



City of Lowell - Planning Board

Planning Board Agenda

Thursday, September 7, 2023 at 6:30 p.m.

Meetings will be held in the City Council Chamber at 375 Merrimack Street, Lowell MA 01852 with public welcome and by using remote participation as follows:

Members of the public may view the meeting via lrc.org or local cable channel 6. Those wishing to speak regarding a specific agenda item shall register to speak in advance of the meeting by sending an email to fcigliano@lowellma.gov AND dricker@lowellma.gov indicating the agenda item and a phone number to call so that you may be issued zoom link to the meeting. If no access to email, you may contact Development Services at 978-674-4144. All requests must occur prior to 4:00PM on the day of meeting.

For help with zoom please visit: [Joining a Zoom meeting – Zoom Support](#)

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

I. Minutes for Approval

7/17/2023

8/21/2023

II. Continued Business

III. New Business

Site Plan Review and Special Permit: 17 Burns Street 01852

Agui DeSousa is seeking approval to convert the existing building from a 4-unit residential building to a 6-unit residential building. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The proposal requires Site Plan Review approval from the Planning Board per Section 11.4 for the conversion of a structure with more than 3 dwelling units, and Special Permit approval per Section 11.3 and Article 12.1 from the Planning Board to convert the building to a 6-unit residential building. The proposal also requires Variance approvals per Section 5.1 and Section 6.1 from the Zoning Board of Appeals.

Site Plan Review Amendment: 2 Prince Ave, 1 Markley Way 01852

The Markley Group, LLC has applied to the Planning Board for a Site Plan Amendment to their previously approved Site Plan to alter the proposed parking area. The item requires Site Plan Review per Section 11.4 for the construction/expansion of a parking area with more than 14 spaces or 4,000 square feet of impervious Surface.

Site Plan Review and Special Permit: 31 Westford Street 01851

Joe Lee is seeking to construct a 52-unit mixed-use development at the property. The subject property is located in the Urban Mixed Use (UMU) zoning district. The project requires Site Plan Review approval per Section 11.4 for a property with greater than 3 residential units, and Special Permit approval per Section 11.3 and Article 12.1 for 11 or more residential units from the Planning Board. The proposal also requires Variance approval per Section 6.1 for relief from the minimum off street parking requirement, and per Section 5.1 for relief from the maximum floor area ratio (FAR)

requirement, and any other relief required under the Lowell Zoning Ordinance.

IV. Other Business

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment