

Lowell Zoning Board of Appeals Minutes

February 8, 2021 6:30 P.M.

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 Pech, Member Callahan, Member McCarthy, Member Briere, Member Procopé, Member Njoroge

Members Absent: Chairman Perrin

Others Present: Fran Cigliano, Senior Planner; Jess Wilson, Associate Planner; Dylan Ricker, Assistant Planner

The following represents the actions taken by the Zoning Board of Appeals at the 2/8/2021 meeting. Due to the COVID-19 pandemic, this meeting occurred using the Zoom videoconferencing platform.

Chairman Perrin called the meeting to order at 6:32pm.

Continued Business

ZBA-2020-55

Petition Type: **Variances**

Applicant: **Fatumata Jaiteh**

Property Located at: **173 Westford Street 01851**

Applicable Zoning Bylaws: **Section 5.1**

Petition: Fatumata Jaiteh has applied to the Zoning Board of Appeals to construct a new single family home at 173 Westford Street. The property is in the Traditional Neighborhood Multifamily (TMF) zoning district and requires Variance approval under Section 5.1 for minimum lot area, minimum frontage, minimum front yard setback, minimum porch setback, minimum garage setback, minimum side yard

setback, and minimum rear yard setback and for any other relief required of the Lowell Zoning Ordinance.

On Behalf:

Steve Mansaray, Applicant's nephew
Fatumata Jaiteh, the Applicant

S. Mansaray said that the project was previously approved, but the ball was dropped and it expired.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

V. Pech asked the applicant to address the comments sent by DPD staff.

S. Mansaray discussed the comments from DPD. He said that he would rectify the discrepancies between the elevations and renderings; add the dimensionally compliant parking spaces on an updated plan; add gutters around the roof to control runoff from the roof; calculate the impervious area; indicate where to indicate recommended trees on the CAD file; and include stormwater calculations. S. Mansaray suspects

that gutters around the roof would potentially make the quantity of stormwater runoff negligible. He will review and resubmit along with everything else.

V. Pech said that this is a good project. He thinks it will work and hopefully this can go forward without any other road blocks or issues.

S. Callahan said he likes the project but that a few items need to be highlighted, the first being a landscaping plan that demonstrates where trees will be located as DPD has noted. He is curious about the rear end of the property and the walkway - what is the purpose of the walkway?

S. Mansaray said that it allows for access to the back door which is at a lower elevation than the front door. S. Callahan discusses the rear egress and expresses concerns about lack of green space. He suggests removing the walkway to increase green space in the rear. S. Mansaray said that he would review the suggestion.

S. Callahan asked the applicant to confirm the distance of the curb cut. He would also like the applicant to meet the conditions from the previous ZBA permit..

D. McCarthy agreed with Member Callahan and noted that they may also need a Variance for usable open space and would need to mark the front staircase on the site plan. He would also like the applicant to indicate drainage on the site plan and would like to see a floor plan of the basement.

S. Mansaray said that the basement is meant to be a recreational space that will be open-concept.

F. Cigliano noted that the usable open space on the plans appears to be compliant. D. McCarthy noted that they should still include the calculations for the UOS on an updated plan.

M. Briere had no additional comments but noted that he is most concerned about the increase in impervious surface. He is looking for them to submit a landscaping plan.

R. Njoroge said that he had to recuse himself from this petition.

G. Perrin suggested a continuance.

D. McCarthy noted they should also include the rear staircase and rear landing in the impervious surface calculations. S. Callahan added curb cut and dimensions of parking spaces. Also should include a floor plan of the basement.

Motion:

S. Callahan motioned and V. Pech seconded the motion to continue the petition to the February 22 ZBA meeting. The motion passed unanimously, (5-0).

New Business

Other Business

Minutes for Approval:

January 25, 2021

S. Callahan motioned and D. McCarthy seconded the motion to accept the minutes. The motion passed unanimously, (5-0).

Announcements

D. McCarthy asked staff for updates regarding issues with signage at the Franco American apartments and 900 Chelmsford Street. F. Cigliano said that they had initiated enforcement at the Franco American apartments and are anticipating an extension request from 900 Chelmsford Street.

Adjournment

S. Callahan motioned and G. Procope seconded the motion to adjourn the meeting. The motion passed unanimously, (5-0). The time was 7:22PM.

New Business to Be Advertised by January 24, 2021 and January 31, 2021