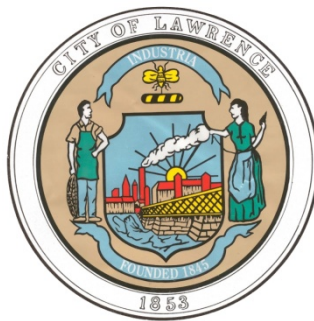


PLANNING BOARD



LAWRENCE MASSACHUSETTS

Vice Chair
Vacant

Voting Members

Antonio Reynoso

Brenda Rozzi

Betty Camilo-Correa

Manuel Nunez

Associate Voting Member

Kelvin Moreno

Administrative Assistant

Jorge O. Martinez

Land Use Planner

Daniel A. McCarthy

CHAIR

Tamar Kotelchuck

LAWRENCE PLANNING BOARD

Due to the COVID-19 Outbreak and the policy changes made by Governor Baker and Mayor Rivera, this meeting of the Zoning Board of Appeals was done remotely.

May 5th, 2021

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

Kelvin Moreno

Also Present:

Daniel McCarthy- Land Use Planner

Michael Armano- Acting Inspectional Services Director

Jorge Martinez- Minute Taker

Lt. Graeme Millar- Fire Prevention

Pedro Soto- Planning Director

Upon a motion made by Ms. Rozzi and seconded by Ms. Camilo-Correa, the members of the board unanimously decided to open the public meeting.

350 Market Street

Carlos Cortes

Present to address the members of the Planning Board were Jeremy Cortes and Frank Giles.

Mr. Giles presented images to the members of the board. He then stated that the paperwork that was submitted lists 28 units total when in actuality there are only 26 total units. Mr. Giles then stated that there is a debate as to whether or not the alley will be closed off. He then stated that a front entrance and garage load will be on the left side of the building and on the right side as well. He then stated that there would be no basement and the first floor on grade would be parking. He then stated that entrances to the garage will be on the left and right side of the garage. He then stated that there will be 15 parking spaces with a stairway in the front and in the rear.

He then stated that the first and second floor would be identical and then went over the unit schedule. He stated that there will be two one-bedrooms, one three-bedroom and one two-bedroom.

Mr. McCarthy then presented the final proposed site plan. He then stated that there is parking in the rear of the building off of the alleyway as well as a lot of greenspace.

Ms. Kotelchuck then stated that the plans do not show the sizes of the various units. She stated that this is needed in order for the board to make a determination. Mr. Giles then stated that he is only privy to what was submitted on the plans.

Mr. McCarthy then stated that he did the calculations and the single-bedroom units are on the smaller side, approximately 510 square feet, the three-bedrooms are about 1,300 square feet and the two-bedrooms go from 800-900 square feet. He then stated that there is one studio apartment which is the smallest of them all. He then stated that on the third and fourth floor there are two three-bedroom units which are the result of the Cortes family meeting with the city and the city making the request for some three-bedroom units.

Mr. Giles then stated that the siding will be different colors and textures. Mr. Cortes then stated that the siding will be different colors and will have some brick on the exterior as well.

Mr. McCarthy then stated that the city is in support of the project and that the city has been encouraging applicants to pay more attention to parking. He then stated that the garage parking is a fine idea and that the developer and his family have a good reputation and that the family owns buildings in close proximity that are kept in immaculate condition. He then stated that there is housing and commercial on Market Street and the street itself is wide and provides enough parking. He then stated that each unit would have one parking spot. He added that there was discussion in regards to amenities such as a gym and laundry room in each unit. He then stated that there are a lot of materials missing on the proposal such as a landscape plan that indicates that the project is in compliance. He then stated that the design of the building is not a problem. He then stated that a lighting plan is need also. He then stated that the police department would like cameras and motion sensors as well for safety reasons. He then stated that these materials should have been sent before and the city is in support although more materials are needed.

Mr. Armano then stated that he would like to echo what Mr. McCarthy said. He then stated that he would like to see quality of life improvements as well as amenities for the residents. He then stated that the community is headed in this direction and that he would like the city to set the standard high. He stated that these amenities would make a huge difference.

Ms. Kotelchuck then asked the applicant if they have any plans to address some of Mr. Armano's concerns. Mr. Cortes stated that there will be a play area for the kids as well as green area in the back and front of the building with a playground for the children. He then stated that the laundry area will be in the building. Mr. Giles then calculated the greenspace.

Mr. Moreno then stated that the proposed unit sizes are not clear. Mr. Cortes stated that he is not sure and that he would need to consult with his architect. Mr. Moreno then asked how the alleyway will be improved. Mr. Cortes then stated that the alleyway would be paved and maintained highly. He then stated that it will be maintained well enough so the fire department can use it. Mr. Giles then calculated the unit sizes again.

Upon a motion made by Ms. Rozzi and seconded by Ms. Camilo-Correa, the members of the board voted unanimously to open the public hearing.

Mr. Moreno then stated that the board would still need some information in regards to the unit sizes. He then stated that it may be best for the applicant to continue the matter.

Mr. Giles then requested a continuance in order to provide plans with more detail.

Ms. Kotelchuck then stated that she appreciates the design and would like to see the amenities and plans that reflect the unit size that are being requested. She then stated that the unit size would only be a problem if the units were too small.

Ms. Camilo-Correa then stated that the greenspace should be clearly listed as well. Mr. Moreno then stated that the plans for the alleyway should be included as well.

Upon a motion made by Ms. Rozzi and seconded by Ms. Camilo-Correa, the members of the board voted unanimously to close the public hearing.

