

# PLANNING BOARD

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Antonio Reynoso Enny Bernabel

Franklyn Veloz

## Associate Voting Member

Brenda Rozzi



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Tamar  
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# LAWRENCE MASSACHUSETTS

## Administrative Assistant

Anne-Marie Nyhan-Doherty

## Land Use Planner

Daniel A. McCarthy

## PLANNING BOARD

March 6, 2019

Minutes to the Meeting

Held in the Planning Dept., 12 Methuen St., 1<sup>st</sup> 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.

Ms. Sadie Camillo was present to address the Board on behalf of the applicant. She explained the stormwater information, and indicated that a fire lane and lighting had been added to the plan. She distributed information on a cultic storm filter.

Ms. Kotelchuck asked what the number of units was. She commented that the next time, Ms. Camillo is before the Board to please provide a layout and floor plans.

Ms. Camillo stated that six units are planned and 12 parking spaces are required. However, she has provided 24 spaces.

Mr. McCarthy stated that the City Engineer is reviewing the plans and the Water Commissioner is on vacation. Thus, he suggested that the matter be continued.

Ms. Camillo requested a continuance.

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

**282 Riverwalk, LLC, Salvatore N. Lupoli**  
**Re: 282 Merrimack St.**

Mr. Rick Friberg, TEC Engineering and Mr. Salvatore Lupoli were present to address the Board.

Mr. Friberg set the locus for the members. It is a 5.5 acre parking paved area now. Through the growth and success the need for additional parking exists. Additional amenities are also warranted. The request was for a Site Plan Approval of the construction of a parking structure also housing a restaurant, retail and event, office and athletic field uses. Proposed is a three story 1200 parking space garage with a recreation field on top. With this footprint, a net gain of 800 spaces will be realized. He explained that the middle portion of the Wood Mill is current vacant and takes up approximately 360,000 square feet of the building. The end cap of the proposed structure would house a restaurant, office space, retail space and a function hall. It would provide a nice visual screen.

Mr. Friberg continued to describe the athletic field space which would be accessible from the function hall as well. It would service football and soccer, provide the opportunities for concerts, corporate events and weddings. It will have a walking track that is open to the public during open hours. There are no new curb cuts off of this property. The water and gas service comes off of Merrimack St. and the sewer is connected to an existing connection to the GLSD. According to Mr. Friberg, this structure improves the storm water condition as the runoff is considered clean. All storm water will be treated onsite.

Mr. Friberg told of what they refer to as Main St. which will run in between the new structure and the existing Wood Mill.

Mr. Friberg indicated that a variance for the rear side setback was obtained from the Zoning Board on January 31<sup>st</sup> and the Conservation Commission heard this matter on February 19<sup>th</sup>.

Mr. Friberg stated that there would be an overhaul of the landscaping and the lighting. He also noted the 8' wide walkway on top of the walking area by the River. He told of the Riverfront Plaza which will be a pavilion, e.g., similar to the Seaport in Boston and would provide this public plaza on the end. He said a Pocket Park would be located on the other end of the walkway.

With regards to the parking, the original master planned unit development addressed that in 2009. He said that with the creation of the Merrimack Street study and the widening project, various items were identified such as the signalization, etc.

Mr. Sal Lupoli addressed the Board next. He told how that 17 years ago he had a vision for this area. He cited the "building without a roof" as what was seen from Route 495. He showed pictures of old buildings that had been abandoned on his site prior to him purchasing it. He said that in 2003 no other developers wanted to take this chance on Lawrence. He noted that currently NStage houses its World Headquarters here. In 2003, this site was the lowest tax

site in the City. Now, it is the second largest, only to Columbia Gas. He said Riverwalk is the largest mixed use development with over 300 million dollars in revenue, 200 companies and 5000 employees. He noted that he actually asked to have his taxes raised as not to affect the housing tax rate. He said that there is no other development like this in North America. The Lupoli Company has been crystal clear in its support of the community. He said that 15% of the people that work there are Lawrencians.

Mr. Lupoli continued. He said he believes in market rate housing as we need disposable income. He said that his property has expensive rent, more than any other community north of Boston but people need residual for the pizza guys, the cleaner, florist and the like. He reiterated that this property/business has been owned by his family and is a legacy.

Mr. McCarthy read letters from Mayor Rivera and the City Assessor Alexy Vega both in favor of the proposal. Mr. McCarthy reviewed the process. He told the members that a Planned Unit Development (PUD) was issued in 2009. A PUD is a planning tool for a large scale urban development. The first PUD was issued to Mr. Ansin for the Wood Mill. The buildings were all reflected in the plan at that time and not this use in part will benefit the City. Mr. McCarthy stated that Conservation Commission conducted a site walk and the members were happy with the way the lot was designed. It will have 800 million cubic feet of compensatory flood storage and the members were also impressed by the landscaping plan.

