



Administrative Assistant

Jorge O. Martinez

Land Use Planner

Daniel A. McCarthy

**PLANNING
BOARD**

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Vacant

Voting Members

Antonio Reynoso

Franklyn Veloz

Brenda Rozzi

Betty Camilo-Correa

Associate Voting Member

Manny Nuñez

Betty Camilo-Correa

**LAWRENCE
MASSACHUSETTS**

CHAIR

Tamar Kotelchuck

LAWRENCE PLANNING BOARD

July 9th, 2020

Minutes to the Meeting/Hearing

This meeting was held using the GoToMeeting Platform.

Upon a Roll Call the following members were present:

Tamar Kotelchuck, Chair

Brenda Rozzi

Betty Camilo-Correa

Manny Nunez

Antonio Reynoso

Also Present:

Daniel McCarthy- Land Use Planner
Jorge Martinez- Minute Taker
Michael Armano- Acting Inspectional Services Director
David Palumbo- Acting Building Commissioner

Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the board unanimously decided to open the public meeting.

CONTINUED CASES

*555 South Union Street
Greater Lawrence Community Action Council*

Present to address the board were Arthur Broadhurst, Eric Chamberlin, Meera Alanoly, Roger Farrah, and Evelyn Friedman.

Mr. Broadhurst began by stating that the building was built in 1963 and its original use was as a nursing home. He also added that at the time upwards of 70 people were circulating throughout the building. He also stated that because of the layout of the building, there are not many current uses that would be appropriate for the building.

Mr. Broadhurst then stated that the building will contain 26 units of supportive housing. The residents would have access to other supportive staff throughout the community as well. He then stated that the residents would be for individuals who are 62 or older and are economically challenged. He added that as a result, most of the residents would not have cars. Meaning that there would not be a strain on parking. He added that the building would have balconies and a large patio space as well as a community rooms on each floor, which would get residents out of their rooms and moving about the building.

He also added that there is city water and sewer in the area.

He also stated that the proposed use would be the least amount of stress on the neighborhood. He also acknowledged that the building would need more handicap units.

Mr. Reynoso then asked how many units would be in the building. Mr. Broadhurst then stated that there would be 26 total units and that more improvements and capitol investment will be coming soon.

Ms. Friedman then stated that the kitchens in the units are beautiful, but their configurations are not optimal. She also stated that the bathrooms need to be worked on as well, due to the fact that they are difficult for individuals with walkers and other types of assistance technology to maneuver.

She then stated that air conditioning will be installed throughout the building, a new roof will be installed, new windows will be installed and the landscaping on the exterior of the building will be renovated as well.

Ms. Kotelchuck then asked how much the renovations would cost. Ms. Friedman stated that it would cost roughly three million dollars, but that it would be subsidized.

Mr. McCarthy then stated that the city supports the project. He added that there were initial concerns about the size of the units, but that the amenities and community space give residents an incentive to leave their rooms. He then added that there are two letters of support for the project, one from Mayor Rivera and one from Martha Velez. He added that the proposed use is the perfect fit for the building and the neighborhood.

He then stated that the request that is before the board is a Special Permit for multi-family housing.

Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the board unanimously decided to open the public hearing.

Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the board unanimously decided to close the public hearing.

Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the board unanimously decided to approve the applicants petition.

Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the board unanimously decided to continue 65 Jackson Street.

Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the board unanimously decided to continue 9 Morton Street.

BOARD BUSINESS

Conversation ensued regarding next month's potential cases.

The members of the board decided to hold off on approving the previous meetings minutes.

Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the board unanimously decided to adjourn the public meeting.