



# City of Lowell - Planning Board

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## **Planning Board Meeting Minutes**

Monday, January 5, 2026, 6:30 p.m.

City Council Chambers, 2<sup>nd</sup> Floor, City Hall

City of Lowell, 375 Merrimack Street, Lowell, MA

Remote Participation Optional via Zoom

**Note:** These minutes are not completed verbatim. For a recording of the meeting, visit [www.ltc.org](http://www.ltc.org)

### **Members Present**

Chairman Linnehan

Vice Chair Frechette

Member Cheng

Member Tenczar

Member Walker

Associate Member Sar

### **Members Absent**

Associate Member Cardoso Silva

### **Others Present**

Mary Brundage, Associate Planner

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A quorum of the Board was present. Chairman Linnehan called the meeting to order at 6:32 PM

## **I. Minutes for Approval**

12/1/2025

G. Frechette motioned to approve, C. Cheng seconded. Motion passed unanimously, (5-0).

## **II. Continued Business**

## **III. New Business**

Site Plan Review - 558 Gorham Street, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by NLK Homes LLC to construct one triplex and one duplex (a total of 5 units) at 558 Gorham Street. The subject property is located in the Urban Mixed Use (UMU) zoning district. The proposal requires Site Plan Review per Section 11.4.2 of the Lowell Zoning Ordinance for a development with more than three units, and Special Permit approval per Section 11.3.2 for four to six dwelling units on a single lot in the UMU zone.

On Behalf:

Kasey Ferreria, Howard Stein Hudson, Applicant's Representative

K. Ferreria explained that the of majority of the project is the same as to what was approved by the Board last year. The property was sold shortly after the project was approved by the Planning Board. He further explained that the new owner wanted to downgrade the number of bedrooms to 2 bedrooms per unit which would allow for a fifth unit and meet the parking regulations. The currently approved plan was to construct 4 units. The proposed plan replaces the single-family home on the approved plan with a duplex. K. Ferreria mentioned that the required parking is 10 spaces and the proposed plan has 11 spaces. The parking requirement is achieved by having a below ground garage for each unit. The proposed project meets all dimensional requirements. The utility will remain the same as the approved plan with an additional connection for 2nd unit in the duplex. Grading is changed slightly to accommodate the extra garage. The drainage will stay the same with catch basins which inflow to a subsurface infiltration system. That subsurface infiltration system is sized to detain and infiltrate more than one inch of storm water per square foot of impervious surface. The landscaping will remain the same with the three trees along the frontage and remainder will be bushes and shrubs. Lighting will also stay the same with one added light over the garage for the additional unit. Trash removal will be handled by private pick-up.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

J. Frechette mentioned that he liked the facade of the previous plan that incorporated the look of the traditional homes on Gorham Street. He expressed concern about the loft space and how it can be turned into a bedroom. J. Frechette asked if the units would be rented or be sold as condo units. K. Ferreria responded that it was his understanding that would be sold as condo units. J. Frechette questioned whether the shutters were incorrectly placed on the architectural rendering, they appear to be on the rear elevation drawing and not on the front elevation drawing. K. Ferreria confirmed that the shutters are supposed on the front elevation drawing and the architectural features would be the same as the previous plan. J. Frechette expressed concern about the width of the garage spaces and whether it could fit 2 cars. K. Ferreria stated that he confirmed with the architect that 14 feet was minimum width required.

L. Walker stated that it looks like the duplex plan on the layout plan is in gross square footage whereas the triplex plan was in square footage and wondered if that was mislabeled. K. Ferreria confirmed that both plans should be gross square footage and it was mislabeled on the triplex plan.

C. Cheng recognized that the applicant took into consideration all the concerns from the previous plan. He also echoed the same concerns as J. Frechette on the width of the garage.

D. Tenczar stated that is his understanding that parking spaces need to be marked on the plan. He also questioned where the trash collection was going to. He stated that he liked the duplex better than the single-family home. He also expressed concern about the attic space being converted to an additional bedroom and perhaps can be part of a conditional approval.

L. Walker asked if there would be an HOA and if private trash collection would be part of that. K. Ferreria confirmed that trash collection would be private pick-up handled by the HOA.

K. Ferreria explained that 9' x 18' is required dimensions for surface parking spaces however garage space requirements can be smaller because the garage spaces will have the same owner. J. Frechette said that he'd like to see a swept path analysis going into the garages with a full-size car. J. Frechette asked if there will be individual bins for trash collection and where would they go. He would like to see on the plan where the bins would be placed. K. Ferreria stated that the bins would go inside the garage and he can have the plan marked up to show where the bins would fit.