Ms. Kotelchuck asked about the 35% Open Space requirement.

Mr. McCarthy stated that a variance was obtained since it was a qualitative exchange with the Riverwalk area. If the field is considered open space then they are closer to the 35%. He noted that he had forwarded comments that he had received from the Water Commissioner and the Fire Dept. as well as the renderings of the proposed façade and pictures. The area will have special lighting as well.

Mr. Frieberg showed the members pictures of the view from the other side of the River. He said that some of the trees had been obscured in order for the building to be seen. With regards to the lighting, a lighting company from Denver Colorado is designing the Stadium lights. They are very familiar with lighting for Pro Sports, etc. The field lighting will be LED and have a uniform direction to reduce the light pollution. He described the lighting plan for the walkway and the security cameras. The "Main St." as they are calling it will have an urban design. It will be 20' with parallel parking and large elevated pedestrian pavers and catenary lighting on 16' posts.

Mr. Lupoli told of the vacancies in the Wood Mill due to lack of parking.

Mr. McCarthy stated that responses had been received from the Fire Dept. and the Water Commissioner. He noted that he had spoken verbally with Chief Vasque and he requested that any approval be conditioned upon a camera plan that is linked to the Police Station.

Mr. Lupoli agreed.

Mr. Reynoso stated that he felt that this project was great for the community. He asked how many new jobs would be created.

Mr. Frieberg stated that there would be approximately 250 temporary construction jobs and likely around 400 in the end cap and commercial uses.

Mr. McCarthy stated that he would request a second condition, i.e., There will be bicycle racks in major areas.

Ms. Kotelchuck asked if this parking would provide for the current users and the new users. She asked about the number of Towers that were planned in the future.

Mr. Frieberg stated that the parking would serve both the current users and new users. He said that they need additional parking for Building E and any additional future development on the site has been allocated for. There is no established time frame for any additional development at this time.

Mr. Lupoli reiterated that in 2009 he had a vision of a master plan for this area and is not too far away from it. He continues to work and hope to bring a bigger brand of hospitals to Lawrence.

Ms. Kotelchuck asked if this is going to be accomplished piece meal.

Mr. McCarthy stated that Ms. Park and the developer have worked on the master plan. The PUD contemplated all of these uses and every new building will go through this exercise. He noted that the overlay was approved at the City Council meeting the night before this. The overlay includes design guidelines.

Ms. Kotelchuck asked if the green space would be publically accessible.

Mr. Frieberg stated that they will be allocating times for public use. He pointed out the entrances to the garage.

Mr. Lupoli noted that he volunteered to fund the greenway as well.

Discussion ensued.

Mr. Veloz asked how accessible it is for the Police and Fire Departments.

Mr. Frieberg showed the areas to the right of the garage and Main St. He said that they had confirmed with the Fire Dept. with regards to the thruway and Main St.

Ms. Kotelchuck asked about the lighting and design on the River side.

Mr. Frieberg stated that there would be an architectural scrim with a river them with moving parts flowing with the wind.

Ms. Kotelchuck stated that because this is a historic area she would ask that the developer give a lot of thought about the building and not have moving neon bright lights. She asked if there would be bright stadium sport lights.

Mr. Friberg stated that they would be tall lights but not “Fenway Park” lights and would be LED lit only on when there are functions.

Mr. Lupoli stated that he would respect his tenants.

Speakers

Mr. Martin Magano, owner of the building across the street, stated that what was proposed was great however he was worried about congestion. He said his other questions with regards to the lighting were answered.

Mr. Veloz stated that he appreciated everything that Mr. Lupoli is doing for the community however; other parts of the City need help as well. He asked about an infrastructure fund.

Mr. Lupoli stated that he has discussed what to do for Essex St. with the Mayor. He told of the Revolving Test Kitchen at 420 Common St.

Mr. McCarthy noted the third condition:

The Land Use Planner shall review and approve the design plan for the river side of the garage building that will be aesthetically complementary.

With no more discussion,

***Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the members unanimously voted to approve the site plan presented subject to the following three conditions:***

- 1. Bike Racks shall be installed in appropriate locations.***
- 2. A camera plan shall be implemented that is linked to the Police Station.***
- 3. The Land Use Planner shall review and approve the design plan for the river side of the garage building that will be aesthetically complementary.***

## **BOARD BUSINESS**

### ***Minutes***

The minutes would be addressed at the next meeting.

With no more business before the Board,

***Upon a motion made by Mr. Reynoso and seconded by Mr. Veloz, 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 April 3, 2019.