



City of Lowell - Planning Board

Planning Board Agenda
Monday April 6, 2020 6:30 p.m.

Due to the COVID-19 pandemic, the meeting will not occur in-person. Please use one of these four options to access the meeting:

1. Call 978-674-6174 and Enter the Conference ID 781-851
2. Have the conference line call you: https://voice.dsci-net.com/meet-me-moderator/callmenow/index.jsp?join=BR_9786746174%40lowellma.gov*9786741464@lowellma.gov*NzgxODUx&country=US&language=en
3. Watch LTC Channel 99
4. Watch online at: www.ltc.org/watch/channel-99

Review the all application documents online at: www.lowellma.gov/1098/Planning-Board
Email comments about agenda items to: JAlves@LowellMA.gov, with the subject line:
"PB 4/6 Comment - ADDRESS"

I. **Minutes for Approval**
3/2/2020

II. **Continued Business**

Special Permit and Site Plan Review: 113 Walker Street 01854

JJN Realty Trust applied for Special Permit and Site Plan Review for a proposed nine (9) unit residential development at 113 Walker Street. The existing structure is a two-family home on a 37,036 sq. ft. lot located in the Traditional Multifamily (TMF) zoning district. The applicant proposes to demolish the single-family home, subdivide the lot and construct four (4) townhouses on Lot A, and five (5) townhouses on Lot B. The applicant is seeking a Special Permits for Lot A and Lot B for the use of four (4) to six (6) dwelling units on a single lot, and Site Plan Review for a development with more than three (3) dwelling units. **The applicant has requested a continuance to this hearing.**

III. **New Business**

Special Permit: 246.1 Market Street 01852

Emerson 100 Real Estate, LLC to amend a Special Permit granted to convert the former mill building at 246.1 Market Street into residences. The building is in the Downtown-Mixed Use (DMU) zoning district and the applicant is seeking Special Permit approval under Section 8.1 to increase the number of residential units from 13 to 29 and for any other relief required of the Lowell Zoning Ordinance.

Rezone: Hamilton Canal Innovation District - Parcel 1; 330 Jackson Street 01852

In accordance with M.G.L. Chapter 40A, Section 5, the Lowell Planning Board will hold a Public Hearing to hear all interested persons relative to an ordinance to amend "The Code of Ordinances City of Lowell, Massachusetts," with respect to Chapter 290, thereof entitled "Lowell Zoning Code" by amending certain sections of Section 10.3 entitled "Hamilton Canal District Form-Based Code. The proposed amendment would reduce the minimum floor clearance from 10-ft. to 8-ft. and would allow structured parking at the street level and upper levels of Parcel 1 (330 Jackson Street) in the Hamilton Canal Innovation District.

Site Plan Review: 60 Dix Street 01852

James Valeriani on behalf of Grow One Inc. applied for Site Plan Review approval to convert an approximately 18,000 sq. ft. existing building into a marijuana cultivation facility. The property is in the Light Industrial (LI) zoning

district and requires Site Plan Review approval under Section 11.4.2.2(8) for the registered marijuana use and for any other relief required of the Lowell Zoning Ordinance.

IV. **Other Business**

Extension Request: 484 Merrimack Street 01854

The applicant is requesting an extension to their Site Plan Review and Special Permit approval to redevelop the historic building into a mixed-use building with a ground floor commercial space and 15 studio apartments.

Extension and Minor Modification Request: 205 Market Street 01852

The applicant is requesting a two-year extension to their Site Plan Review approval to construct a hotel at 205 Market Street and 38 Shattuck Street in the Downtown-Mixed Use (DMU) zoning district. The applicant is also seeking approval for modifications that include increasing the number of hotel rooms from 52 to 58.

V. **Notices**

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

VII. **Adjournment**