

The seal of the City of Lowell is a circular emblem with a yellow border. The top arc contains the text "HANDMAID OF H" and the bottom arc contains "LOWELL". The central illustration depicts a scene from the Industrial Revolution: a river flows through the foreground, with a bridge and a steam locomotive pulling a train. In the background, there are several large brick factory buildings with smokestacks emitting plumes of smoke, and a white church with a steeple. The sun is visible on the left side of the scene.

Marijuana Businesses in Lowell

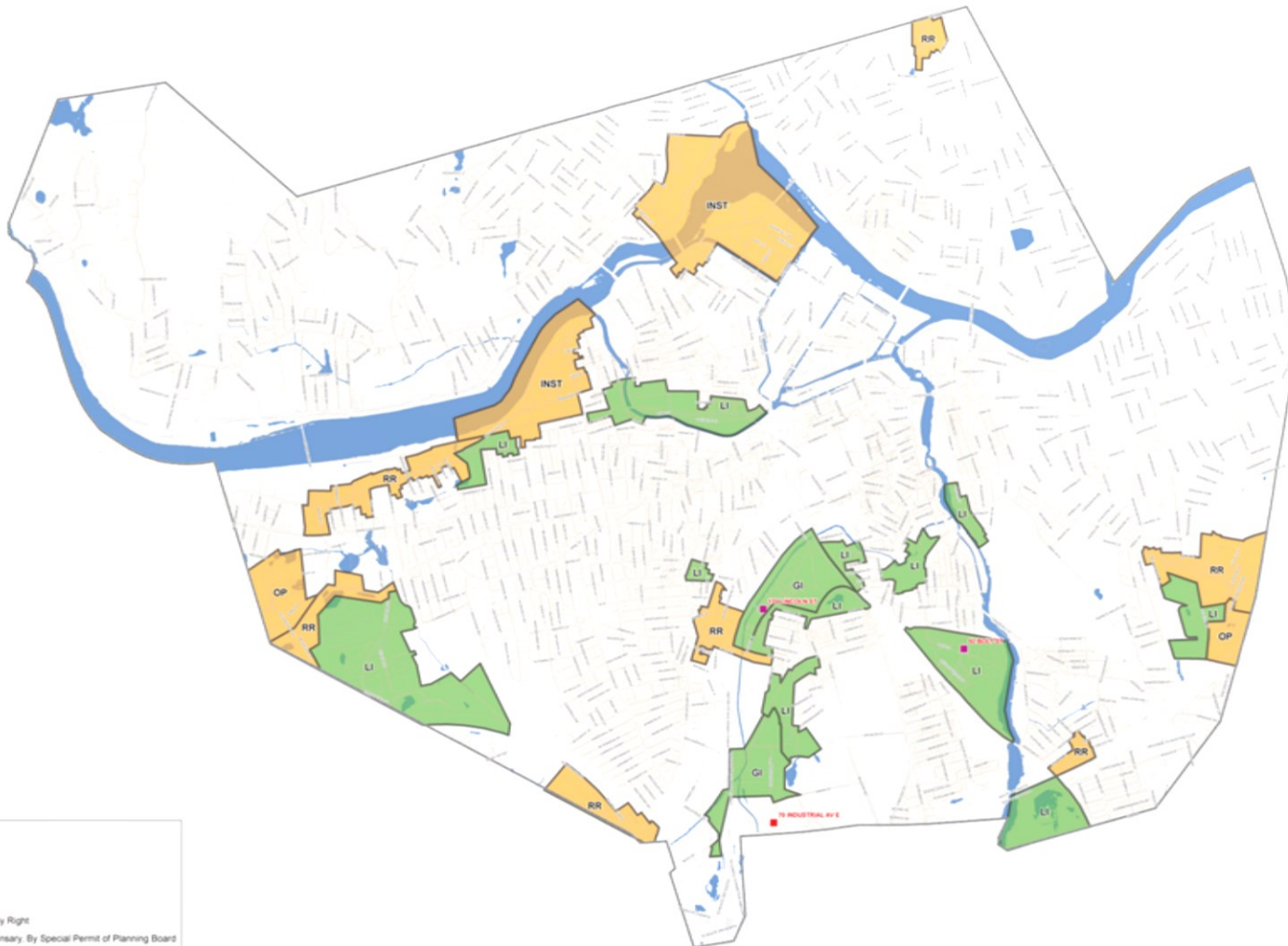
Process For Review and Approval

State Timeline

- November 2016 – Voters pass a ballot initiative making recreational cannabis legal in the state;
- April 2018 – Cannabis Control Commission (CCC) starts to take applications for priority applicants;
- May 2018 – CCC starts to take applications for all applicants;
- May 15, 2018 – City adopts comprehensive marijuana zoning regulations;
- July 1, 2018 – First day adult-use/recreational marijuana sales may occur.

Map of Districts

Marijuana Zoning Ordinance



- Legend**
- Current Marijuana Facilities
 - Cultivation
 - Dispensary
 - Marijuana Eligible Zoning Areas
 - Cultivation/Manufacturing By Right
 - Recreational/Medical Dispensary, By Special Permit of Planning Board
 - Zoning Boundary

Preferences

- Purchase or lease of a vacant or underutilized parcel;
- Cultivation facilities within City of Lowell;
- Commitment to expansion of cultivation/manufacturing facilities within the City of Lowell if and when expansion takes place;
- Priority to woman-, minority-, and/or veteran-owned businesses;
- Business plan demonstrating sufficient capital to adequately fund operation;
- Commitment to community impact/outreach above and beyond requirements in the Host Community Agreement;
- Commitment to meeting and exceeding the Leadership Rating Criteria laid out by the Cannabis Control Commission.

Host Community Agreement Highlights

- Community Impact Fees - 3% of Gross Annual Revenue
- Local Vendors – Owners will use best efforts to utilize local businesses for services;
- Local Hiring – Owners will commit to hiring qualified local residents;
- Participation in the City's Energy Aggregation.

Planning Board Review

- All Marijuana Businesses will be required to go before the Planning Board;
- Cultivation and Manufacturing Businesses must get Site Plan Review;
- Dispensary Businesses must get a Special Permit and Site Plan Review;
- Allu uses must have a Host Community Agreement and Approved Security Plan before applying for Planning Board Review.

Site Plan Review Requirements

- Narrative – Type and Scale of Activities;
- Context Map – Properties and Land Uses; within 1000' ft.;
- Transportation Demand Management Plan;
- Confirmation from LPD that a Security Plan has been reviewed and approved;
- Staff Member as Community Liaison;
- Solid Waste Disposal and Recycling Plan.

Special Permit Considerations

- Social, economic, or community needs which are served by the proposal;
- Traffic flow and safety, including parking and loading;
- Adequacy of utilities and other public services;
- Neighborhood character and social structures;
- Impacts on the natural environment; and
- Potential fiscal impact, including impact on city services, tax base, and employment.

Special Permits Continued

- Application of the Master Plan
- Neighborhood Character
- Environmental Issues
- Traffic, Access and Safety
- Additional Impacts
- For further details, see section 11.3.2 and 11.3.2a of the Lowell Zoning Ordinance

Local Timeline

- May 30, 2018 Public Meeting
- Public Hearing on Limitation on Recreational/Adult Use Dispensaries on June 26, 2018
- First Week of June – Review and HCA Execution with Cultivation/Manufacturing Facilities
- First Two Weeks of June – Obtain Detailed Proposals from Proposed Adult-Use Retail Dispensaries and Review
- Anticipated HCA Execution with Retail Dispensaries by End of June
- The City Manager has the Final Decision on whether the City will enter into an HCA



Questions?

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