



City of Lowell - Planning Board

Planning Board Agenda

Monday, October 18, 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/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

September 23, 2021 (continued from October 4 Meeting)
October 4, 2021

II. Continued Business

Site Plan Review and Special Permit: 545 Broadway Street, 01854

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.

III. New Business

Site Plan Review: 445 Broadway Street, 01854

Common Ground Development Corp. has applied to the Lowell Planning Board for Site Plan Review to redevelop an existing gravel parking area to construct a sixteen (16) space parking lot at 445 Broadway Street. The property is located in the UMU zoning district and requires Site Plan Review under Section 11.4.2(3) to construct a new parking area greater than 4,000 sq. ft.

Site Plan Review and Special Permit: 62 Gorham Street, 01852

62 Gorham LLC has applied to the Lowell Planning Board and Lowell Zoning Board for Site Plan Review, Special Permit, and Variance approval to redevelop the existing building into two (2) ground-floor commercial spaces totaling approximately 2,000 sq. ft., and five (5) townhouse-style residential units on the second and third floors. The property is in the UMU zoning district and requires Site Plan Review from the Planning Board under Section 11.4(2) to construct more than three dwelling units, Special Permit approval under Section 6.1.6 to reduce the parking requirement by 50%, and Special Permit approval under Article XII for the use. The proposal also requires Variance approval under Section 6.1 from the Zoning Board of Appeals for relief from the off-street parking requirement and for any other relief required under the Lowell Zoning Ordinance.

Site Plan review and Special Permit: 80 Gorham Street, 01852

New Gorham LLC has applied to the Lowell Planning Board and Lowell Zoning Board for Site Plan Review, Special Permit, and Variance approval to redevelop the existing building into two (2) ground-floor commercial spaces and twelve (12)

residential units. The property is in the UMU zoning district and requires Site Plan Review from the Planning Board under Section 11.4(2) to construct more than three dwelling units, Special Permit approval under Section 6.1.6 to reduce the parking requirement by 50%, and Special Permit approval under Article XII for the use. The proposal also requires Variance approval under Section 6.1 from the Zoning Board of Appeals for relief from the off-street parking requirement and for any other relief required under the Lowell Zoning Ordinance.

IV. Other Business

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment