



# City of Lowell - Planning Board

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**Planning Board Agenda**  
Monday June 1, 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. Join via your computer, tablet, or smartphone:  
<https://global.gotomeeting.com/join/529369221>
2. Call (312) 757-3121 and enter the Access Code: 529-369-221
3. Watch LTC Channel 99
4. Watch online at: [www.ltc.org/watch/channel-99](http://www.ltc.org/watch/channel-99)

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

Email comments about agenda items to: [JAlves@LowellMA.gov](mailto:JAlves@LowellMA.gov), with the subject line:  
"PB 6/1 Comment - ADDRESS"

- I. **Minutes for Approval**  
5/18/2020
- II. **Continued Business**
- III. **New Business**

**Definitive Subdivision: 66 State Street 01852**

George Theodorou on behalf of Loon Hill Development, Inc. is seeking Definitive Subdivision approval to extend State Street. The property is located in the Traditional Neighborhood Two-Family (TTF) zoning district.

**Site Plan Review & Special Permit: 776 Lakeview Avenue 01850**

Peter Marlowe on behalf of Louis Gagnon is seeking Site Plan Review, Special Permit, and Variance approval at 776 Lakeview Ave. The applicant is seeking to convert the second and third floors of AG Hardware store into 10 residences. The property is in the Neighborhood Business (NB) zoning district. The proposal requires Special Permit and Site Plan Review approval from the Planning Board to create more than three dwelling units, Variance approval from the Zoning Board to exceed the maximum Floor Area Ratio (FAR), and for any other relief required of the Lowell Zoning Ordinance.

**Site Plan Review & Special Permit: 450 Chelmsford Street, Unit 7 01851**

Mayflower Medicinals, Inc. is seeking Site Plan Review and Special Permit approval to open a medical and a recreational marijuana dispensary at 450 Chelmsford Street, Unit 7. The property is in the Regional Retail (RR) zoning district and the uses require Site Plan Review approval under Section 11.4.2(8), Special Permit approval under Section 12.4, and any other relief required of the Lowell Zoning Ordinance.

**Site Plan Review: 50 Father Morissette Blvd., 55 French St., & 75 Arcand Dr. 01852**

Perkins Eastman is seeking Site Plan Review approval on behalf of the City of Lowell to demolish existing buildings, and renovate, rebuild, and expand the Lowell High School at 50 Father Morissette Blvd., 55 French St., and 75 Arcand Ave. The property is in the Downtown Mixed-use (DMU) zoning district and requires Site Plan Review approval under Section 11.4.2 to construct or expand a non-residential structure or structures greater than 10,000 sq. ft. and for any other relief required under the Lowell Zoning Ordinance.

**IV. Other Business**

**V. Notices**

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

**VII. Adjournment**