



# City of Lowell Planning Board

## Application for Site Plan Approval

Effective October 1, 2008

**OFFICIAL USE:**

Date of Receipt: \_\_\_\_\_ Received By: \_\_\_\_\_ Date of Approval: \_\_\_\_\_  
Complete \_\_\_\_\_ Not Complete \_\_\_\_\_ Date : \_\_\_\_\_

The following application is made to the City of Lowell Planning Board in accordance with the provisions of The Code of Ordinances, City of Lowell, Massachusetts, Appendix A thereof, Section 11.4, Site Plan Review.

### 1. Application Information

**Address of Property Location:** \_\_\_\_\_

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_ Telephone No. \_\_\_\_\_ FAX No. \_\_\_\_\_

Email: \_\_\_\_\_

Second Owner (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_ Telephone No. \_\_\_\_\_ FAX No. \_\_\_\_\_

Email: \_\_\_\_\_

**Owner's Agent:** \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Telephone No: \_\_\_\_\_ FAX No.: \_\_\_\_\_

Email: \_\_\_\_\_

**Tenant/Lessee/Purchaser (If Applicable):** \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Telephone No: \_\_\_\_\_ FAX No.: \_\_\_\_\_

Email: \_\_\_\_\_

**2. Property Information**

Zoning District: \_\_\_\_\_

Type Of Structures (Existing and Proposed on Property):

Residential: E\_\_\_\_ P\_\_\_\_ Commercial: E\_\_\_\_ P\_\_\_\_ Industrial: E\_\_\_\_ P\_\_\_\_

Institutional: E\_\_\_\_ P\_\_\_\_ Other: \_\_\_\_\_

Parking Spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Land Area Square Feet: \_\_\_\_\_

Building Area Square Feet: \_\_\_\_\_

Number Of Stories: \_\_\_\_\_ Number Of Dwelling Units: \_\_\_\_\_

Occupied: \_\_\_\_\_ Partially Occupied: \_\_\_\_\_ Vacant: \_\_\_\_\_ Vacant Land: \_\_\_\_\_

**3. Brief Summary of Proposed Work (Attach Additional Sheets for Project Narrative)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. Planning Board Special Permits:**

\_\_\_\_ The applicant is also requesting a special permit from the Planning Board.  
**If applying for a special permit with site plan review, please also fill out the Special Permit Addendum, provide related materials, and submit it with this form.**

**5. ZBA Variances and Special Permits:**

***NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.***

\_\_\_\_ The applicant is also requesting a special permit or permits from the ZBA<sup>1</sup>:

Specify zoning code section & title

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ The applicant is also requesting a variance or variances from the ZBA<sup>1</sup>:

Specify zoning code section & title

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> Note that section 11.4.11 of the Zoning Ordinance requires the ZBA to include the conditions of a site plan approval within the decision that is issued for a special permit or variance. Therefore the applicant must secure site plan approval before the date of the hearing before the ZBA for a ZBA special permit or variance.

## Site Plan Submission Requirements

**THE FOLLOWING ITEMS ARE REQUIRED WITH THE APPLICATION. IF THE APPLICANT IS ALSO FILING FOR SITE PLAN REVIEW, ADDITIONAL COPIES OF THE SAME PLANS ARE NOT REQUIRED FOR CONCURRENT APPLICATIONS ON THE SAME SITE:**

- ONE (1) ORIGINAL AND THIRTEEN (13) COPIES OF ALL PLANS, NARRATIVE, AND APPLICATION. SIX (6) OF THE 13 PLANS MAY BE HALF-SIZE COPIES.
- IF SUBMITTING DRAINAGE CALCULATIONS OR OTHER BACKUP ENGINEERING DATA, ONLY TWO (2) COPIES OF THIS INFORMATION ARE REQUIRED, AS WELL AS ONE (1) ELECTRONIC COPY IN HYDROCAD FILE FORMAT.
- THREE (3) COPIES OF THE REQUIRED CERTIFIED ABUTTERS LIST.

