



# City of Lowell - Planning Board

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## Planning Board Meeting Minutes

Monday July 19, 2021 6:30 p.m.

Conducted 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

Richard Lockhart, Member

Caleb Cheng, Member

Russell Pandres, Associate Member

Sinead Gallivan, Associate Member

### Members Absent

Robert Malavich, Member

### Others Present

Dylan Ricker, Assistant Planner

Peter Cutrumbes, Assistant Planner

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

### I. Minutes for Approval

June 21, 2021

G. Frechette motioned and R. Lockhart seconded the motion to approve the minutes. The motion passed unanimously, (5-0).

### II. Continued Business

#### **Site Plan Review and Special Permit: 380 Lawrence Street**

Larkin Real Estate Group, Inc. has applied to the Planning Board for Site Plan Review approval to construct a three (3) story, thirty-five (35) unit Lodging House Building at 380 Lawrence Street. The property is located in the Neighborhood Business (NB) zoning district and requires a Special Permit under Section 12.1 and Site Plan Review approval pursuant to Section 11.4.2 (2). **The applicant requested to continue this project.**

#### On Behalf:

None

#### Speaking in Favor:

None

#### Speaking in Opposition:

None

#### Discussion:

None

Motion: R. Lockhart motioned to continue the petition to the 8/16 Planning Board meeting, C. Cheng seconded, and the motion passed unanimously (5-0).

### III. **New Business**

#### **Site Plan Review and Special Permit: 545 Broadway Street 01854**

Ernst Dorante, on behalf of Aloisio Ramalho, has applied to the Planning Board for Site Plan Review under Section 11.4 and a Special Permit under section 12.1(C) at 545 Broadway Street. The applicant is seeking to convert an existing warehouse into a twelve (12) unit residential building. The property is in the Urban Mixed Use (UMU) zoning district.

On Behalf:

Ernst Dorante

E. Dorante summarized the project.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan asked Mr. Dorante why he did not submit a stamped plan from an architect, engineer, or surveyor.

E. Dorante replied that they had just received it that day.

T. Linnehan said that without this, the application is not sufficient. He also noted that the applicant did not follow all of DPD's comments, and stressed that the applicant should stick as closely as possible to the comment sheet.

E. Dorante asked for a continuance, and T. Linnehan suggested the September meeting, in order to have time to get everything in order.

Motion:

G. Frechette motioned and C. Cheng seconded to continue the application to the 9/9 meeting. The vote was unanimous (5-0).

#### **Site Plan Review and Special Permit: 1115 Westford Street 01851**

Assured Testing Laboratory has applied to the Planning Board for a Special Permit under Section 12.8(f) and Site Plan Review under Section 7.10.5 to open a marijuana testing laboratory at the above address.

On Behalf:

Dimitrios Pelekoudas, Applicant

D. Pelekoudas presented the proposal. He argued that there is a need for testing facilities in a state that only has 4 operating, and discussed the logistics of running a testing facility.

Speaking in Favor:

Jeff Brown, counsel for the applicant's landlord Princeton Properties, spoke in support of the application and the applicant's parking and security plan.

Linda Pelekoudas spoke in favor of the application.

Speaking in Opposition:

George Theodorou, counsel for the owners of 1201 Westford Street (HK Realty), spoke against the proposal, arguing the Site Plan is not specific enough to grant approval.

Phil Silverman, counsel for Harvest Moonz Dispensary, the lessees of 1201 Westford Street, spoke against the proposal. P. Silverman argued similarly to G. Theodorou that the Site Plan is not specific enough. He focused on Princeton Properties attempt to block his client's dispensary, which was approved only after rigorous review over multiple meetings. P. Silverman suggested that the lab is a similar use and should be held to the same standard.

Discussion:

G. Frechette stated that he would like to see more detail in the applicant's proposal, specifically around parking and traffic flow. He was specifically interested in the amount and timing of deliveries. The rest of the Board members concurred.

S. Gallivan inquired as to whether the site needs to be 1000 feet away from another marijuana facility.

P. Cutrumbes answered that this was originally unclear, but that the Planning staff has interpreted that section of the Zoning Ordinance to only apply to retail facilities.

T. Linnehan specified that a full traffic study is not necessary, but that the Board would like to see the designated parking plan on paper, as well as information regarding how many vehicles will be leaving and accessing the site each day.

D. Pelekoudas asked to continue to the following meeting.

Motion:

G. Frechette motioned to continue to the 8/17 meeting and T. Linnehan seconded.

The motion passed unanimously, (5-0).

**Site Plan Review and Special Permit: 135-153 Chelmsford Street 01851**

Ryan M. Rourke has applied to the Planning Board for Site Plan Review per Section 11.4, and a Special Permit per Section 11.3.1, and Article 12.1(d) to construct a three and a half (3.5) story mixed-use development, including 6 residential units, and 3,062 square feet of commercial space.

On Behalf: John Geary, counsel for the applicant, gave an overview of the plan for the property.

Mark O'Hara, engineer for the applicant, discussed the utility tie-ins and the installation of underground recharge storage for stormwater.

Brenda Micenzi, architect for the applicant, discussed the style features of the plan.

Speaking in Favor: None

Speaking in Opposition: None

Discussion: Michelle Goldberg, member of the public, inquired about the eradication of invasive species at the site. M. O'Hara said he would be happy to take all steps necessary to remove any invasive species.

R. Lockhart asked if they have determined the use for the commercial component. J. Geary answered that they had not specifically found a tenant, but that it will be a neighborhood style business or retail.

G. Frechette asked for the square footage of the building, to which J. Geary responded with 10,947 sq. ft. G. Frechette additionally asked for a revised landscaping plan.

S. Gallivan inquired what 3 materials will make up the façade. B. Micenzi said that has not been decided yet.

C. Cheng asked about moving the awnings to the first floor level. The applicant said that they would consider this suggestion.

G. Frechette suggested continuing to see the lighting plan, a revised landscaping plan, and more specificity on architectural design.

S. Gallivan and C. Cheng also asked if the light fixtures can be included on the renderings.

Motion: G. Frechette motioned to continue to 8/16, with R. Lockhart seconding. Unanimous 5-0.

**Preliminary Subdivision Approval: 111 Rivercliff Road 01852**

Hooshmand Afshar has applied on behalf of Kathleen and Robert Cancro to the Lowell Planning Board for Preliminary Subdivision approval per the City's Subdivision of Land Regulations. This property is in the Suburban Single Family (SSF) zoning district.

On Behalf: H. Afshar spoke briefly about the project, which would entail the subdivision of a 3.5 acre lot in order to build another home on Rivercliff Road. He stated that LFD has approved the project, which was previously a concern due to fire vehicle access.

Speaking in Favor: None

Speaking in Opposition: None

Discussion: G. Frechette pointed out that the application is not complete, as it does not meet certain requirements, such as listing the width of the road.

R. Pandres asked for the inclusion of the trees currently on the property in the Site Plan.

C. Cheng requested clarification on how the agreement to maintain the road will be drawn up, as it is a private road.

R. Lockhart inquired about Stormwater Department's opinion on the project. D. Ricker stated that Stormwater is satisfied.

H. Afshar asked to withdraw his application.

Motion: T. Linnehan motioned to accept a withdrawal, and G. Frechette seconded. Motion is approved unanimously, 5-0.

**IV. Other Business**

**V. Notices**

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

R. Lockhart spoke to the Board about the Historic Board's approval of a Mural Ordinance.

**VII. Adjournment**

T. Linnehan motioned to adjourn, and G. Frechette seconded. Motion is approved unanimously, 5-0.