

# REVISED 9/21/2021



## City of Lowell - Planning Board

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### Planning Board Agenda

Thursday, September 23, 2021 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/88063338290>
2. Call 646-558-8656 and enter the MEETING ID: 880 6333 8290
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

September 9, 2021

#### II. Continued Business

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

Ernst Dorante has applied to the Planning Board on behalf of Aloisio Ramalho for Site Plan Review and Special Permit approval 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. The proposal requires Special Permit and Site Plan Review approval from the Planning Board to create more than three (3) dwelling units, Variance approval from the Zoning Board for relief from dimensional and off-street parking requirements, and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance to the October 18, 2021 Planning Board meeting.

#### III. New Business

##### Site Plan Review and Special Permit: 116 & 128 Fletcher Street 01854

James Zorbas and Jeffrey Crowley have applied to the Planning Board for Special Permit and Site Plan Review approval to redevelop the existing structure into eleven (11) residential units at 116 & 128 Fletcher Street. The property is located in the UMU zoning district and requires Special Permit approval pursuant to Section 12.1(e) for the proposed use, and Site Plan Review pursuant to Section 11.4 to create more than three (3) dwelling units. The applicant has requested a continuance to the October 4, 2021 Planning Board meeting.

##### Site Plan Review and Special Permit: 44 Rock Street 01854

James Zorbas has applied to the Planning Board for Special Permit and Site Plan Review approval to redevelop the existing lot into an eleven (11) space, approximately 5,400 sq. ft. parking area at 44 Rock Street. The property is located in the UMF zoning district and requires Special Permit approval pursuant to Section 12.6(h) for the proposed use, and Site Plan Review pursuant to Section 11.4 to construct a parking area greater than 4,000 sq. ft. The applicant has requested a continuance to the October 4, 2021 Planning Board meeting.

Site Plan Review and Special Permit: 43 Fletcher Street 01854

Christopher Natale has applied to the Planning Board for Site Plan Review and Special Permit approval to construct a mixed-use building consisting of twenty (20) dwelling units and an approximately 3,442 sq. ft. commercial space on the first floor. The property is in the Urban Neighborhood Mixed Use (UMU) zoning district and requires Site Plan Review under Section 11.4.2., Special Permit approval under Section 12.1(e) for the proposed use and under Section 6.1.6(6) to reduce residential and non-residential parking requirements by 50%.

**IV. Other Business**

Minor Modification and Extension: 555 Merrimack Street 01854

The applicant is seeking a one (1) year extension to the Site Plan Review and Special Permit approvals. They are also seeking multiple modifications to the original Site Plan approval and Special Permit. The original Site Plan Review and Special Permit approvals were issued on December 19, 2017 and were extended in 2019 for an additional two years. The applicant is now seeking a one (1) year extension until December 19, 2022.

**V. Notices**

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

**VII. Adjournment**