



Lowell City Council

Housing SC Joint With Zoning SC Meeting Minutes

Michael Q. Geary
City Clerk

Date: March 21, 2023
Time: 5:30 PM
Location: Council Chamber, City Hall / Zoom(Hybrid)

PRESENT:

Present on Roll Call were Housing SC – C. Yem, C. Drinkwater, C. Nuon; Zoning SC – C. Drinkwater, C. Leahy, C. Yem. Also present were C. Gitschier, Francesca Cigliano (Insp. Services), Yovani Baez-Rose (DPD), C. Jenness, C. Mercier and C. Robinson.

MEETING CALLED TO ORDER:

Chairman Drinkwater called the meeting to order noting attendance and topic of meeting being increasing housing stock in the City commenting on prior subcommittee meetings. C. Yem noted attendance of interested parties.

ORDER OF BUSINESS:

Ms. Cigliano provided presentation entitled “Proposed Zoning Changes: Accessory Dwelling Units (ADUs)”. Ms. Cigliano outlined and discussed the following topics: requirements; Council direction; definitions; other communities; forms of ADU; reasons; affordable housing; present zoning; proposed language/requirements/conditions; special permit through ZBA; and termination. Ms. Cigliano noted the changes to the Table of Uses in the Zoning manual. C. Robinson questioned if fire inspections are involved in the process. C. Robison questioned use of variances; impact on market studies; and sale procedures. Ms. Cigliano noted that fire inspections are involved throughout the process and that Massachusetts General Laws requires right to request variances. Ms. Cigliano noted that the properties are not classified as two-family units. C. Yem commented on fire inspections during permitting process and beyond. C. Gitschier noted no need to change current zoning as this classifications is addressed in current bylaws. C. Gitschier noted the difficulty in inspecting these types of units. C. Mercier wanted to protect the integrity of the neighborhood and that current zoning does that so it should not be changed. C. Mercier noted that Planning Board should be involved in process. C. Drinkwater noted that it is the purposed of the subcommittee to make recommendations to the full Council. C. Jenness commented on the current special permit process and how many petitions are filed here and in other communities. C. Jenness noted that requirements appear to be very



restrictive. C. Nuon commented on the need to increase housing stock to increase affordable housing units. C. Nuon noted any changes should be done on a trial basis to calculated effectiveness.

C. Drinkwater opened meeting up to public with following addressing the body: Jerry Frechette; Dennis Connors; Ron Gentle; Justin Ford; Mary Wambui-Ekop; and Karl Howell. C. Drinkwater noted time was running short and that this discussion will continue with additional meetings to be scheduled giving more opportunity for public to weigh in.

ADJOURNMENT:

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

Meeting adjourned at 6:29 PM

Michael Geary, City Clerk