**Please check that each item is attached, if applicable:**

- A. Completed Application (this form)
- B. Plan(s) at scale 1" = 20" on 24" by 36" sheets. Plans shall be drawn by registered land surveyor, professional engineer, architect or landscape architect, as appropriate. The plan shall include the following information, **each of which shall be submitted on the following separate sheets:**
1. Existing Conditions: Location of all existing natural features, including ponds, brooks, streams, wetlands elevations and topography, proposed and existing contours. Also, owners of record of all abutting lots as of the most current City of Lowell Tax Assessors' records and the approximate locations (may be based on City of Lowell GIS data or aerial photography) of all buildings or structures on abutting lots that are located within 30'-0" of the lot lines of the proposed project site.
2. Site Layout: Location and dimensions of all buildings and other construction; Internal roadways and access ways to adjacent public roadways, and a profile of same if determined to be necessary by the Planning Board; Location of snow storage areas and trash dumpsters.
3. Parking: Location and dimensions of all parking areas, loading areas, walkways and driveways.
4. Landscaping and lighting: Location and type of external lighting; Location, type, dimensions and quantities of landscaping and screening.
5. Utilities: Location and dimensions of utilities, including water, surface drainage, sewer, fire hydrants and other waste disposal, and a profile of same if determined to be necessary by the Planning Board
6. Architectural Plan(s): Architectural plan(s) which shall include the ground floor plan and architectural elevations of all proposed buildings. All residential projects with ten (10) or more units and all non-residential buildings of 10,000 or more square feet must also include one or more architectural rendering(s) sufficient to establish views of the structure or structures from the public way.
- C. A zoning evaluation table to show how the development meets or fails to meet the requirements of the Zoning Ordinance. (This can be on one of the plans listed above.)
- D. A brief narrative addressing concerns in the following categories: a. Buildings; b. Parking and loading; c. Traffic flow and circulation; d. External lighting; e. Landscaping and screening; f. Utilities; g. Snow removal; h. Description of natural area protection and enhancement; i. Signature block showing approved by Lowell Planning Board, date and line at least 3.5 inches.
- F. Impact study(ies) or other documentation as requested by the Planning Board
- G. A certified list of abutters within a 300-foot radius (from the Assessor's Office).
- H. Filing fees as established by the Lowell Planning Board and Lowell City Council.
- I. Completed LEED Green Building Checklist (Attached to this form). The Planning Board encourages the implementation of green building methods in development projects but does not require a minimum performance standard based on the LEED checklist. The Planning Board bases a determination on criteria as outlined in Section 11.4.10 of the zoning code whereby the checklist will assist in making that determination.

**Incomplete applications will be automatically rejected and returned to the applicant.****6. Authorization (Must be Signed by the Owner of the Property)**

I am the record owner of the property for which this application is being filed and as such, I am familiar with the work that is proposed for my property.

I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work.

I further certify that under the penalties of perjury, I am authorized to sign this application.

Name (Please Print): \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

If representing a group, corporation, or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purposes of this application.

*An application will not be considered complete and will not be submitted to the Planning Board for its action until all required documentation/information has been submitted to the Planning Board Administrator and filed with the City Clerk by the correct deadline. Regular meetings of the Planning Board are generally held on the first and third Monday of the every month (only one meeting is held in July, August, and December). Completed site plan applications are generally due by NOON on the Friday that is 31 days prior to the regularly scheduled Planning Board meeting when a public hearing will be held. For a complete schedule, please contact the Planning Board Administrator or log on to [www.lowellma.gov/depts/DPD/permitting](http://www.lowellma.gov/depts/DPD/permitting).*

**Submit all required materials to:**

Aaron Clausen, Associate Planner/Planning Board Administrator  
Division of Planning and Development, JFK Civic Center, 50 Arcand Drive, Lowell, MA 01852  
(978) 446-7200, fax: (978) 446-7014, email: [aclausen@lowellma.gov](mailto:aclausen@lowellma.gov)  
[www.lowellma.gov](http://www.lowellma.gov)



# LEED for New Construction v 2.2 Registered Project Checklist

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Yes	?	No		
			<b>Project Totals (Pre-Certification Estimates) 69 Points</b>	
			<b>Certified: 26-32 points</b>	<b>Silver: 33-38 points</b>
			<b>Gold: 39-51 points</b>	<b>Platinum: 52-69 points</b>

Yes	?	No		
			<b>Sustainable Sites 14 Points</b>	
Yes			Prereq 1	<b>Construction Activity Pollution Prevention</b> Required
			Credit 1	<b>Site Selection</b> 1
			Credit 2	<b>Development Density &amp; Community Connectivity</b> 1
			Credit 3	<b>Brownfield Redevelopment</b> 1
			Credit 4.1	<b>Alternative Transportation, Public Transportation</b> 1
			Credit 4.2	<b>Alternative Transportation, Bicycle Storage &amp; Changing Rooms</b> 1
			Credit 4.3	<b>Alternative Transportation, Low-Emitting &amp; Fuel Efficient Vehicles</b> 1
			Credit 4.4	<b>Alternative Transportation, Parking Capacity</b> 1
			Credit 5.1	<b>Site Development, Protect or Restore Habitat</b> 1
			Credit 5.2	<b>Site Development, Maximize Open Space</b> 1
			Credit 6.1	<b>Stormwater Design, Quantity Control</b> 1
			Credit 6.2	<b>Stormwater Design, Quality Control</b> 1
			Credit 7.1	<b>Heat Island Effect, Non-Roof</b> 1
			Credit 7.2	<b>Heat Island Effect, Roof</b> 1
			Credit 8	<b>Light Pollution Reduction</b> 1

Yes	?	No		
			<b>Water Efficiency 5 Points</b>	
			Credit 1.1	<b>Water Efficient Landscaping, Reduce by 50%</b> 1
			Credit 1.2	<b>Water Efficient Landscaping, No Potable Use or No Irrigation</b> 1
			Credit 2	<b>Innovative Wastewater Technologies</b> 1
			Credit 3.1	<b>Water Use Reduction, 20% Reduction</b> 1
			Credit 3.2	<b>Water Use Reduction, 30% Reduction</b> 1



# LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No		
			<b>Energy &amp; Atmosphere</b>	
			<b>17 Points</b>	

Yes		Prereq 1	<b>Fundamental Commissioning of the Building Energy Systems</b>	Required
Yes		Prereq 1	<b>Minimum Energy Performance</b>	Required
Yes		Prereq 1	<b>Fundamental Refrigerant Management</b>	Required

**\*Note for EAc1:** All LEED for New Construction projects registered after June 26, 2007 are required to achieve at least two (2) points.