Upon a motion made by Ms. Rozzi and seconded by Ms. Camilo-Correa, the members of the board voted unanimously continue the matter until the next meeting.

***13 Wells Street & 354-358 Park Street
Alberto Nunez***

Present to address the members of the board were Alberto Nunez and Frank Giles.

Mr. Nunez stated that the case that is being presented tonight was previously accepted, but for two separate buildings. He then stated that the new submission includes joining the two buildings and creating one large building. He then stated that 52 units are being proposed and 22 are one bedroom, 26 are two bedrooms and four units are three-bedrooms. He then stated that the one

bedrooms are over 700 square feet, the two bedrooms are over 800 square feet and the three bedrooms are approximately 1,200 square feet. He then stated that he met with the city departments and some conversations were had regarding how to make the building in compliance. He then stated that laundry areas will be put on each floor, EV charging stations will be put on each floor and cameras will be installed as well.

Mr. Moreno then asked if the applicant had any plans to protect the river from illegal dumping or any negative ecological impacts. Mr. Giles then stated that this is a part of the Conservation Commission's jurisdiction. He then stated that the project was already accepted by them and the DEP has been informed.

Ms. Kotelchuck then stated that Mr. Nunez pledged to work with Groundwork Lawrence in order to preserve access to the riverfront. She then stated that she would like to know if this was still the case. Mr. Nunez stated that this is the case and he will see to it that the landscaping is maintained. He then stated that the various pumps will clean the water as well.

Mr. Giles then referred to a plan to show the environmental plans as well. Mr. McCarthy then stated that a secondary landscape plan was submitted. He then gave a brief history of the property before Mr. Nunez took ownership of the property. He then stated that the invasive trees and bushes that border the Spicket River will be removed and more desirable trees will be placed. He then stated that as a result of this, Mr. Nunez spent an extra month at the Conservation Commission so the commission could have jurisdiction over the plantings. He then stated that the location is also within the 100-year floodplain. He then stated that the suggestion was made to do a garage under which would have a flow-through that would let water go through without displacing the building. He then stated that there are parking for various types of vehicles and the Fire Department expressed some concerns in regards to utilities on the first floor. He added that the elevator controls should be on the second floor per the LFD and that there is a landscaping plan as well. He added that the city is in support of the project and there was a lot of thought about the location of the development in relation to the rest of the neighborhood. He then stated that the building looks nice in comparison to the mill buildings.

Lt. Millar then stated that he would like to work closer with the applicant in regards to fire department access onto the property as well as abide by the utility placement on the floors due to being in the 100-year floodplain.

Mr. Armano then stated that the Inspectional Services Department has met with the applicant and had several conversations in regards to proposed amenities. He then stated that the applicant is working towards including these amenities.

Upon a motion made by Ms. Camilo-Correa and seconded by Mr. Nunez, the members of the board voted unanimously to open the public hearing.

Ms. Rozzi then asked what is going to be done with the trash. Mr. Giles stated that the trash will be kept in an outdoor dumpster at the Southwest corner of the building.

Mr. McCarthy then stated that Mr. Nunez would work with the city to come up with a design for the façade.

Ms. Kotelchuck then stated that she appreciates the light fourth story.

Discussion ensued in regards to the design of the building.

Upon a motion made by Ms. Rozzi and seconded by Mr. Nunez, the members of the board voted unanimously to close the public hearing.

Mr. McCarthy then stated that the applicant is in search of a special permit for multi-family housing. He then stated that the plans would need to be approved as are with conditions if necessary.

Ms. Kotelchuck then made comments regarding possible conditions.

The following conditions were presented to the applicant:

1. Applicant must provide as many amenities to the residents as possible. Including, but not limited to:
 - a. Rooftop greenspace
 - b. Laundry rooms in each individual unit
 - c. Gym area
 - d. Recreational space for children
 - e. Bike racks
2. Applicant must work with the Lawrence Fire Department to ensure the department has adequate access to the property.
3. Applicant must orient utilities in such a way that the flow-through basement does not affect them in any way.
4. Applicant must work the Lawrence Police Department to install cameras throughout the property.

With no further discussion,

The members of the board voted and the results are as follows:

Tamar Kotelchuck, Chair- Yes with the four conditions

Betty Camilo-Correa- Yes with the conditions

Kelvin Moreno- Yes with the conditions

Manny Nunez- Yes with the conditions

Brenda Rozzi- Yes with the conditions

The applicants petition was unanimously passed by a vote of 5-0.

53 Kingston Street

Carla Morel

Mr. Devers indicated that he would like to continue the case until the following meeting.

Upon a motion made by Mr. Nunez and seconded by Ms. Camilo-Correa, the members of the board voted unanimously to continue the matter until the next meeting.

*51-53, 55-57 Springfield Street
Randy DeLaCruz and Ceneida Valentin*

No one was present to address the members of the board.

Upon a motion made by Mr. Nunez and seconded by Ms. Camilo-Correa, the members of the board voted unanimously to continue the matter until the next meeting.

*511-529 Broadway
Roger A. Farah*

Upon a motion made by Mr. Nunez and seconded by Ms. Camilo-Correa, the members of the board voted unanimously to continue the matter until the next meeting.

BOARD BUSINESS

Upon a motion made by Mr. Nunez and seconded by Ms. Camilo-Correa, the members of the board voted unanimously accept the previous two sets of minutes.

Conversation ensued regarding potential projects for the future and trees being cut down along Merrimack Street. It was stated that the city would get in contact with Mr. Lupoli.

Upon a motion made by Mr. Nunez and seconded by Ms. Rozzi, the members of the board voted unanimously close the public meeting.