



City of Lowell - Planning Board

Planning Board Agenda
November 2, 2026 at 6:30 PM

Meetings will be held in the City Council Chambers at 375 Merrimack Street, Lowell MA 01852 or via remote participation as permitted by *An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency* signed by Governor Healey on 3/28/2025.

The public is welcome and can participate remotely as follows:

Members of the public may view the meeting via ltc.org or local cable channel 6. Those wishing to speak regarding a specific agenda item shall register to speak in advance of the meeting by sending an email to dricker@lowellma.gov, pcutrumbes@lowellma.gov AND mbrundage@lowellma.gov indicating the agenda item and a phone number to call so that you may be issued a Zoom link to the meeting. If no access to email, you may contact Development Services at 978-674-4144. All requests must occur prior to 4:00PM on the day of meeting.

For help with zoom please visit: [Joining a Zoom meeting – Zoom Support](#)

Review all application documents online at: www.lowellma.gov/1098/Planning-Board

I. Minutes for Approval

10/19/2026 Meeting Minutes

II. Continued Business

Special Permit - 675 Andover Street, 01852

Debbie M. and Kevin Fernandes have applied to the Lowell Planning Board seeking a Special Permit to divide the property into two residential lots at 675 Andover Street. The subject property is in the Suburban Single Family (SSF) zoning district. The proposal requires a Special Permit per Section 5.1.1 for frontage reduction and per Section 5.2.9 for large SSF lots with reduced frontage.

III. New Business

Site Plan Review and Special Permit – 585 Pawtucket Boulevard, 01854

Aim Realty Medford, LLC has applied to the Lowell Planning Board for Site Plan Review and Special Permit approval to operate a car wash at 585 Pawtucket Boulevard. The subject property is in the Suburban Mixed Use (SMU) zoning district. The application requires Site Plan Review approval under Section 11.4.2(2) for any commercial construction involving the installation or construction of self-

service gasoline pumps or drive-through or drive-up customer service on the premises and a Special Permit pursuant to Section 11.3.1 and Article 12.6 (f) for a car washing establishment.

Site Plan Review – 41 Hurd Street, 01852

New England Heritage Properties, Inc. has applied to the Lowell Planning Board for Site Plan Review approval to construct a 205-unit mixed-use development at 41 Hurd Street. The subject property is located in the Downtown Mixed-Use (DMU) zoning district and Multi-Family Overlay – Mid Rise (MFOM) Overlay District. The project requires Site Plan Review approval from the Lowell Planning Board per Section 11.4 for a development with greater than 3 residential units, and a parking area with greater than 14 parking spaces.

IV. Other Business

V. Further Comments from Planning Board Members

VI. Adjournment