

PLANNING BOARD

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Antonio Reynoso Enny Bernabel

Franklyn Veloz

Associate Voting Member

Brenda Rozzi



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Tamar
Kotelchuck

LAWRENCE MASSACHUSETTS

Administrative Assistant

Anne-Marie Nyhan-Doherty

Land Use Planner

Daniel A. McCarthy

PLANNING BOARD

January 2, 2019

Minutes to the Meeting

Held in the Planning Dept., 12 Methuen St., 1st floor, Lawrence, MA

Upon a Roll Call the following members were present.

Members Present:

Tamar Kotelchuck, Chair

Antonio Reynoso

Brenda Rozzi

Franklyn Veloz

Upon a motion made by Mr. Reynoso and seconded by Mr. Veloz, the members unanimously voted to open the public meeting.

Fulton Street Corp, Patria Aristy

Re: 264 Lowell St.

A request to continue was received.

Upon a motion made by Mr. Reynoso and seconded by Mr. Veloz, the members unanimously voted to continue this matter until the next meeting.

Gamal Salama

Re: 582-590 Essex St.

A request to continue was received.

Upon a motion made by Mr. Reynoso and seconded by Mr. Veloz, the members unanimously voted to continue this matter until the next meeting.

Erving Severino

Re: 135-137 Jackson St.

Mr. Severino was present and accompanied by Mr. Marcos Devers.

Approval of a Site Plan in accordance with Section 29-27 of the Lawrence Zoning Ordinance of the City of Lawrence had been requested for the construction of a commercial use on the property that is located in a B-2 zoning district.

Mr. Nick Branchina from N & B Contractors was also present to answer questions of the Board members.

Mr. McCarthy stated that there is an additional garage at this location. He said the plan will be in compliance with DPW. The parking has been addressed and five sheets of utility plans have been submitted as well as architectural plans.

Mr. McCarthy furthermore stated that the City is in support of this request. The property is located in a B-2 zoning district and the use is allowed by right. He did question the access to Lincoln Court.

Discussion ensued on the parking plan. There would be no parallel parking in front of the building.

Mr. Reynoso asked about the traffic on Jackson St. as it is sometimes hectic in this area.

Mr. McCarthy stated that there is enough parking for this building and Lincoln Court is very quiet.

Mr. Reynoso felt that a crosswalk was needed.

Mr. Veloz asked if anything was going to be done to the existing building.

Mr. Severino stated no as it is a historical building and was once a firehouse.

Ms. Kotelchuck stated that it would be much more attractive to use the same type of material on both sides and to be consistent in the design.

Mr. Branchina agreed.

Mrs. Doherty asked if there would be any signs added.

Mr. Severino stated that if necessary they will return to the Board for that request.

Mr. Devers stated that the retaining wall will remain.

Ms. Kotelchuck asked if bushes could be planted in the front.

Mr. Severino agreed. He also mentioned that his hours are to be 8AM – 5PM.

Upon a motion made by Mr. Reynoso and seconded by Mr. Veloz, the members unanimously voted to approve the Site Plan as presented at this meeting subject to the following conditions:

- 1. The new building façade shall be designed to complement the existing building at 137 Jackson Street including both materials and coloring. Façade plans shall be reviewed by the Land Use Planner.*
- 2. The applicant shall create a landscaping plan for the area at the front of 135 Jackson Street, to be reviewed by the Land Use Planner.*
- 3. The applicant shall comply with all municipal storm water standards and create a plan to be reviewed and approved by the Water Commissioner.*
- 4. The applicant shall provide a utility plan to the satisfaction of the DPW and the City Engineer.*
- 5. The applicant shall comply with any and all safety conditions set by the Lawrence Fire Department.*

BOARD BUSINESS

Minutes

The minutes would be presented at the next meeting.

With no more business before the Board,

Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the members unanimously voted to adjourn this meeting continuing the matters as so noted.

Minutes prepared by Anne-Marie Nyhan-Doherty, Administrative Assistant.

Minutes approved February 6, 2019