



# City of Lowell - Planning Board

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**Planning Board Agenda**  
Monday, July 19 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, City Hall, 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/9410770919>
2. Call 646-558-8656 and enter the MEETING ID: 941 077 0919
3. Watch LTC Channel 99
4. Watch online at: [www.ltc.org/watch/channel-99](http://www.ltc.org/watch/channel-99)

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

## I. **Minutes for Approval**

June 21, 2021

## II. **Continued Business**

### **Site Plan Review: 380 Lawrence Street 01852**

Larkin Real Estate Group, Inc. has applied to the Planning Board for Site Plan Review approval to construct a three (3) story, thirty-five (35) unit Lodging House Building at 380 Lawrence Street. The property is located in the Neighborhood Business (NB) zoning district and requires Site Plan Review approval pursuant to Section 11.4.2 (2).

## III. **New Business**

### **Site Plan Review and Special Permit: 545 Broadway Street 01854**

Ernst Dorante, on behalf of Aloisio Ramalho, has applied to the Planning Board for Site Plan Review under Section 11.4 and a Special Permit under section 12.1(C) at 545 Broadway Street. The applicant is seeking to convert an existing warehouse into a twelve (12) unit residential building. The property is in the Urban Mixed Use (UMU) zoning district.

### **Site Plan Review and Special Permit: 1115 Westford Street 01851**

Assured Testing Laboratory has applied to the Planning Board for a Special Permit under Section 12.8(f) and Site Plan Review under Section 7.10.5 to open a marijuana testing laboratory at the above address.

### **Site Plan Review and Special Permit: 135-153 Chelmsford Street 01851**

Ryan M. Rourke has applied to the Planning Board for Site Plan Review per Section 11.4, and a Special Permit per Section 11.3.1, and Article 12.1(d) to construct a three and a half (3.5) story mixed-use development, including 6 residential units, and 3,062 square feet of commercial space.

### **Preliminary Subdivision Approval: 111 Rivercliff Road 01852**

Hooshmand Afshar has applied on behalf of Kathleen and Robert Cancro to the Lowell Planning Board for Preliminary Subdivision approval per the City's Subdivision of Land Regulations. This property is in the Suburban Single Family (SSF) zoning district.

**IV. Other Business**

**V. Notices**

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

**VII. Adjournment**