



City of Lowell - Planning Board

Planning Board Agenda

Thursday, June 23, 2022 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 Mayor's Reception Room, 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/85656909337>
2. Call 646-558-8656 and enter the MEETING ID: 856 5690 9337
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

6/6/2022 Meeting Minutes

II. Continued Business

Special Permit – 22 Bellevue Street 01851

Magdi Mikhael has applied to the Lowell Planning Board to convert the existing two-family structure at 22 Bellevue Street into a three-family structure. The subject property is located in the Traditional Neighborhood Multi-Family (TMF) zoning district. The proposal requires Special Permit approval from the Planning Board per Article 12.1(c) to expand a residential structure to three (3) units.

Special Permit – 50 Wentworth Avenue 01852

Thanh Pham has applied to the Lowell Planning Board for Special Permit approval to subdivide the existing lot at 50 Wentworth Avenue and construct a new single-family home on the newly created lot. The subject property is located in the Suburban Single-Family (SSF) zoning district and requires Special Permit approval from the Lowell Planning Board pursuant Section 5.1.1(7) to reduce the minimum frontage by twelve (12) feet.

III. New Business

Tree Hearing – 439 Butman Road 01852

In accordance with M.G.L. 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 regarding the proposed removal of two (2) public shade trees located at 439 Butman Road. The trees are 30" to 36" in diameter, and are necessary for removal as they are heaving the roadway 6" to 8" and they are located close to the edge of the pavement.

Tree Hearing – 647 Middlesex Street 01851

In accordance with M.G.L. 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 regarding the proposed removal of two (2) public shade trees adjacent to the Lowell Boys and Girls Club at 647 Middlesex Street. The tree removal will allow the construction project at the Boys and Girls Club to continue moving forward.

Zoning Amendment – Section 4.3.3: “Home Occupation – As of Right”

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.” The proposed amendment would amend Section 4.3.3 of the Lowell Zoning Ordinance entitled “Home Occupation – As of Right” to allow for more than one (1) home occupation on a lot.

IV. Other Business

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment