



# City of Lowell - Planning Board

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## **Planning Board Meeting Minutes**

Monday, June 22, 2023 6:30 p.m.

City Council Chamber, 2<sup>nd</sup> Floor, City Hall

City of Lowell, 375 Merrimack Street, Lowell, MA

Remote Participation Optional via Zoom

**Note: These minutes are not completed verbatim. For a recording of the meeting, visit [www.ltc.org](http://www.ltc.org)**

### **Members Present**

Thomas Linnehan, Chairman

Gerard Frechette, Vice Chairman

Caleb Cheng, Member

Sinead Gallivan, Associate Member

Allison Dolan-Wilson, Associate Member

### **Members Absent**

Richard Lockhart, Member

Robert Malavich, Member

### **Others Present**

Francesca Cigliano, Senior Planner

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

## **I. Minutes for Approval**

4/20/2023 meeting minutes

## **II. Continued Business**

### Public Shade Tree Hearing – 30 Gorham Street, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree (approximately 12" dbh) located at 30 Gorham Street. The removal of this tree is necessary in order to perform tasks involved in the construction project including granite curb removal and reset, and ADA compliant sidewalk construction.

On Behalf:

Ting Chang, City Engineer

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

GF asked about replacing trees. Will it be at that location?

T. Chang said they would try to put it at a similar location. It would be in the same proximity. T. Chang said removing and putting a smaller caliper tree closer to the curb. G. Frechette added that trees add to the streetscape.

T. Linnehan added that it does need to be removed and that there are few trees on Gorham Street.

Motion:

T. Linnehan motioned and G. Frechette seconded the motion to approve the tree removal at 30 Gorham Street. The motion passed unanimously, (5-0).

Public Shade Tree Hearing – 221 Moore Street, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree of approximately 19” dbh located at 221 Moore Street. The tree currently blocks the path of travel in the sidewalk. The removal of this tree is necessary in order to perform tasks involved in the reconstruction project including granite curb removal and reset, and ADA compliant sidewalk construction.

On Behalf:

Ting Chang, City Engineer

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

G. Frechette asked for the replacement plan. T. Chang said that there are other streets they are working on where they have added 13 new trees in close proximity to this location associated with this same project.

Motion:

G. Frechette motioned to approve, seconded by C. Cheng, passed unanimously, (5-0).

Public Shade Tree Hearing – E Merrimack Street & Brown Street Intersection, 01852

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of one (1) locust tree of approximately 18" dbh. The removal of this tree is necessary in order to perform tasks involved in the construction project including granite curb removal and reset, and ADA compliant sidewalk construction and wheelchair ramp construction.

On Behalf:

Ting Chang, City Engineer

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

G. Frechette noted that the roots are a hazard on the sidewalk. T. Chang confirmed that the tree will be replaced in a similar location. A. Dolan-Wilson noted that the tree helps mitigate noise pollution at that location. T. Chang said it wouldn't be possible to keep the tree and add the ADA ramp.

S. Gallivan noted that ADA work is very important to expand access for people with mobility issues and pedestrians. T. Chang and G. Frechette noted that it is a busy location next to the Merrimack Repertory Theater.

Motion:

Public Shade Tree Hearing – 49, 54, and 79 Highland Avenue, 01851

In accordance with MGL Ch. 87.5, and Chapter 260 of the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons about the proposed removal of three (3) trees located on Highland Avenue. The proposed tree removal includes one (1) Maple tree (approximately 36" dbh) at 49 Highland Avenue; one (1) Maple tree (approximately 24" dbh) located at 70 Highland Avenue; and one (1) locust tree (approximately 36" dbh) located at 54 Highland Avenue. The removal of these trees is necessary in order to perform tasks involved in the reconstruction project including granite curb installation, 1.5 foot wide grassed strip construction, and ADA compliant sidewalk construction.

On Behalf:

Ting Chang, City Engineer

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan asked if it would be a one-way street. T. Chang confirmed yes. There would be parking on both sides, sidewalks on both sides, and one way.

S. Gallivan confirmed that 24 inches is the significant tree threshold and should be replaced at a 2-1 ratio. F. Cigliano confirmed the definition of public shade trees. G. Frechette confirmed with T. Chang that they have permission to remove the tree on private property.

Motion:

S. Gallivan motioned to approve the tree removal at 49 Highland Ave and replace the trees at a 2-1 ratio, seconded by C. Cheng, passed unanimously, (5-0).

S. Gallivan motioned to approve the tree removal at 79 and replace the trees at a 2-1 ratio, seconded by A. Dolan-Wilson, passed unanimously, (5-0).

C. Cheng motioned to approve the tree removal at 54 Highland Ave and replace the trees at a 2-1 ratio, seconded by S. Gallivan, passed unanimously, (5-0).

**III. New Business**

Definitive Subdivision Approval - 38-40 Swift Street 01852

The applicant is seeking Definitive Subdivision approval to split the existing lot into 2 lots and construct two residential units. The subject property is located in the Traditional Two-Family (TTF) zoning district and requires Definitive Subdivision approval because the 2 lots have 70 feet of frontage where 80 feet is required.

On Behalf:

Ken Lania, Applicant's Representative

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan reviewed city comments. K. Lania agreed to abide by the comments proposed by DPD.

G. Frechette said luckily he does not sit on the ZBA. Zoning ordinance as it exists now was done to limit infill development. G. Frechette noted he likes the changes that were made to the site plan and elevations.

Motion:

G. Frechette motioned to approve, seconded by T. Linnehan, (5-0).

**IV. Other Business**

**V. Notices**

**VI. Further Comments from Planning Board Members**

G. Frechette and F. Cigliano discussed the Master Plan update and the estimated timeline.

**VII. Adjournment**

T. Linnehan motioned and G. Frechette seconded the motion to adjourn. The motion passed unanimously (5-0) and the time was 7:15PM.