



City of Lowell - Planning Board

Planning Board Agenda

Thursday, September 8, 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

8/15/2022 Meeting Minutes

III. New Business

Definitive Subdivision Approval — 90 Lupine Road

Cornerstone Land Associates has applied to the Lowell Planning Board for the approval of a definitive subdivision plan that includes the subdivision of the existing parcel into two (2) parcels, one of which does not meet the minimum frontage requirements pursuant to Section 5.1 of the Lowell Zoning Ordinance. The property is located within the Traditional Neighborhood Single Family (TSF) zoning district. This project requires Planning Board approval under Lowell's Subdivision of Land Regulations.

Definitive Subdivision Approval — 32 Pine Hill Street

JMF Realty, LLC has applied to the Lowell Planning Board for the approval of a definitive subdivision plan that would allow the construction of a new single-family home. The newly created lots will not meet the minimum frontage requirements pursuant to Section 5.1 of the Lowell Zoning Ordinance. The project requires Definitive Subdivision approval from the Lowell Planning Board under Lowell's Subdivision of Land Regulations.

Site Plan Review and Special Permit — 1514 Gorham Street

ZR Development, LLC has applied to the Lowell Planning Board to construct six (6) townhouse style residential units on the 32,661 square foot property at 1514 Gorham Street. The subject property is located in the Suburban Mixed-Use (SMU) zoning district. The proposal requires Site Plan Review approval per Section 11.4 to construct more than three (3) residential units, and Special Permit approval per Section 11.3 and Section 12.1 (d).

II. Continued Business

Site Plan Review and Special Permit: Saint Louis School 72-74 Boisvert Street and 253 W Sixth Street 01850

ZR Development Group LLC has applied to the Planning Board and Zoning Board of Appeals to redevelop the existing St. Louis School building into nineteen (19) residences with twenty four (24) off-street parking spaces. The application requires Site Plan Review under Section 11.4 to construct more than three dwelling units and Special Permit approval for the conversion of an existing historic school under Section 8.1. The application also requires Variance approval under Section 6.1 for relief from the off-street parking requirement, Section 5.1 for relief from the land area per dwelling unit requirement and usable open space requirement, and under Section 8.1.3(4) for relief

from the minimum square footage requirement and for any other relief required under the Lowell Zoning Ordinance.

III. Other Business

IV. Notices

V. Further Comments from Planning Board Members

VI. Adjournment