T. Linnehan recapped that the Board would like to see the markup for the garage, parking spaces and trash pickup, and correct the mislabel on the gross square footage.

C. Caleb added to correct the discrepancy between the architectural and the site plans on the number of side doors and to also correct the shutters on the architectural drawings.

Motion:

T. Linnehan motioned to continue to the 2/2 meeting, L. Walker seconded. The motion passed unanimously, (5-0).

Site Plan Review - 75 Chapel Street, 01852

The Lowell Planning Board and Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Eduardo Pinotti to convert the existing 4-unit residential building to a 6-unit residential building. The subject property is located in the Urban Neighborhood Multi-Family (UMF) zoning district. The proposal requires Site Plan Review approval from the Planning Board for the expansion of a residential development with more than 3 residential units. The proposal also requires Variance relief from the Zoning Board of Appeals under Section 6.1.11 #5 for having stacked parking spaces and for any other relief required of the Lowell Zoning Ordinance.

On Behalf:

Rafeal Macedo, MP Design Consultants, Applicant's Representative (via Zoom)

R. Macedo explained the proposed project will convert the existing attic space into two units, bringing the total number of units to 6 units. He stated that the project would be low impact as it would not expand the building footprint. He also mentioned it met all the dimensional and parking requirements. He stated it complies with fire protection and alarm code.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

J. Frechette stated is nice to see a large garage and the stacked parking is not uncommon. He mentioned that the last step on the rear staircases on each side of the building goes right into the driveway and there is not enough width. With the increased traffic, this would need to be addressed. R. Macedo stated that there would be an additional staircase to meet the requirements for the 3<sup>rd</sup> floor units. He confirmed that they did not change the configuration on the existing rear staircases.

J. Frechette reiterated that is an unsafe situation and needs to be addressed. J. Frechette mentioned that he was looking for signage for the flow of traffic.

D. Tenczar agreed that the driveway is tight. He felt adding more units to already crowded area is not a great idea. He questioned where the snow and trash would go. He shared the same concerns with safety.

C. Cheng also shared the same concerns with the stairways and the snow removal. He also questioned where there could be vegetation given that it's mostly paved lot and would ask the applicant for some consideration on that.

T. Linnehan asked if the applicant is putting in a full 5 alarm system and full sprinkler system. R. Macedo answered yes for both. T. Linnehan also expressed concerns about the parking and traffic flow and snow removal. T. Linnehan noted that the trash bins at the property were overflowing and that the bins were not shut which is out of compliance. T. Linnehan asked if there was a cost estimate for the alarm and sprinkler systems. R. Macedo said he have to find out from the client. T. Linnehan asked if the utility plan has been given to the Stormwater Department and how the runoff on the roof drains were going to be handled. R. Macedo said his team will address those comments. T. Linnehan also mentioned that concerns from the Fire Department will need to be addressed.

J. Frechette asked to have snow storage and removal addressed on the plan.

C. Cheng asked to work with DPW adding trees to the frontage of the lot if possible.

Motion:

T. Linnehan motioned to continue to the 2/2 meeting, C. Cheng seconded. The motion passed unanimously, (5-0).

Site Plan Review - 22 Hurd Street, 01852

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by Landplex, LLC to redevelop the existing parking lot to build a new four (4) story mixed use residential building resulting in 38 residential apartments and ground level commercial space. The subject property is located in the Downtown Mixed Use (DMU) zoning district. The proposal requires Site Plan Review per Section 11.4.2 of the Lowell Zoning Ordinance for a development with more than three units.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan stated that the Board received a request to withdraw the application.

Motion:

J. Frechette motioned to allow the applicant to withdraw without prejudice, T. Sar seconded. The motion passed unanimously, (5-0).

**IV. Other Business**

Appoint Planning Board Member to the Zoning Rewrite Steering Committee.

T. Linnehan motioned to appoint J. Frechette to the Zoning Rewrite Steering Committee, L. Walker seconded. The motion passed unanimously, (5-0).

**V. Further Comments from Planning Board Members**

T. Linnehan offered congratulations to Dylan Ricker, Senior Planner, on his new baby boy born on Christmas!

**VI. Adjournment**

D. Tenczar motioned to end. G. Frechette seconded. The motion passed unanimously, (5-0).  
Motion to adjourn at 7:26 PM