

Lowell Zoning Board of Appeals Minutes

7/13/2026 at 6:30 P.M.

Note: These minutes are not completed verbatim. For further detail, contact the Division of Development Services, 375 Merrimack Street, Lowell, MA or refer to video recordings available online at www.LTC.org.

Members Present: Chairman Pech, Vice Chair Callahan, Member Briere, Member Procope, Member Hovey, Member Shanahan

Members Absent: Member McCarthy

Others Present: Mary Brundage, Associate Planner

The following represents the actions taken by the Zoning Board of Appeals at the 7/13/2026 meeting. This meeting was held in the City Council Chamber. Attendees had the ability to participate via Zoom as permitted by Chapter 2 of the Acts of 2025, signed into law on March 28, 2025.

Chairman Pech called the meeting to order at 6:30 PM.

I. Continued Business

II. New Business

ZBA-2026-25

Petition Type: Variance

Applicant: James Tessier

Property Located at: 16 Gibson Road, 01851

Applicable Zoning Bylaws: Section 5.1

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by James Tessier to convert an existing garage into living space at 16 Gibson Road. The subject property is located in the Suburban Single Family (SSF) zoning district. The proposal requires Variance approval per Section 5.1 for relief for maximum Floor Area Ratio (FAR) and any other relief required under the Lowell Zoning Ordinance.

On Behalf:

James Tessier

J. Tessier stated that the request is to convert garage into living space for entertaining. The addition will include a bathroom and kitchenette that will be mainly used with the pool.

Speaking in Opposition:

None

Speaking in Favor:

None

Discussion:

T. Hovey stated it was a great plan. He pointed out that the comment memo mentions the amount of hardscape and the potential to add trees. He did not feel the need to add trees. The petition was for the living space, not the patio. He stated was in favor of the petition.

M. Briere stated that the relief request is modest and is in support.

G. Procope stated that he is in favor of project and that it was not a detriment.

S. Callahan stated he had no objections. He asked about the amount of hardscape. J. Tessier responded that the current deck will be demolished and the patio will put in its place. J. Tessier further explained that the driveway going to the garage will be fenced off. S. Callahan noted that the plan has a significant number of trees to be planted.

D. Shanahan stated that the request is reasonable and is in favor.

V. Pech agreed with the other members and stated that was a nice addition.

Motion:

G. Procope motioned to approve the variance S. Callahan seconded. The vote was unanimous (5-0).

ZBA-2026-26

Petition Type: Variance

Applicant: Patrick and Renee Welch

Property Located at: 25 Draper Street, 01852

Applicable Zoning Bylaws: Section 5.1

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Patrick and Renee Welch to construct an addition. The subject property is located in the Suburban Single Family (SSF) zoning district. The proposal requires Variance approval per Section 5.1 for relief for minimum side yard setbacks and any other relief required under the Lowell Zoning Ordinance.

On Behalf:

Patrick and Renee Welch

P. Welch stated that they moved from a bigger house in Dracut. The proposed addition would be 12' x 25' with a bathroom. He stated that they needed a bit more living space for family gatherings. The addition is just shy of 16 inches required for the right-hand side setback.

Speaking in Opposition:

None

Speaking in Favor:

None

Discussion:

M. Briere asked if the applicant had seen the proposed comment from the water department. P. Welch stated that they sent the plan from their plumber with the water connections to DPD. M. Brundage confirmed it was received and forwarded to the board. M. Briere stated he was in favor of this plan.

G. Procope stated that it was a minimal ask and keeping family together is part of zoning.

S. Callahan agreed that the request was minimal. He mentioned the possibility for free shade trees. M. Brundage stated that she would look into it.

D. Shanahan stated that the request is minimal and will be voting in favor.

T. Hovey did not have any further questions.

V. Pech agreed that the request is minimal and would add value to the home.

Motion:

G. Procope motioned to approve the variance. T. Hovey seconded. The vote was unanimous (5-0).

ZBA-2026-27

Petition Type: Variance

Applicant: Salath Tek

Property Located at: 365 Princeton Boulevard, 01851

Applicable Zoning Bylaws: Section 5.1

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Salath Tek to construct a roof to an existing porch at 365 Princeton Blvd. The subject property is located in the Traditional Single-Family (TSF) zoning district. The proposal requires Variance approval per Section 5.1 for relief from the maximum Floor Area Ratio (FAR) requirement, and for any other relief required under the Lowell Zoning Ordinance.

On Behalf:

Salath Tek stated that he is requesting to put a roof over his existing deck.

Speaking in Opposition:

None

Speaking in Favor:

None

Discussion:

G. Procope stated that is a minimal ask. He mentioned that it is a beautiful property and that it makes sense to add the roof.

S. Callahan asked if the roof was to be over hanged and not enclosed. S. Tek confirmed that it would just overhang. S. Callahan stated it was a reasonable request as long it was a canopy style roof.

