

Lowell Zoning Board of Appeals Minutes

January 14, 2019 6:30 P.M.

City Council Chambers, City Hall

City of Lowell, 375 Merrimack Street, Lowell, MA

Note: These minutes are not completed verbatim. For further detail, contact the Division of Development Services, 375 Merrimack Street, Lowell, MA or refer to video recordings available online at www.LTC.org.

Members Present: Member V. Pech, Member S. Callahan, Member D. McCarthy, and Member M. Briere,

Members Absent: Chairman G. Perrin, Member P. Jamina

Others Present: Patrick Burns, Associate Planner

The following represents the actions taken by the Zoning Board of Appeals at the 1/14/2019 meeting.

Vice Chairman V. Pech called the meeting to order at 6:30pm

I. Continued Business

None

II. New Business

ZB-2019-1

Petition Type: Variances

Applicant: Spiro Skinsacos

Re Property Located at: 55 Robert Street 01854

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant proposes subdividing a lot and requires Variances for minimum lot size, minimum lot area per dwelling unit, and frontage for proposed Lot two (2) and additional relief to exceed the Max. Floor Area Ratio (FAR) for Lots one (1) and two (2) under Section 5.1: Table of Dimensional Requirements and any other relief required of the Lowell Zoning Ordinance. The subject property is in the Traditional Neighborhood Single Family (TSF) zoning district. The petitioner has requested a continuance to the Monday, February 11th meeting date.

Speaking on behalf of the petition:

George Theodorou, Attorney for the applicant: In accordance with comments from City Engineering, DPD, and neighbors, we have additional stormwater mitigation needed. The proposed houses sit on hill. We have met with neighboring abutters and we need additional time to mitigate for the stormwater. We would like to request the continuance to the Monday, February 11th meeting.

Motion:

D. McCarthy made a motion to approve the request for a continuance. M. Briere seconded the condition with unanimous approval by the Board, (4-0).

III. Other Business

Minutes for Approval

12/10/2018

Approval of the 12/10/2018 minutes will be voted on February 11th.

D. McCarthy made a motion to CANCEL the January 28, 2019 meeting. M. Briere seconded the motion with unanimous approval by the Board, (4-0).

IV. Adjournment

D. McCarthy made a motion to adjourn the meeting. M. Briere seconded the motion with unanimous approval by the Board, (5-0).

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by December 31, 2018 and January 7, 2019