



City of Lowell - Planning Board

Planning Board Agenda
Monday June 15, 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. Join via your computer, tablet, or smartphone:
<https://global.gotomeeting.com/join/930669877>
2. Call (872) 240-3412 and enter the Access Code: 930-669-877
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: fcigliano@lowellma.gov, with the subject line: "PB 6/15 Comment - ADDRESS"

I. **Minutes for Approval**

6/1/2020

II. **Continued 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.

Site Plan Review & Special Permit - 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 Neighborhood Multifamily (TMF) zoning district. The applicant proposes to demolish the existing structure, subdivide the lot and construct four (4) townhouses on Lot A, and four (4) townhouses on Lot B. The applicant is seeking 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.

Site Plan Review & Special Permit - 776 Lakeview Ave 01850

Peter Marlowe on behalf of Louis Gagnon is seeking Site Plan Review, Special Permit, and Variance approval at 776 Lakeview Ave. The applicant is seeking to convert the second and third floors of AG Hardware store into 10 residences. The property is in the Neighborhood Business (NB) zoning district. The proposal requires Special Permit and Site Plan Review approval from the Planning Board to create more than three dwelling units, Variance approval from the Zoning Board to exceed the maximum Floor Area Ratio (FAR), and for any other relief required of the Lowell Zoning Ordinance.

Site Plan Review & Special Permit: 450 Chelmsford Street, Unit 7 01851

Mayflower Medicinals, Inc. is seeking Site Plan Review and Special Permit approval to open a medicinal and a recreational marijuana dispensary at 450 Chelmsford Street, Unit 7. The property is in the Regional Retail (RR) zoning district and the uses require Site Plan Review approval under

Section 11.4.2(8), Special Permit approval under Section 12.4, and any other relief required of the Lowell Zoning Ordinance.

III. **New Business**

Public Shade Tree Removal Hearing: 35 Warren Street 01852

In accordance with MGL Ch. 87.5, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) public shade tree by UTEC at 35 Warren Street. The removal of this tree is needed to construct a new park at this location.

Public Shade Tree Removal Hearing: 23 Arcand Drive 01852

In accordance with MGL Ch. 87.5, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of two (2) public shade trees located at Library Park (23 Arcand Drive). This work is necessary for the installation of a 9/11 monument.

Site Plan Review: 170 Lincoln Street 01852

Columbia Care, Inc. is seeking Site Plan Review approval to expand an existing marijuana cultivation facility at 170 Lincoln St., 156 Lincoln St., 17.1 Tanner St., and 159 Tanner St. The facility is in the General Industrial (GI) zoning district and the expansion requires Site Plan Review approval under Section 11.4.2 and for any other relief required of the Lowell Zoning Ordinance.

IV. **Other Business**

Special Permit Extension Request: 256 Trotting Park Road 01854

The applicant received Special Permit approval on 7/16/2018 to construct a new single-family home at 256 Trotting Park Road and is seeking an extension to that approval. The parcel is located in the Suburban Neighborhood Single-Family (SSF) zoning district and requires a Special Permit under Section 5.1.10 for minimum lot width and for any other relief required under the Lowell Zoning Ordinance.

V. **Notices**

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

VII. **Adjournment**