



City of Lowell - Planning Board

Planning Board Meeting Minutes

Thursday, January 23, 2020 6:30 p.m.

City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

Note: These minutes are not completed verbatim. For further detail, contact the Division of Development Services, 375 Merrimack Street, Lowell.

Members Present

Thomas Linnehan, Chairman
Gerard Frechette, Member
Robert Malavich, Member
Caleb Cheng, Member
Sinead Gallivan, Associate Member
Russell Pandres, Associate Member

Members Absent

Richard Lockhart, Member

Others Present

Christine McCall, Senior Planner

A quorum of the Board was present. Chairman Linnehan called the meeting to order at 6:30pm.

I. Minutes for Approval

C. Cheng motioned and G. Frechette seconded the motion to APPROVE the 12/16/2019 meeting minutes. The motion passed unanimously.

II. Continued Business

Special Permit: 20 Thorncliff Ave 01851

An application was submitted by Ryan Rourke seeking Special Permit approval to construct a new single family dwelling structure on a newly created lot that will be subdivided from an existing parcel. The proposed project will require the extension of Thorncliff Avenue to allow for appropriate frontage. The project requires a Special Permit (s) from the Lowell Planning Board pursuant to Section 5.1.1(7) to reduce the frontage by fifteen (15) feet. The subject property is located in the Traditional Single Family (TSF) zoning district and will require a Special Permit pursuant to 6.7 of the Lowell Zoning Ordinance because the proposed driveway exceed 6% and any other relief required. This petition was continued from the 10/21/19 meeting.

On behalf:

None

Offered Comments:

None

Discussion:

Staff read a request to withdraw without prejudice into the record. Chairman Linnehan requested the letter be placed on file.

Motion:

G. Frechette motioned and C. Cheng seconded the motion to APPROVE the request and allow the petitioner to withdraw without prejudice. The motion passed unanimously (5-0), with Associate Member Gallivan voting.

III. Other Business

Annual Election of Officers

G. Frechette motioned and B. Malavich seconded the motion to nominate Thomas Linnehan as Chairman. The motion passed unanimously (5-0) with Associate Member Pandres voting.

C. Cheng motioned and B. Malavich seconded the motion to nominate Gerard Frechette as Vice Chairman. The motion passed unanimously (5-0) with Associate Member Gallivan voting.

T. Linnehan motioned and G. Frechette seconded the motion to nominate Richard Lockhart as Second Vice Chairman. The motion passed unanimously (5-0) with Associate Member Pandres voting.

T. Linnehan motioned and B. Malavich seconded the motion to nominate Richard Lockhart as the representative to the Historic Board. The motion passed unanimously (5-0) with Associate Member Gallivan voting.

T. Linnehan motioned and C. Cheng seconded the motion to nominate Gerard Frechette as the representative to NMCOG. The motion passed unanimously (5-0) with Associate Member Pandres voting.

IV. Notices

V. Further Comments from Planning Board Members

Member Frechette provided a brief updated on the proposed roundabout at the Old Ferry Road and Varnum Avenue intersection. Staff provided a permitting update.

VI. Adjournment

G. Frechette motioned and B. Malavich seconded the motion to adjourn the meeting. The motion passed unanimously. The time was 6:42PM.