



City of Lowell - Planning Board

Planning Board Meeting Minutes

Monday, March 2, 2020 6:30 p.m.

City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

Note: These minutes are not completed verbatim. For further detail, contact the Division of Development Services, 375 Merrimack Street, Lowell.

Members Present

Thomas Linnehan, Chairman

Gerard Frechette, Member

Richard Lockhart

Caleb Cheng, Member

Russell Pandres, Associate Member

Sinead Gallivan, Associate Member

Members Absent

Robert Malavich, Member

Others Present

Francesca Cigliano, Assistant Planner

A quorum of the Board was present. Chairman Linnehan called the meeting to order at 6:31pm.

I. Minutes for Approval

February 3, 2020

G. Frechette motioned and R. Lockhart seconded the motion to approve the minutes from the February 3, 2020 Planning Board meeting. The motion passed unanimously, (5-0).

II. Continued Business

On behalf:

Matt Hamor, Landplex

Offered Comments:

M. Hamor: We have revised the set of plans, reducing the density of the project. Submitted last week. Also submitted in writing a continuance to vet out plans with municipal departments. Incorporated comments into revised plan. We would like to continue to March 16. We have notified Dave Ouellette.

In Favor:

None

In Opposition:

None

Discussion:

T. Linnehan: Reads the submitted petition that opposes the development. Total of 97 signatures.

Motion:

R. Lockhart motioned and G. Frechette seconded the motion to continue to the March 16 Planning Board meeting. The motion passed unanimously, (5-0).

III. **Other Business**

Pre-Application Request: 82 Riverside Street 01854

Arthur E. Fosse, Jr. and Donna Fosse are seeking a pre-application discussion of their plans to construct two duplexes in the rear of 82 Riverside Street, which has an existing duplex at the front of the property. The property is in the Traditional Neighborhood Multi-Family (TMF) zoning district.

On behalf:

John Geary, Attorney for Applicant

Offered Comments:

J. Geary: We are here for a pre-hearing. Not here for site plan or special permit yet. Looking for feedback. The site presently consists of a two-family structure toward the street with two-car garage behind it. We are proposing to demolish the garage on the property. We had a staff meeting with the department head and received good feedback so we tried to put their feedback into our proposal. Maintain the existing two family structure, demolish garage and construct two duplex structures to the rear of the property. The first structure would be 145 feet back, the second would be angled to the right of that, facing the driveway. Somewhat of a village feel to it. We feel this is a transitional development. Large condos nearby, we are proposing 6 unit, then we there is a three family structure. The neighborhood has a mix throughout. We feel that the project fits and enhances the existing neighborhood. There's plenty of open space, land area per dwelling unit. Proposing market rate housing.

Brian Milisci, Project Engineer: Increase the size of driveway for maneuverability. Existing building parking. Connecting to municipal sewer. Will handle stormwater on-site. Well-draining soils. We are planning on landscaping fairly heavily. This is a fairly good sized lot. We are on a state road so we will have to apply for and get Mass DOT permits. There's an existing island and stop sign. No left hand turn going out of the property. We did meet preliminarily with the Fire Department to discuss access. I'll leave it at that.

Jack Lougee, Eagle Creek Development: The units that we are proposing are duplex townhouses. The original architectural design, we had lower levels of a garage and utility room, then kitchen and half bath, then bedrooms on third floor. Tried to make a bit bigger with same footprint. Suggested putting a dormer on the back of the units. Goes from about 1100 sq. ft. to 1300 sq. ft. The garage in the winter in New England is great to have. This is pretty much a perfect setup for garage-unders. You build them into the hill. Pretty extensive sized backyard. Typical townhouse units. One thing when I do when building, increase energy efficiency. Additional air sealing and other things to make it a tighter house. Reduces heating and cooling costs.

Discussion:

T. Linnehan: Might need other relief from other Boards. ZBA. How far back does the grass go before the parking area?

B. Milisci: Area for maneuverability. Can talk to staff about adding an island for extra space here. Area for underground recharge and snow storage.

G. Frechette: I will be recusing myself.

R. Lockhart: Comments about a retaining wall?

B. Milisci: Runs along property line. To provide parking on the gentle slope. Plan on having landscaping in that area. Ranges from 6 feet to 4 feet.

R. Lockhart: Elevations, topography?

B. Milisci: They are garage-unders. Decks in the back on the first level. 8 foot difference.

S. Gallivan: I appreciate the renderings. It would be helpful for more detail about how you are calculating the building height. Some difference in topography. Would be helpful to get that.

R. Pandres: Comments from staff about lighting plan. Could you speak to that?

B. Milisci: Plan as submitted shows two residential lamp posts. Comment from staff was why not use motion sensor lighting. We agree with this, when we apply you will see that change.

C. Cheng: I noticed you have the parking layout. As we know, parking is usually a contentious issue. How many bedrooms? Work with staff to figure out how many parking spaces. Consideration of parking in front of garage is also not preferred.

