



# City of Lowell - Planning Board

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## Planning Board Agenda

Monday, November 4, 2019 6:30 p.m.  
City Council Chambers, 2<sup>nd</sup> Floor, City Hall  
City of Lowell, 375 Merrimack St, Lowell, MA

2019 OCT 28 PM 3:13  
OFFICE OF THE  
CITY CLERK

I. **Minutes for Approval**  
10/21/2019

II. **Continued Business**

**Special Permit: 20 Thorncliff Ave 01851**

An application was submitted by Ryan Rourke seeking Special Permit approval to construct a new single family dwelling structure on a newly created lot that will be subdivided from an existing parcel. The proposed project will require the extension of Thorncliff Avenue to allow for appropriate frontage. The project requires a Special Permit (s) from the Lowell Planning Board pursuant to Section 5.1.1(7) to reduce the frontage by fifteen (15) feet. The subject property is located in the Traditional Single Family (TSF) zoning district and will require a Special Permit pursuant to 6.7 of the Lowell Zoning Ordinance because the proposed driveway exceed 6% and any other relief required.

**Site Plan Review and Special Permit: 677 & 705 Pawtucket Boulevard 01854**

An application was submitted by DSM Realty, Inc. to modify the previously approved project that consisted of a 71,000 SQ FT Market Basket supermarket with 12,400 SQ FT general retail space. The proposed revised project includes the construction of a 71,000 SQ FT Market Basket supermarket with an adjacent retail store of 22,000 SQ FT, which is an increase of 9,600 SQ FT of the previously approved project. In addition, the applicant is proposing to demolish the existing restaurant at 705 Pawtucket Boulevard and construct a smaller drive-thru restaurant that is approximately 6, 105 SQ FT and includes reconfiguration of the adjacent one hundred thirty-four (134) space parking lot. The project requires Site Plan Review under Section 11.4 and Special Permit approval under Section 12.4.g (1) and any other relief required. The site is located in the Suburban Mixed Use (SMU) zoning district.

III. **New Business**

**Site Plan Review: 740 Dutton Street 01854**

An application was submitted by Platinum Hydrolab, Inc. seeking Site Plan Review approval to open a 6,800 sq. ft. marijuana cultivation facility within an existing building at 740 Dutton Street. The building is in the Light Industrial (LI) zoning district and needs Site Plan Review approval under Section 7.10 and any other relief required under the Lowell Zoning Ordinance.

**Site Plan Review & Special Permit: 160 Middlesex Street 01852**

An application was submitted by 160 Middlesex Street, LLC seeking Site Plan Review and Special Permit approval from the Planning Board and Variance approval from the Zoning Board to construct a five-story, mixed-use building with 24 studio apartments and a 1,500 sq. ft. ground floor commercial unit in the vacant lot at 160 Middlesex Street. The lot is in the Downtown Mixed-Use (DMU) zoning district and requires Site Plan Review under Section 11.4.2(2) to construct more than three dwelling units; a Special Permit under Section 12.1.e to construct seven or more dwelling units on one lot; a Variance under Section 5.1 for maximum Floor Area Ratio; a Variance under Section 6.1.4(1)d for the off-street parking requirement; and for any other relief required of the Lowell Zoning Ordinance.

IV. **Other Business**

V. **Notices**

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

VII. **Adjournment**