



City of Lowell - Planning Board

Planning Board Meeting Minutes

Monday, April 6, 2026, 6:30 p.m.

City Council Chambers, 2nd 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

Members Present

Chairman Linnehan

Vice Chair Frechette

Member Cheng

Member Tenczar

Member Walker

Associate Member Sar

Members Absent

Associate Member Cardoso Silva

Others Present

Peter Cutrumbes, Assistant Planner

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

I. Minutes for Approval

3/16/2026

T. Linnehan motioned to approve the minutes. L. Walker seconded. The vote was unanimous (5-0).

II. Continued Business

III. New Business

Repetitive Petition Approval – 75 Chapel Street, 01852

The Lowell Planning Board will hear an application by NLK Homes, LLC for a repetitive application approval. The subject property is located in the Urban Neighborhood Multi-Family (UMF) zoning district. On February 2, 2026, the Planning Board took an “unfavorable action” on the previous Site Plan proposal at that site. Per M.G.L. Chapter 40A, Section 16, the Planning Board must consider the merits of a new Site Plan Review application and must consent that the new application contains specific and material changes from the first application.

On Behalf:

Mark Alancar from NP Design Consultants. Made significant changes to the plan, including the proposed one-way signage for the traffic flow out of the parking area. The plan is to add units to an existing structure and they are not changing the building. Received comments from City Engineers that they have incorporated. They have also incorporated landscaping per the comments from Member Cheng.

There were two major comments from Engineering. One was regarding stormwater. Project is not substantially changing the existing drainage pattern. The other comment was regarding maneuverability for vehicles. There is about 19 feet from the edge of the parking to the edge of the structure. They believe this is enough space for a car to turnaround.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan stated that this is the same building, the same parking scheme, and basically the exact same plan. There is not a material change. They had made recommendations to the applicant, but they did not go to the next meeting.

G. Frechette pointed out that the signage at the site was the same from the previous application, just with the new date written on. It shows essentially the same plan.

D. Tenczar said these are cosmetic changes, not substantial changes.

C. Cheng concurred. They denied the first plan. This is essentially the same plan.

L. Walker shares the same concerns as other members. Her concerns from the previous application still exist. It is not a substantially different plan.

T. Sar there are no significant changes.

T. Linnehan noted that at the last hearing snow removal was discussed. The applicant had said it will remain the same removal plan as before. However, when members went to the site, an entire drive area was filled with snow at the time. This indicates there isn't even a current snow removal plan.

Applicant said they are willing to work with the Board on pedestrian safety. This is an existing building. There are some things they can't do. T. Linnehan said the plan is essentially the same.

T. Linnehan also noted that even if they got past the repetitive petition stage, some members still have concerns about site plan. Applicant said they have removed the columns from the plan that allows more space for the driveway. They have also restriped the snow storage area that was not on the additional plan.

Motion:

D. Tenczar motioned to deny the repetitive petition. T. Sar seconded. The vote was unanimous (5-0).

IV. Other Business

Preliminary Subdivision – 2 Tanner Street (Howard St. Extension), 01852

Tanner Street Investco, LLC has applied to the Lowell Planning Board seeking a preliminary subdivision approval to split the lot at 2 Tanner Street (Howard St. Ext.).

On Behalf:

Antonio Moura of Stantec. The applicant is seeking to subdivide the existing lot at 2 Tanner Street into 2 lots and a roadway. Received comments this morning that the preliminary plans meet subdivision requirements and the zoning requirements are met for the new lots. They submitted preliminary stormwater calculations and roadway dimensions.

Speaking in Favor:

None

Speaking in Opposition:

Alex Solange of 15 Robinson Street. Lived on Robinson Street for 23 years. Thought there was a year long moratorium put in place for Markley. Markley has now bought this property via a different LLC. It doesn't feel right. Markley is not being clear on what they want to do there. T. Linnehan noted the Board also doesn't know what's going there, but that is not the application before them tonight. The applicant is only asking for the right to subdivide it. The Board has no say as of right now what development could go there.

Discussion:

T. Linnehan asked if the roadway would be private or public. A. Moura said private. T. Linnehan said it meets subdivision standards.

G. Frechette said at this point in time it is more so a technical review. The roadway, lot sizes, lighting, etc. are all compliant. He clarified for Mr. Solange that there is a moratorium on data centers in general, not just on Markley.

C. Cheng noted that the stormwater team asked for details on overflow. A. Moura said there are preliminary plans in this packet but for the definitive subdivision they will have much more detailed plans.

D. Tenczar asked about what the gameplan is for the property. A. Moura said he cannot speak to what the proposed use is, he is only here to present the subdivision plan.

L. Walker asked if they have spoken with EPA and MASSDEP about the SILRESIM site. A. Moura said they have not yet but they plan to do the necessary due diligence in advance of a definitive subdivision application.

T. Sar also expressed concerns about SILRESIM.

Motion:

C. Cheng motioned to approve the preliminary subdivision. G. Frechette seconded. The vote was unanimous (5-0).

Preliminary Subdivision – 90 Bolt Street, 01852

Meadowbolt LLC has applied to the Lowell Planning Board seeking a preliminary subdivision approval to split the lot at 90 Bolt Street.

On Behalf:

Antonio Moura from Stantec. This is similar to the previous application. Staff comments indicate it has met subdivision standards and the dimensional requirements for the lots. Splits the current lot into two lots and creates a new roadway. Any comments from the other departments the applicant and their team will address at the definitive subdivision stage.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan summarized the Project Review staff comments. Asked if the proposed road will also be a private way, like on the previous application. A. Moura confirmed.

G. Frechette said there were no trees and lighting on this plan but there was on 2 Tanner Street. The Board would want to see this before a definitive application.

No further questions from members.

Motion:

T. Linnehan motioned to approve the preliminary subdivision. G. Frechette seconded. The vote was unanimous (5-0).

V. Further Comments from Planning Board Members

D. Tenczar said the Community Preservation Committee (CPC) has made recommendations to the City Council for this year's funding cycle. He discussed the CPC putting the housing money into the Affordable Housing Trust Fund (AHTF). Planning staff believes the AHTF members will have the specialized talent and experience to best utilize the money. In the future, the CPC may just submit the community housing funds to the AHTF. D. Tenczar is unsure if he agrees with the plan. He likes the fact

that they have a say in some of the housing projects. Overall the funding process was very fun and informative. The projects will help revitalize and preserve the community.

G. Frechette is the representative on the regional planning agency, NMCOG. NMCOG has been working on a regional housing plan. There are some recommendations that are zoning and land use board related. He has been pushing for other towns in the region to also take on a share of building the new and necessary housing. The NMCOG representatives from every municipality were asked to bring the plans to their Boards and have discussions about how they can support housing moving forward. Many of the recommended zoning items in this plan the City has already been proactive on. D. Tenczar asked about the upcoming zoning ordinance rewrite and if it would incorporate portions of NMCOG plan. G. Frechette said he plans to be part of the discussions at the City and regional level moving forward.

VI. Adjournment

D. Tenczar motioned to adjourn. C. Cheng seconded. The meeting was adjourned at 7:24 PM