

July 18, 2023

Mayor Sokhary Chau
and
Members of the City Council

Yovani Baez-Rose
Assistant City Manager/ DPD Director
Lloyd DeJesus
Director of Development Services
David Fuller
Building Commissioner

REFERENCE: Report And Recommendation On The Proposed Zoning Code Amendment to Amend Article II Definitions, Add Section 4.3.8 Accessory Dwelling Units, And Amend Article XIII Table Of Accessory Uses

Dear Mayor Chau and Members of the City Council:

The Lowell Planning Board held a Public Hearing on Monday, July 17, 2023 concerning a proposed Zoning Ordinance amendment to amend Article II Definitions, add Section 4.3.8 Accessory Dwelling Units, and amend Article XIII Table of Accessory Uses. A quorum of the Planning Board was present at the hearing, with R. Lockhart, R. Malavich, and C. Cheng absent from the proceedings.

Member G. Frechette motioned and Member S. Gallivan seconded to issue a NEGATIVE recommendation to the City Council regarding the proposed Zoning Ordinance amendment request for the following reasons:

1. The Board expressed concern about the potential increases to density that the proposed Accessory Dwelling Unit (ADU) ordinance may create;
2. The Board expressed concern about allowing ADUs, particularly detached ADUs, by-right rather than by special permit;
3. The Board suggested revisiting the minimum parking requirement created in the ordinance and investigating a potential maximum parking requirement;
4. The Board recommended further research into the lot sizes in each zoning district in the city as they relate to the proposed ordinance;
5. The Board recommended further research into detached dwelling units and their effects on neighborhood character as well as a design review process for detached ADUs;
6. The Board expressed concern regarding the monitoring and administration of the owner occupancy requirement stipulated in the ordinance; and
7. The Board requested to add a definition of “short-term rental” to the proposed zoning amendment package.

The Board voted unanimously (4-0) to issue a NEGATIVE recommendation. A quorum of the Planning Board was present.

If you have any questions or need any assistance, please feel free to contact me at the Division of Development Services at 978-674-1424.

Sincerely,



Francesca Cigliano
Senior Planner/Planning Board Administrator

FC

cc: Thomas Golden, City Manager
Corey Williams, City Solicitor
Yovani Baez-Rose, Director of DPD/Assistant City Manager
Lloyd Dejesus, Director of Development Services
David Fuller, Building Commissioner
Thomas C. Linnehan and the Members of the Lowell Planning Board