Highland Avenue. The removal of these trees is necessary in order to perform tasks involved in the reconstruction project including granite curb installation, 1.5 foot wide grassed strip construction, and ADA compliant sidewalk construction.

IV. Other Business

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment