



City of Lowell - Planning Board

Planning Board Agenda

July 20, 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

6/15/2026 Meeting Minutes

II. Continued Business

III. New Business

Tree Hearing – 61 First Street Boulevard, 01850

In accordance with MGL Ch. 87.5 and Chapter 260 of the Lowell Code of Ordinances, the City of Lowell has applied to the Lowell Planning Board to remove (43) public shade trees at 61 First Street Boulevard. (4) trees proposed for removal have a DBH greater than 24" and the remaining (39) trees have a DBH less than 24". The trees are proposed to be removed to accommodate a construction materials lay down area for Phase I of the Centralville Sewer Separation project.

Site Plan Review Revision – 55, 75, & 77 Phoenix Avenue, 01852

Phoenix Ave Realty, LLC has applied to the Lowell Planning Board to revise a previously granted Site Plan Review approval. The property is located in the Light Industrial (LI) zoning district. The proposed revision is to allow the applicant to retain the building located at 75 Phoenix Ave and to make associated changes to the site layout. The proposal requires Site Plan Review approval from

the Planning Board per Section 11.4 for the construction of a non-residential structure or structures greater than 10,000 sq ft.

Site Plan Review – 1413-1415 Varnum Avenue (Pawtucket Farm), 01854

The Massachusetts Audubon Society, Inc has applied to the Lowell Planning Board to create a parking area at 1413-1415 Varnum Ave. The subject property is located in the Suburban Single-Family (SSF) zoning district. The proposal requires Site Plan Review approval per Section 11.4.2 to construct a parking area with more than 14 spaces or 4,000 sq ft of impervious surface.

Definitive Subdivision – 90 Bolt Street, 01852

Meadowbolt, LLC has applied to the Lowell Planning Board seeking Definitive Subdivision approval to split the existing lot at 90 Bolt Street into (2) lots. The subject property is located in the Light Industrial (LI) zoning district. The proposal requires Definitive Subdivision approval from the Planning Board under Lowell's Subdivision of Land Regulations.

Definitive Subdivision – 2 Tanner Street, 01852

Tanner Street Investco, LLC has applied to the Lowell Planning Board seeking Definitive Subdivision approval to split the existing lot at 2 Tanner Street into (2) lots. The subject property is located in the General Industrial (GI) zoning district. The proposal requires Definitive Subdivision approval from the Planning Board under Lowell's Subdivision of Land Regulations.

IV. Other Business

V. Further Comments from Planning Board Members

VI. Adjournment