



# Lowell City Council

## Zoning SC Meeting Minutes

Michael Q. Geary  
City Clerk

**Date:** January 24, 2023  
**Time:** 5:30 PM  
**Location:** Council Chamber, City Hall / Zoom(Hybrid)

### PRESENT:

Present on Roll Call were C. Drinkwater, C. Leahy and C. Yem. Also present were C. Gitschier, Francesca Cigliano (Insp. Services), Yovani Baez-Rose (DPD), Shawn Machado (Asst. City Mgr.), Camilo Espitia (DPD), Helene Tomlison (City Solicitor), C. Nuon, C. Scott and Dave Fuller (Building Insp.)

### MEETING CALLED TO ORDER:

Chairman Drinkwater called the meeting to order noting attendance and topic of meeting being possible zoning amendments regarding MBTA regulations.

### ORDER OF BUSINESS:

Mr. Espitia introduced presentation entitled "Proposed Zoning Changes: Transit-Orientated Development (TOD) Overlay District", providing historical information and the reason for proposed changes which included legislative requirements and retaining grant availability.

Ms. Cigliano noted there would be three new districts centered on the Gallagher Terminal in order to be in compliance with MBTA Communities Legislation. Ms. Cigliano noted the amount of grant money delivered to the City which needs to be protected. Ms. Cigliano commented the City had ample parking to increase density and that it would further develop upper floors of existing commercial buildings. Ms. Cigliano noted that new districts would enhance economic development and assist with housing costs as well as aligning with City development goals and plans. Ms. Cigliano identified examples of such development. Ms. Cigliano outlined the following proposed districts: Multi-family High Rise; Multi-family Mid Rise; and Multi-family Neighborhood of which all would still require Site Plan Review from appropriate boards. C. Yem supported the proposal preferring ownership in the Neighborhood District. C. Drinkwater noted support commenting on the legislative requirements as well as adhering to stated City planning goals. C. Leahy noted they were appropriate changes. C. Nuon noted addition to the housing stock. **Motion** by C. Yem, seconded by C. Leahy to recommend approval of proposed



zoning amendments by the DPD to the full Council for final review. Adopted per Roll Call vote 3 yeas. So voted. C. Yem preferred ownership opportunity over rental to assist with generational wealth possibilities.

**ADJOURNMENT:**

**Motion** to adjourn and continue by C. Yem, seconded by C. Leahy. So Voted.

Meeting adjourned at 6:05 PM.

Michael Geary, City Clerk