D. Shanahan had no issues.

T. Hovey had no further comment.

M. Briere had did not have any further questions.

V. Pech had no concerns and agreed that it was a minimal ask.

Motion:

G. Procope motioned to approve the variance. T. Hovey seconded. The vote was unanimous (5-0).

ZBA-2026-28

Petition Type: Variance

Applicant: Michael Brown

Property Located at: 80 Seventh Avenue, 01854

Applicable Zoning Bylaws: Section 5.1

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Michael Brown to construct a new single-family home at 80 Seventh Ave. The subject property is located in the Traditional Neighborhood Single Family (TSF) zoning district. The proposal requires a Variance per Section 5.1 for relief from the minimum frontage requirement, maximum front yard setback and any other relief required under the City of Lowell Zoning Ordinance.

On Behalf:

Speaking in Opposition:

Speaking in Favor:

Discussion:

V. Pech noted that the applicant requested a continuance to the next meeting.

Motion:

G. Procope motioned to continue to August 10 Meeting. M. Briere seconded. The vote was unanimous (5-0).

ZBA-2026-29

Petition Type: Variance

Applicant: Johnny Arteaga

Property Located at: 235 Ludlam Street, 01850

Applicable Zoning Bylaws: Section 6.1

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Johnny Arteaga for a second curb cut and additional paving at 235 Ludlam Street. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The proposal requires a Variance per Section 6.1 for relief from the maximum curbcut and any other relief required under the City of Lowell Zoning Ordinance.

On Behalf:

Johnny Arteaga

J. Arteaga stated that is requesting a variance for a second curb cut to provide access to designated waste management area for this six-unit residential building. The purpose of proposal is to have a designated area that can accommodate either a traditional dumpster or a wheeled dumpster. This would eliminate

the need for 12 individual containers along the street, reducing clutter, improving car space and be more efficient. He stated that the request will overall improve the property and the neighborhood. He noted that there was no opposition on this proposal from the city departments.

Speaking in Opposition:

Sirohi Aditya, 83-85 Aiken Avenue

S. Aditya expressed concerns about the space for dump truck access. He was also concerned about the capacity of dumpster and potential sanitary and odor issues. He also mentioned concerns about snow removal and the impact on on-street parking. He mentioned that a tree was removed and requested that a tree be added to the landscape plan.

J. Arteaga responded that he previously handled trash collection at that property and stated that the six or more barrels will take up more space and that the trash will not be picked up if the cars are near it, creating more issues. This proposal will eliminate the accumulation of more trash and sanitation concerns.

Speaking in Favor:

None

Discussion:

S. Callahan stated that he understood the abutter's concerns but commended the applicant for coming up with a solution for trash removal. He asked if the designated area would be just for trash and would there still be bins out for recycling. J. Arteaga responded that he might look into adding a recycling dumpster. J. Arteaga stated that they will be using a wheeled dumpster so that the truck will not have to go into the area. He mentioned that he will be gating the whole perimeter of the property with a six-foot fence. S. Callahan confirmed if the curb cut on Ludlam Street is 25 feet. J. Arteaga confirmed that the curb cut would be three feet from the house and retaining wall. S. Callahan stated that the applicant is doing what he can in eliminating abutter concerns. The alternative would 12 bins on the street. He stated he is in favor of the proposal.

D. Shanahan stated that waste removal is challenging. He asked if the applicant is currently using a private removal company. J. Arteaga responded that he is since it is required for a commercial property over four units. D. Shanahan that it is not a continuous curb cut of 35 feet and is in favor of the proposal.

T. Hovey asked if there could be condition to put fencing around the back and two sides of the dumpster. J. Arteaga was agreeable to that.

M. Briere stated that the narrative is excellent and that the existing problems are being mitigated by this plan is a good resolution. He stated he is in favor of this plan.

G. Procope stated that the intent is to try to improve the area and ensure trash is being picked up. Once implemented, hopefully the abutter will see as an improvement.

V. Pech stated that the steps have been taken to address access, screening and proximity with the sanitation issues with the neighbors. V. Pech asked if the applicant was okay with the condition to the screen the dumpster on three sides. J. Arteaga state that he was okay with it.

S. Callahan mentioned the possibility of screening the top of the dumpster. J. Arteaga was not opposed to it. Ultimately, the top screening could become problematic in opening the dumpster.

Motion:

G. Procope motioned to approve with the following condition. T. Hovey seconded. The vote was unanimous (5-0).

1. The applicant shall screen the dumpster on all sides with the exception of the side for access to the dumpster.

III. Other Business

Minutes for Approval:

6/22/2026

G. Procope motioned to approve the minutes. T. Hovey seconded. The vote was unanimous (3-0) with S. Callahan and D. Shanahan abstaining.

Adjournment

G. Procope motioned to adjourn. S. Callahan seconded. Motion passed unanimously (5-0).

Meeting adjourned at 7:26 PM