



Diane Nichols Tradd
Assistant City Manager/DPD Director

Craig Thomas
Deputy Director

MEMORANDUM

TO: Eileen M. Donoghue, City Manager *EMD*

FROM: Diane N. Tradd, Assistant City Manager/DPD Director

DATE: March 24, 2020

SUBJECT: PETITION OF 01/28/20 BY MARK MELLO REGARDING PARKING ISSUES ON WAITE AND CHELMSFORD STREETS

The Transportation team conducted a field visit to the above mentioned location, as well as a review of the current traffic ordinances to determine any parking issues and possible solutions. Mr. Mello resides in 491 Chelmsford Street, also known as 20 Waite Street, an eight (8) unit Townhouse Condominium structure. The resident cited issues with residents from other buildings using their frontage to park. He requested an exemption to the Reserved Dwelling ordinance to allow more than one dwelling spot in front of the building, preferably one (1) spot for each of the eight (8) condominiums.

The Reserved Dwelling ordinance states “signs shall reserve an on-street parallel parking space of standard width centered on the location of the sign and running 20 feet zero inches along the curb line or edge of the roadway.” The frontage of 20 Waite Street is approximately 140 feet. Additionally, there is a handicap space in front of the building. In order to include eight (8) spaces, 160’ for frontage is required. Therefore, it is not possible for there to be eight (8) dwelling spots in front of this property.

The Parking Director did not recommend the allowance for the exemption to the Reserved Dwelling ordinance, citing that each unit has a garage in the back of the unit, as well as at least one parking space on the surface level lot behind the property. See the attached GIS property map. The Parking Director added that a Reserved Dwelling cannot be issued to each individual unit in instances like this just as multiple signs would not be issued to a vertical dwelling (multistory) with eight units. Per Reserved Dwelling ordinance “No more than one parking space may be reserved for any individual parcel under the provisions of this section regardless of the number of buildings or dwelling units on the parcel or the number of streets or ways that the parcel has frontage on.”

The Townhouse Condominiums at 20 Waite Street were built in 1986 according to the City’s GIS System. Development Services was not able to find information on parking restrictions from the Planning Board upon construction approval. The petition also requested a “No Parking from Here to Corner” sign on Chelmsford Street right before the Waite Street and Chelmsford Street intersection. The Transportation staff agreed that a “No Parking from Here to Corner” sign should be placed on Chelmsford Street, and requested the sign be placed promptly.

AH/ah

Attachment

cc: Alan Heredia, Assistant Transportation Planner
Natasha Vance, Transportation Engineer
John Cooper, Sign Division
Terry Ryan, Parking Director



City of Lowell Massachusetts 20 Waite St Map

- Parcels
- Border Town Parcels



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1" = 35 ft March 10, 2020



City of Lowell Massachusetts 20 Waite St Map Aerial

-  Parcels
-  Border Town Parcels



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