



# Lowell City Council

## *Zoning SC Meeting Minutes*

Michael Q. Geary  
City Clerk

**Date:** June 29, 2021  
**Time:** 5:00 PM  
**Location:** City Council Chamber/Zoom (Hybrid)  
375 Merrimack Street, 2nd Floor, Lowell, MA

### **PRESENT:**

Present on Roll Call were Chairman Elliott, C. Chau and C. Nuon. Also present was Asst. Clerk Angela Gitschier, Eric Slagle (Inspectional Services), C. Mercier and C. Samaras.

### **MEETING CALLED TO ORDER:**

Chairman Elliott called the meeting commenting setbacks within the zoning code.

### **ORDER OF BUSINESS:**

C. Elliott noted that zoning allows for no setbacks on some properties so that buildings are up against sidewalks. C. Elliott noted that was fine for commercial property but not for residential. C. Elliott wanted code to promote more green space in the City. Mr. Slagle noted that there are instances when there is zero setback as the developer can choose a setback which is consistent with the neighborhood and will fall within a range, usually commercial or mixed use zoning districts. C. Elliott described area which it seemed was not consistent. Mr. Slagle noted setbacks are in the code and there are very few with zero.

C. Elliott opened meeting up to public. The following addressed the subcommittee; Deb Forgione; Jon Hamblet; Curtis LeMay; and Pat Vandal. Mr. Slagle commented that the Building Inspector makes decision which must be consistent with code and character of the neighborhood. C. Elliott noted code should be reviewed to add language to ensure common standards. Mr. Slagle noted that different districts require different standards. C. Elliott noted need for more definitive language. C. Nuon questioned if there were zero setbacks in Traditional Mix Use Districts. Mr. Slagle noted that such would not be possible as that is a residential district. Mr. Slagle noted that if setbacks are different in the area then a developer would have a range to request setbacks which has been the case with minor issues over the past seventeen years. C. Elliott noted that there is more development appearing and that open space must be protected. **Motion** by C. Nuon, seconded by C. Chau to have Inspectional



Services develop a map and amend code so that there would exist a limit of the setback ranged a developer could recommend for a project. Adopted per Roll Call vote, 3 yeas. So voted. Mr. Slagle reviewed the requirements of Approval Not Required (ANR) in the City, noting it was governed by State statute. C. Elliott noted this is a highly dense City and citizens want a say on their neighborhood. C. Mercier requested Building Commissioner be present at next meeting.

**ADJOURNMENT:**

**Motion** to Recess by C. Nuon, seconded by C. Chau. So Voted.

Meeting adjourned at 5:55 PM

Michael Geary, City Clerk