			Credit 1	<b>Optimize Energy Performance</b>	1 to 10
			Credit 1.1	10.5% New Buildings / 3.5% Existing Building Renovations	1
			Credit 1.2	14% New Buildings / 7% Existing Building Renovations	2
			Credit 1.3	17.5% New Buildings / 10.5% Existing Building Renovations	3
			Credit 1.4	21% New Buildings / 14% Existing Building Renovations	4
			Credit 1.5	24.5% New Buildings / 17.5% Existing Building Renovations	5
			Credit 1.6	28% New Buildings / 21% Existing Building Renovations	6
			Credit 1.7	31.5% New Buildings / 24.5% Existing Building Renovations	7
			Credit 1.8	35% New Buildings / 28% Existing Building Renovations	8
			Credit 1.9	38.5% New Buildings / 31.5% Existing Building Renovations	9
			Credit 1.10	42% New Buildings / 35% Existing Building Renovations	10
			Credit 2	<b>On-Site Renewable Energy</b>	1 to 3
			Credit 2.1	2.5% Renewable Energy	1
			Credit 2.2	7.5% Renewable Energy	2
			Credit 2.3	12.5% Renewable Energy	3
			Credit 3	<b>Enhanced Commissioning</b>	1
			Credit 4	<b>Enhanced Refrigerant Management</b>	1
			Credit 5	<b>Measurement &amp; Verification</b>	1
			Credit 6	<b>Green Power</b>	1



# LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No	Materials & Resources		13 Points
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Yes					
			Prereq 1	<b>Storage &amp; Collection of Recyclables</b>	Required
			Credit 1.1	<b>Building Reuse</b> , Maintain 75% of Existing Walls, Floors & Roof	1
			Credit 1.2	<b>Building Reuse</b> , Maintain 95% of Existing Walls, Floors & Roof	1
			Credit 1.3	<b>Building Reuse</b> , Maintain 50% of Interior Non-Structural Elements	1
			Credit 2.1	<b>Construction Waste Management</b> , Divert 50% from Disposal	1
			Credit 2.2	<b>Construction Waste Management</b> , Divert 75% from Disposal	1
			Credit 3.1	<b>Materials Reuse</b> , 5%	1
			Credit 3.2	<b>Materials Reuse</b> , 10%	1
			Credit 4.1	<b>Recycled Content</b> , 10% (post-consumer + 1/2 pre-consumer)	1
			Credit 4.2	<b>Recycled Content</b> , 20% (post-consumer + 1/2 pre-consumer)	1
			Credit 5.1	<b>Regional Materials</b> , 10% Extracted, Processed & Manufactured	1
			Credit 5.2	<b>Regional Materials</b> , 20% Extracted, Processed & Manufactured	1
			Credit 6	<b>Rapidly Renewable Materials</b>	1
			Credit 7	<b>Certified Wood</b>	1

Yes	?	No	Indoor Environmental Quality		15 Points
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Yes					
			Prereq 1	<b>Minimum IAQ Performance</b>	Required
			Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>	Required
			Credit 1	<b>Outdoor Air Delivery Monitoring</b>	1
			Credit 2	<b>Increased Ventilation</b>	1
			Credit 3.1	<b>Construction IAQ Management Plan</b> , During Construction	1
			Credit 3.2	<b>Construction IAQ Management Plan</b> , Before Occupancy	1
			Credit 4.1	<b>Low-Emitting Materials</b> , Adhesives & Sealants	1
			Credit 4.2	<b>Low-Emitting Materials</b> , Paints & Coatings	1
			Credit 4.3	<b>Low-Emitting Materials</b> , Carpet Systems	1
			Credit 4.4	<b>Low-Emitting Materials</b> , Composite Wood & Agrifiber Products	1
			Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1
			Credit 6.1	<b>Controllability of Systems</b> , Lighting	1
			Credit 6.2	<b>Controllability of Systems</b> , Thermal Comfort	1
			Credit 7.1	<b>Thermal Comfort</b> , Design	1
			Credit 7.2	<b>Thermal Comfort</b> , Verification	1
			Credit 8.1	<b>Daylight &amp; Views</b> , Daylight 75% of Spaces	1
			Credit 8.2	<b>Daylight &amp; Views</b> , Views for 90% of Spaces	1



# LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No		
			<b>Innovation &amp; Design Process</b>	<b>5 Points</b>
			Credit 1.1 <b>Innovation in Design:</b>	1
			Credit 1.2 <b>Innovation in Design:</b>	1
			Credit 1.3 <b>Innovation in Design:</b>	1
			Credit 1.4 <b>Innovation in Design:</b>	1
			Credit 2 <b>LEED® Accredited Professional</b>	1