



City of Lowell - Planning Board

Planning Board Agenda

Monday, August 15, 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 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/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

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

I. Minutes for Approval

7/18/2022 Meeting Minutes

III. New Business

Public Shade Tree Hearing – 7 Ruth Street 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 1 public shade tree located at 7 Ruth Street. The tree is causing sidewalk panels to lift, and may be causing damage to a sewer connection.

Site Plan Review — 642 Gorham Street

Steven Crowley has applied to the Lowell Planning Board for Site Plan Review approval to convert a 10-unit building at 642 Gorham Street into an 11-unit building. The subject property is located in the Urban Multi-Use (UMU) zoning district. The proposal requires Site Plan Review approval pursuant to Section 11.4.2 from the Lowell Planning Board.

Site Plan Review and Special Permit — 14 McIntire Street

Reshape McIntyre, LLC has applied to the Lowell Planning Board to redevelop the existing structure at 14 McIntire Street into 13 residences and 1 approximately 550 sq. ft. commercial space. The property is located in the Neighborhood Business (NB) zoning district and requires Site Plan Review amendment under Section 11.4.2(2) to redevelop the building into more than three (3) dwelling units, Special Permit approval under Section 12.1(e) for the proposed use and under Section 6.1.6 to utilize a publicly owned garage for parking.

II. Continued Business

III. Other Business

Special Permit Extension Request: 246.1 Market Street 01852

The applicant is seeking an extension for the Special Permit to convert the existing mill building into residences. The original approvals were issued on June 18, 2020.

Pre-Application Discussion: 113 Walker Street

JJN Realty Trust has applied to the Lowell Planning Board for a Pre-Application discussion. The applicant seeks to demolish the existing structure and construct two buildings with a total of nine (9) housing units. The subject

property is located in the Traditional Neighborhood Multifamily (TMF) zoning district. This application would require a Special Permit from the Lowell Planning Board under Article XII to construct more than three (3) units on one lot.

IV. Notices

V. Further Comments from Planning Board Members

VI. Adjournment