



City of Lowell - Planning Board

Planning Board Meeting Minutes

Monday, April 5, 2021 6:30 p.m.

Conducted via Zoom

Note: These minutes are not completed verbatim. For a recording of the meeting, visit www.ltc.org

Members Present

Thomas Linnehan, Chairman

Gerard Frechette, Vice Chairman

Richard Lockhart, Member

Robert Malavich, Member

Caleb Cheng, Member

Sinead Gallivan, Associate Member

Russell Pandres, Associate Member

Members Absent

None

Others Present

Fran Cigliano, Senior Planner

Jess Wilson, Associate Planner

Dylan Ricker, Assistant Planner

Peter Cutrumbes, Assistant Planner

A quorum of the Board was present. Chairman Linnehan called the meeting to order at 6:32pm.

I. Minutes for Approval

March 15, 2021 Minutes

T. Linnehan stated that the minutes had not yet been received, and they can be reviewed at the next meeting.

II. Continued Business

Special Permit and Site Plan Review: 60 Fletcher Street 01854

Kazanjan Enterprises has applied for Site Plan Review and Special Permit approval to rehabilitate the existing structure at 60 Fletcher St. and convert it into a bank and office building. The property is in the Urban Neighborhood Mixed-Use (UMU) zoning district and the Downtown Lowell Historic District. The conversion requires Site Plan Review approval per Section 11.4 to modify a parking lot with more than fourteen (14) parking spaces, and Special Permit approval per Section 12.4.g(2) for the proposed drive-through teller.

On Behalf:

Brian Milisci, Applicant's Representative

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

B. Milisci said that they were required to provide a traffic report related to traffic on Dutton Street. The applicant contacted Bayside Engineering to prepare a traffic report, and the report has not been completed yet, but should be completed this week. The applicant requested a continuance to the next Planning Board Meeting.

G. Frechette asked whether the engineering firm would provide input on the traffic flow within the parking lot, and drive thru. B. Milisci stated that they would be providing input on traffic throughout the site, and will also be reviewing pedestrian flow around the site.

B. Milisci stated that the architect will attend the next meeting to discuss design questions.

T. Linnehan said that the court requires the applicant to sign a waiver to allow the Board to continue continuing the project. He asked whether the applicant would sign this waiver. B. Milisci stated that the applicant has no problem with this waiver, and would sign it.

Motion:

T. Linnehan motioned, and R. Lockhart seconded the motion to continue the hearing to the April 22, 2021 Planning Board meeting. The motion passed unanimously, (5-0).

III. New Business

Special Permit and Site Plan Review: 302-308 Nesmith Street

Anthony Barbarino has applied to the Lowell Planning Board for Site Plan Review, and Special Permit Approval to construct a three-family home at 302-308 Nesmith Street. The subject property is located in the Traditional Multi-Family (TMF) zoning district and requires Site Plan Review approval per Section 11.4.2(3) for a parking lot that exceeds 4,000 square feet of impervious surface, and a Special Permit for use per Article 12. The applicant has requested this petition be withdrawn.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan asked if the applicant requested the project be withdrawn without prejudice. J. Wilson stated that the applicant did not specify, and they are withdrawing to make revisions to the application.

Motion:

T. Linnehan motioned, and R. Malavich seconded the motion to withdraw the application without prejudice. The motion passed unanimously, (5-0).

IV. Other Business

V. Notices

VI. Further Comments from Planning Board Members

R. Lockhart stated that there were no updates from the Historic Board.

S. Gallivan provided an update on the Community Preservation Committee, and stated that there will be a public hearing on Thursday, April 29, 2021 at 6:30pm to provide input on the Community Preservation Act Plan. S. Gallivan stated that the hearing was being held via zoom, and the regular meeting schedule has not been established but the last Thursday of every month will likely be the meeting date to avoid other public meeting dates. There is a minimum meeting requirement of 6 times per year, but there may be more meetings this year. In June it is expected that the eligibility period for applications will open.

T. Linnehan welcomed P. Cutrumbes to DPD.

VII. Adjournment

G. Frechette motioned, and R. Lockhart seconded the motion to adjourn. The motion passed unanimously, (5-0). The time was 6:46pm.