J. Geary: Are we also proposing parking in front of the units? 2 in front, 1 inside.

T. Linnehan: Where will snow storage be on the lot? Want to make sure traffic flows properly.

R. Pandres: Locating units closer to the street?

J. Lougee: Wouldn't be able to do garage-under if we did that. That's the only way we can get a garage-under. Can build into the hill. That way we do not have to force the grades, they just work naturally.

J. Geary: Though that is better for the streetscape, what we are proposing is a better development.

B. Milisci: Did not include details about stormwater. Will be part of the submission.

J. Geary: Right now on the existing dwelling, will replace the vinyl with wood siding. Ultimately, would build and sell.

T. Linnehan: Good luck and thank you for your pre-app.

Motion:

None

Minor Modification Request: 165 Industrial Ave 01852

In September 2019, TRS S&A Nominee Trust received Site Plan Review Approval to demolish an existing building and construct a new 16,890 sq. ft. building at 165 Industrial Ave E for King Printing Company, Inc. The site is in the General Industrial (GI) zoning district and the project requires Site Plan Review approval under Section 11.4.2 for constructing a non-residential structure greater than 10,000 sq. ft., a parking lot with more than 14 spaces, and for any other relief required of the Lowell Zoning Ordinance. The applicant is now seeking minor modification approval for a revised site plan.

On behalf:

Matt Hamor, Landplex

Offered Comments:

M. Hamor: Difference in the little notch. Made a specific submittal to the traffic engineer. Project was originally designed around maneuvering trucks around loading bays, such large vehicles. We submitted a full swept-path analysis showing truck coming in and out of site. Fully agree with all of the comments.

Discussion:

T. Linnehan: When we approved it, we talked about a gate?

M. Hamor: Yes, gate is going to be there.

T. Linnehan: Fire Department suggested an easement?

M. Hamor: There is going to be an easement. Additionally, there's going to be utilities that's going to need a utility easement to access manholes. Process going quicker this year because of the weather being so good.

R. Pandres: There is no additional impervious surface?

M. Hamor: No additional. Extension of building on top of concrete pad anyways. No net increase. Utilities redesigned. Did not have to redesign subsurface drain system.

C. Cheng: Two water mains going to building? Clarify that?

M. Hamor: Yup. This water line was for fire suppression, this is for domestic water for bathrooms. Those are subject to change with the site constrictor working with the water department.

S. Gallivan: I think the changes will make for a neater design.

Motion:

T. Linnehan motioned and G. Frechette seconded the motion stating that the changes are not substantial or material and that they represent a minor modification. The motion passed unanimously, (5-0).

G. Frechette motioned and R. Lockhart seconded the motion to APPROVE the revised site plan with the following conditions:

1. The applicant shall incorporate the conditions from the original Site Plan approval granted by the Planning Board at the hearing on 09/05/2019:

a. The applicant must obtain approval from DPD on the landscaping plan pursuant to Section 6.1.9.

b. The applicant must obtain final approval from the Lowell Fire Department.

2. The applicant shall incorporate the conditions of approval for the Variances granted by the ZBA at the hearing on 10/17/2019:

a. The applicant shall provide an easement to permit vehicles using the loading bay at 165 Industrial Ave E to drive onto the property at 171 Swan Street, prior to the application for a building permit.

b. The loading/unloading plan is subject to final approval by the City's Transportation Engineer prior to the application for a building permit.

c. Loading/unloading will not occur more than twice per day with vehicles that do not exceed the size of WB-65 trucks and only during the off-peak hours for traffic on Industrial Ave E and Swan Street.

d. The applicant shall provide the final swept path analysis demonstrating access to the proposed loading bay prior to the application for a building permit.

e. The applicant shall submit a revised site plan that shows the correct calculations for the parking requirement prior to the application for a building.

f. The applicant shall meet the conditions of the September 2019 Site Plan Review approval by the Planning Board.

3. The applicant shall incorporate these proposed conditions of approval from the City of Lowell's Transportation Engineer included on the City's comment memo dated 02/25/2020:

a. Loading and unloading will only occur only about twice per day and only during off-peak hours, i.e., when traffic on Swan Street and Industrial Ave E is light.

b. Vehicles will not exceed the size of WB-65 trucks.

c. Install a "not an exit" sign at the location indicated by the red X.

d. Stripe and/or sign the entrances/exits off of Swan Street as "deliveries only" and enter/exit based on the proposed use.

4. The applicant shall correct the calculation of the parking requirement on an updated site plan.

5. The applicant shall obtain final approval from the Lowell Fire Department.

6. The applicant shall obtain the recommended easements from the Lowell Fire Department and the Lowell Engineering Department.

The motion passed unanimously, (5-0).

IV. Notices

V. Further Comments from Planning Board Members

R. Lockhart: The Historic Board has been fairly quiet.

VI. Adjournment

C. Cheng motioned and R. Lockhart seconded the motion to adjourn the meeting at 7:30 PM. The motion passed unanimously, (5-0).