

COMMONWEALTH OF MASSACHUSETTS
CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager, on behalf of the City of Lowell, to notify the owners of a certain property that a public hearing will be held pursuant to Massachusetts General Laws Chapter 139.

WHEREAS, the City Council of the City of Lowell desires to hold a public hearing for the purpose of determining if a certain property located in said City is a nuisance to the neighborhood, or dangerous, and to determine what disposition, if any, may be prescribed.

NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF LOWELL, as follows:

That the owners of the following property be notified that a public hearing will be held by the City Council under the provisions of Massachusetts General Laws Chapter 139, section 1 on **March 10, 2026 at 7:00 p. m.**, in the City Council Chambers of City Hall:

48 Kinsman Street

The purpose of the hearing is to determine if the buildings, structures or parcel of land involved are a nuisance to the neighborhood, or dangerous, and what disposition order or regulation shall be prescribed by the Lowell City Council, if any.

Yovani Baez-Rose
DPD Director/Assistant City Manager

Lloyd DeJesus
Director of Development Services

David Fuller
Building Commissioner

February 12, 2026

Heirs of Theresa Gormley

48 Kinsman St.

Lowell MA 01852-4114

RE: DEMOLITION ORDER

Per section 116 of the ICC/IBC 2021 codes: You are hereby ordered to vacate and demolish the property at 48 Kinsman St Lowell MA 01852-4114. The property has been abandoned for many years. The City of Lowell has been tasked to secure the building numerous times because squatters have broken into the building. Given the absence of oversight and maintenance of the property, broken windows, bulkhead, it is reasonable to assume the infiltration of moisture is contributing to the structural failure of the building. The seasonal overgrowth provides habitat for rodents and insects.

The property is a public nuisance and a drain of city services.

The property has been cited continuously for years to take responsibility for the property, but notices have been ignored. The property has been in Tax Title since 1970.

You have 30 days to comply with this order. Failure to make application for demolition by March 12, 2026, will require the City of Lowell to follow through with the order and contract to demolish the dwelling. All cost incurred will be rolled to taxes.

If you have any questions or concerns, contact this office.

Respectfully,

David Fuller

Lowell Building Commissioner



Thomas A. Golden, Jr.
City Manager

Shawn Machado
Assistant City Manager

February 24, 2026

Dear Erik R. Gitschier
and
Members of the City Council,

RE: Vote to Authorize Manager to Notify Owners of Demolition Hearing

Dear Mayor Gitschier and Members of the City Council,

The Building Commissioner has identified 48 Kinsman Street as a nuisance property and has recommended the demolition of said property if no application for a permit to correct the issues is presented.

Enclosed is a copy of a proposed vote, for approval by the City Council, authorizing the City Manager to notify the owners of said property that a public hearing will be held pursuant to MGL Chapter 139, for the purposes of determining if said property located in the City is a nuisance to the neighbor, or dangerous, and to determine what disposition, if any, may be prescribed.

Your favorable consideration of this matter would be greatly appreciated.

Sincerely,

Thomas A. Golden, Jr.
City Manager

cc: Corey Williams, City Solicitor
Dave Fuller, Building Commissioner