



City of Lowell - Planning Board

Planning Board Agenda
Monday, June 7 at 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://lowellma.zoom.us/j/89521718120>
2. Call 646-558-8656 and enter the MEETING ID: 895 2171 8120
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

I. Minutes for Approval
May 17, 2021

II. Continued Business

Site Plan Review Amendment and Special Permit: 357 Pawtucket Street 01854

Franco American Holdings LLC has applied to the Lowell Planning Board for a Site Plan Review Amendment and a Special Permit approval for 357 Pawtucket Street. The applicant is seeking to increase the total number of units at the development from 53 units to 62 units. The subject property is located in the Traditional Mixed-Use (TMU) zoning district and requires a Site Plan Review Amendment per Section 11.4, and Special Permit approval per Section 12.1(e).

III. New Business

Site Plan Review and Special Permit: 23 Cabot Street, 616-666 Merrimack Street, and 591-639 Market Street 01854

Will Soucy and Don Garcia have applied to the Zoning Board of Appeals for Variance approval to construct a mixed-use building consisting of thirty-two (32) dwelling units and approximately 35,000 sq. ft. of commercial space, as well as a parking structure at 23 Cabot Street, 616-666 Merrimack Street, and 591-639 Market Street. The properties are located in the Urban Neighborhood Mixed Use (UMU) zoning district and require Site Plan Review approval pursuant to Section 11.4 and Special Permit approval pursuant to Section 12.1(e), Section 12.4 and Section 12.8.

IV. Other Business

Minor Modification: 2 Prince Ave, 1 Markley Way 01852

The applicant is seeking to modify condition of approval #5 which reads “the landscaping and fencing along the south side of the property where the site abuts all residential properties shall be completed by the month end of May 2021” by replacing the month of May with August.

Pre-Application Discussion: 78 Middlesex Street 01852

The applicant proposes to redevelop the existing building into a 26 unit housing development. When the project officially applies for approvals it will require Site Plan Review from the Planning Board, Variance and Special Permit Approval from the Zoning Board of Appeals, and approval from the Historic Board.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment