I. Minutes for Approval
   10/21/2019
   11/18/2019

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. This petition was continued from the 10/21/19 meeting.

   Site Plan Review: 705 Dutton Street 01854
   An application was submitted by Grow Team Gardens (GTG), LLC seeking Site Plan Review approval to open a
marijuana cultivation facility at 705 Dutton Street. The building is in the Light Industrial (LI) zoning district and needs
Site Plan Review approval under Section 11.4, Section 7.10, and any other relief required under the Lowell Zoning
Ordinance. This petition was continued from the 10/21/19 meeting.

   Site Plan Review & Special Permit: 116 & 128 Fletcher Street 01854
   An application by NG Development, LLC seeking Site Plan Review and Special Permit approval from the Planning
Board and Variance approval from the Zoning Board to convert an existing building at 116 & 128 Fletcher Street into
11 residential dwelling units. The property is in the Urban Mixed-Use (UMU) 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 in the UMU, and Variances under Section 5.1 for minimum lot
area per dwelling unit and under Section 6.1.4(1)d for the off-street parking requirement; and for any other relief
required of the Lowell Zoning Ordinance. This petition was continued from the 10/21/19 meeting.

III. New Business

   Site Plan Review: 13 Wood Street 01851
   The Lowell Planning Board will hold a public hearing regarding an application by DSM Realty, Inc. for approval of Site
Plan Review under Section 11.4 and any other relief required of the Lowell Zoning Ordinance. The applicant is
proposing façade and site improvements to the existing Middlesex Plaza Shopping Center, which is comprised of 72,
229 SQ FT of retail space supported by a 286-space parking lot. The applicant is proposing site improvements to the
façade of the Shopping Center and parking field improvements, including pedestrian access and safety, landscaping
and stormwater management upgrades. There is no proposed increase to the overall building area of the Shopping
Center.

IV. Notices

V. Further Comments from Planning Board Members

VI. Adjournment