



City of Lowell - Planning Board

Planning Board Agenda

Monday, October 4, 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/89978621869>
2. Call 646-558-8656 and enter the MEETING ID: 899 7862 1869
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

September 23, 2021

II. Continued Business

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.

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.

III. New Business

Site Plan Review and Special Permit: 78 Middlesex Street, 01852

78 Middlesex Street LLC has applied to the Planning Board for Site Plan Review and Special Permit approval to convert the existing building at 78 Middlesex Street into a 26-unit residential structure. The subject property is located in the Downtown Mixed-Use (DMU) zoning district. The project requires Site Plan Review approval per Section 11.4 to create more than 3 dwelling units and Special Permit approval per Article 12.1(e) and Section 11.3.1 for the proposed use from the Planning Board.

IV. Other Business

Pre-Application: 817 Merrimack Street; 68 Father Morissette Blvd 01854

Kelly Killeen of CHA Consulting Inc. has filed an Agenda Request on behalf of Riveredge Medical Association and Saints Memorial Medical Center Inc. to the Planning Board for a pre-application discussion regarding a proposal to construct a 7 story, 88 unit residential building at 817 Merrimack Street, and to construct a 5 story, 68 unit residential building at 680 Father Morissette Boulevard. The subject properties are located in the Institutional Mixed-Use (INST) zoning district and will require Site Plan Review per Section 11.4.2 and Special Permit approval per Article 12 from the Planning Board, and any other relief required under the Lowell Zoning Ordinance.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment