



City of Lowell - Planning Board

Planning Board Agenda
Monday, March 7, 2022 at 6:30 p.m.

This meeting will occur in-person with the option to join remotely. You can choose to attend in-person in the City Council Chambers, City Hall, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:

1. Join via your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/86137183776>
2. Call 646-558-8656 and enter the MEETING ID: 861 3718 3776
3. Watch LTC Channel 99
4. Watch online at: www.ltc.org/watch/channel-99

Review all application documents online at: www.lowellma.gov/1098/Planning-Board

I. Minutes for Approval

[January 20, 2022 Meeting Minutes](#)

[February 7, 2022 Meeting Minutes](#)

II. Continued Business

Site Plan Review and Special Permit: 733-735 Broadway Street 01854

Boston Capital has applied to the Lowell Planning Board and Lowell Zoning Board of Appeals for Site Plan Review, Special Permit, and Variance approval to redevelop the existing historic mill building at 733-735 Broadway Street into 53 affordable units. The project includes the redevelopment of the existing structure, as well as the construction of an addition to include additional housing, a management office, and parking. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The project requires Site Plan Review approval per Section 11.4, and Special Permit approval per Section 4.5 from the Lowell Planning Board. The project will also require Variance approval pursuant Section 5.1, Section 5.2, Section 5.3, and Section 6.1 from the Lowell Zoning Board of Appeals, and any other relief required under the Lowell Zoning Ordinance. **The applicant has requested a continuance to the April 4, 2022 Planning Board Meeting.**

Site Plan Review: 663 Lawrence Street 01852

Standish Green Group, LLC has applied to the Lowell Planning Board for Site Plan Review approval to operate an Adult Use Marijuana Cultivation and Product Manufacturing Facility at 663 Lawrence Street. The subject property is located in the Light Industrial (LI) zoning district. The proposal requires Site Plan Review approval pursuant Section 7.10, and Section 11.4 from the Lowell Planning Board, and any other relief required under the Lowell Zoning Ordinance.

Public Shade Tree Hearing: 939 Lawrence Street 01852 and 1050 Gorham Street 01852

In accordance with M.G.L. Ch. 87.5 and Ch. 260 pf the Lowell Code of Ordinances, the Lowell Planning Board will hold a public hearing to hear all interested persons regarding the proposed removal of seventeen (17) public shade trees located at 1050 Gorham Street and 939.1 Lawrence Street. These trees are less than 24" in diameter and six (6) of the trees are dead. New England Power Company is proposing that the trees be removed so that they can access their transmission lines to replace existing overhead transmission shield wire lines and replace or modify existing transmission line structures.

Definitive Subdivision: 339-341 Lincoln Street 01852

Lil Pea Real Estate, LLC has applied for the approval of a definitive subdivision plan that includes the subdivision of the existing parcel into two (2) parcels that do not meet the minimum frontage requirements pursuant Section 5.1 of the Lowell Zoning Ordinance. The property is located in the Traditional Neighborhood Two-Family (TTF) zoning district. The project requires Planning Board approval under Lowell's Subdivision of Land Regulations.

III. New Business

IV. Other Business

Extension Request: 725, 741 & 749 Merrimack Street, 01854

The applicant for 725, 741 & 749 Merrimack Street has requested a two-year extension to the Special Permit approval first granted to convert the vacant church into 50 residential units.

Pre-Application Hearing: 190 & 198 Plain Street, 01852

Lowell Development, LLC has applied for a Pre-Application Discussion of plans to redevelop the existing properties at 190 & 198 Plain Street into two restaurants. The properties currently include a VFW Lodge and a parking area for the VFW Lodge. The applicant proposes to demolish the existing building at 190 Plain Street and construct a Popeyes Chicken Restaurant, and a construct a similar restaurant on the 198 Plain Street lot. The applicant is proposing drive-through service for both restaurants. The subject property is located in the Regional Retail (RR) zoning district. When the applicant files a full application it will require Special Permit approval per Article XII and Section 11.3 to construct a drive-through serving a restaurant, and Site Plan Review approval per Section 11.4 for construction of a drive-through service.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment