



# City of Lowell - Planning Board

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**Planning Board Agenda**  
Monday, May 16, 2022 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 Mayor's Reception Room, 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/86957573668>
2. Call 646-558-8656 and enter the MEETING ID: 869 5757 3668
3. Watch LTC Channel 99
4. Watch online at: [www.ltc.org/watch/channel-99](http://www.ltc.org/watch/channel-99)

Review all application documents online at: [www.lowellma.gov/1098/Planning-Board](http://www.lowellma.gov/1098/Planning-Board)

## I. Minutes for Approval

5/2/2022 Meeting Minutes

## II. Continued Business

## III. New Business

### Special Permit – 637-639 Chelmsford Street 01851

Eric Chim has applied to the Lowell Planning Board for Special Permit approval to convert the existing two-family building at 637 Chelmsford Street into a three-family building. The subject property is located in the Traditional Neighborhood Mixed-Use (TMU) zoning district. The application requires Special Permit approval per Article 12.1(c) for the use from the Lowell Planning Board.

### Special Permit - 22 Bellevue Street 01851

Magdi Mikhael has applied to the Lowell Planning Board to convert the existing two-family structure at 22 Bellevue Street into a three-family structure. The subject property is located in the Traditional Neighborhood Multi-Family (TMF) zoning district. The proposal requires Special Permit approval from the Planning Board per Article 12.1(c) to expand a residential structure to 3 units.

### Special Permit - 50 Wentworth Ave 01852

Thanh Pham has applied to the Lowell Planning Board for Special Permit approval to subdivide the existing lot at 50 Wentworth Ave and construct a new single-family home on the newly created lot. The subject property is located in the Suburban Single Family (SSF) zoning district and requires Special Permit approval from the Lowell Planning Board pursuant to Section 5.1.1(7) to reduce the minimum frontage by twelve (12) feet.

### Zoning Amendment - 89 Agawam Street 01852

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." The proposed amendment would extend the existing TTF (Traditional Neighborhood Two-Family) zoning district to an area at 89 Agawam Street that is presently zoned TSF (Traditional Neighborhood Single-Family).

## IV. Other Business

**V. Notices**

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

**VII. Adjournment**