



Lowell City Council

Zoning SC Meeting Minutes

Michael Q. Geary
City Clerk

Date: August 28, 2018
Time: 5:30 PM
Location: City Council Chamber
375 Merrimack Street, 2nd Floor, Lowell, MA

PRESENT:

Present on Roll Call were Chairman Milinazzo, C. Nuon and C. Kennedy. Also present were Eric Slagle (Inspectional Services), Gary Gordon (Asst. City Solicitor), C. Elliott, M. Samaras, C. Conway, C. Mercier, and C. Leahy.

MEETING CALLED TO ORDER:

Chairman Milinazzo called the meeting to order at 5:30PM in the Council Chamber noting the amendment of the Rental Property Ordinance.

ORDER OF BUSINESS:

Mr. Slagle noted the attempt to correct some problems that neighborhood associations are concerned with regarding leasing of housing units. Mr. Slagle noted that the decision was to change the rental ordinance and not zoning so that there would be no "grandfather" protection for certain properties. Mr. Slagle outlined the following proposed changes; affirmative action on part of owners to sign affidavits, compliance with ordinance in terms of fines; provide more information regarding unit and the number of occupants, lease must be for entire unit and ordinance applies to all units and tenants in the City. C. Milinazzo noted that the rental ordinance stands alone from any zoning ordinance. C. Milinazzo commented on the inspection of multi-family properties. C. Nuon questioned when zoning was enacted as well as the number of inspections of units. Mr. Slagle commented on municipal trends regarding this issue. Atty. Gordon stated the law allows City to regulate the units and to place definitions on family unit. C. Conway questioned the penalties for violations and how they are enforced noting the need for strength in that enforcement. C. Kennedy noted prior request to enlarge time for inspections so that the City would have the ability to complete all of them during the allotted cycle. C. Kennedy questioned the use of in-law apartments in the City. Mr. Slagle noted that such a unit does not exist in the zoning code. C. Kennedy requested that there should be a code provision for those units and the City should set time frame in which they can complete all



rounds of inspections. Mr. Slagle noted concerns of neighborhoods with student housing. C. Mercier noted that she received many calls from property owners who are following the rules and any change must be fair.

C. Milinazzo opened meeting up to public and the following addressed the body; Mina Gizzi, Tom Flynn, Don Archambeault and Dan Mahoney. C. Elliott noted any recommendations should be forwarded to Manager and that all parties should meet to bring about the best changes to the ordinance. Mr. Slagle noted they would draft language relative to inspections. C. Kennedy noted that best approach would be to identify different types of housing. **Motion** to accept the report as a report of progress by C. Kennedy, seconded by C. Nuon. So voted.

ADJOURNMENT:

Motion to adjourn by C. Kennedy, seconded by C. Nuon. So Voted.

Meeting adjourned at 6:29 PM

Michael Geary, City Clerk