

Lowell Zoning Board of Appeals Minutes

May 10, 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 Procoppe, Member Njoroge

Members Absent: Chairman Perrin

Others Present: Fran Cigliano, Senior Planner; Peter Cutrumbes, Assistant Planner

The following represents the actions taken by the Zoning Board of Appeals at the 5/10/2021 meeting. Due to the COVID-19 pandemic, this meeting occurred using the Zoom videoconferencing platform.

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

Continued Business

ZBA-2021-1

Petition Type: **Variance**

Applicant: **Lorenzo Arpini**

Property Located at: **74-76 Chapel Street, 01852**

Applicable Zoning Bylaws: **Section 6.1**

Petition: **Lorenzo Arpini has applied to the Zoning Board of Appeals seeking Variance approval to convert a 3-family home into a 4-family home. The property is located in the Urban Multi-Family (UMF) zoning district. The existing home at 74-76 Chapel Street requires a Variance under Section 6.1 for off-street parking requirements, a Site Plan Review under Section 11.4 for the conversion of a residential structure with more than 3 dwelling units, and any other relief required under the Lowell Zoning Ordinance.**

On Behalf:

Lorenzo Arpini, Applicant

Ian Ainslee, Applicant's Engineer

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

S. Callahan thanked the applicant for providing updated plans. He said the parking spaces are tight but that it could be doable. He said that due to the lot area, there is a potential hardship.

L. Arpini discussed different options for potential floor plans. S. Callahan said that he preferred the more open concept plan. L. Arpini confirmed that there would be nine (9) total bedrooms.

S. Callahan mentioned that the parking spaces should be dedicated to units with egress in the rear.

D. McCarthy discussed the number of proposed bedrooms in the structure with the applicant and the applicant's engineer. He suggested converting one of the bedrooms into an office which would reduce the number of bedrooms in the structure from 9 to 8. The applicant agreed to this condition.

D. McCarthy mentioned that he would like the applicant to work with DPD to develop a landscaping plan and with the stormwater team to develop a stormwater mitigation plan. He is not sure how they would meet the state requirements for stormwater management. The applicant stated that the applicant is not proposing to increase the impervious area on the site. He said that the site is almost fully impervious already. He said that the state's stormwater regulations do not get triggered for a single parcel like this. F. Cigliano said that the stormwater team had reviewed the project and that if Ian had not heard from them regarding obtaining a stormwater permit, that the state's stormwater standards were not triggered. D. McCarthy would like confirmation that there are no outstanding stormwater issues as a condition of approval.

M. Briere agrees with the suggestion of Member McCarthy. He thinks compliance with further stormwater assessment is appropriate. He said that the open concept layout is preferable. The parking solution presented by the applicant today is acceptable.

G. Procope agrees with his fellow board members. He appreciates that the applicant exhausted his time trying to make this work for this area. He thinks if the conditions are met about the bedrooms, landscaping, stormwater, and parking, he would be in favor of this petition.

R. Njoroge conferred with his fellow board members. He said that the conditions mentioned would be warranted. He would have no issue given the acceptance of those conditions.

V. Pech said that the variance could be approved. He thinks the conditions make an improvement to the property and to the neighborhood.

D. McCarthy asked that the dimensions of parking spaces and setbacks are included on a revised site plan as a condition of approval.

Motion:

D. McCarthy motioned to approve the variances with the following conditions:

- 1) The applicant shall submit revised floor plans showing eight (8) total bedrooms with one of the bedrooms converted into an office;
- 2) The applicant shall work with DPD to develop a landscaping plan prior to applying for a building permit; and
- 3) The applicant shall work with the stormwater team to resolve any drainage issues.

S. Callahan seconded the motion and it passed unanimously, (5-0).

New Business

Other Business

Minutes for Approval:

D. McCarthy motioned to approve the April 26 meeting minutes. The motion was seconded by M. Briere and passed unanimously, (5-0).

Minutes for Approval:

Announcements

D. McCarthy thanked the City for selecting C. McCall as the director of DPD. He is looking forward to DPD having strong leadership. S. Callahan seconded D. McCarthy's sentiments.

Adjournment

D. McCarthy motioned and G. Procope seconded the motion to adjourn the meeting. The motion passed unanimously (5-0). The time was 7:20PM.