



City of Lowell - Planning Board

Planning Board Meeting Minutes

Monday, March 20, 2023 6:30 p.m.

City Council Chamber, 2nd Floor, City Hall

City of Lowell, 375 Merrimack Street, Lowell, MA

Remote Participation Optional via Zoom

Note: These minutes are not completed verbatim. For a recording of the meeting, visit www.ltc.org

Members Present

Thomas Linnehan, Chairman

Gerard Frechette, Vice Chairman

Richard Lockhart, Member

Robert Malavich, Member

Caleb Cheng, Member

Members Absent

Allison Dolan-Wilson, Associate Member

Sinead Gallivan, Associate Member

Others Present

Francesca Cigliano, Senior Planner

A quorum of the Board was present. Chairman Linnehan called the meeting to order at 6:30 pm.

I. Minutes for Approval

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G. Frechette motioned and C. Cheng seconded the motion to approve the minutes. The motion passed unanimously, (4-0) with R. Lockhart abstaining.

II. Continued Business

II. New Business

Proposed Zoning Amendment – Marijuana Delivery and Courier Businesses

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an ordinance to amend “The Code of Ordinances City of Lowell Massachusetts,” with respect to Chapter 290, thereof entitled “Lowell Zoning Code.” The proposed amendment would create a permitting pathway for marijuana delivery businesses in Lowell by adding definitions, uses, and parking

requirements for marijuana delivery and marijuana courier businesses per Article II Definitions, Article XII Table of Uses, Article XIII Table of Accessory Uses, and Section 6.1.4 Table of Parking Requirements.

On Behalf:

Francesca Cigliano, Senior Planner

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

G. Frechette asked about the parking requirement. F. Cigliano explained parking minimums. R. Lockhart commented that these changes would allow for more job opportunities.

C. Cheng said this would be a business opportunity. Without a cap, there might be more of these businesses in town. Just a thought. Curious to see how many permits end up coming in.

R. Malavich said 14 year olds could be ordering – are there strict regulations? F. Cigliano said that residents can already order from surrounding towns; this proposed ordinance would allow us to capture tax revenue from having businesses in Lowell.

T. Linnehan added that the Cannabis Control Commission (CCC) has strict oversight over all marijuana businesses. T. Linnehan suggested considering a cap; it can be easier to start with a cap and go from there. T. Linnehan added that these types of businesses could keep communities safer by preventing consumers from leaving their homes in search of product while under the influence.

Motion:

G. Frechette motioned to issue a POSITIVE recommendation as presented. The motion was seconded by R. Lockhart and passed unanimously, (4-0).

III. Other Business

III. Notices

V. Further Comments from Planning Board Members

RL mentioned public minimum maintenance requirements by the Historic Board. The Historic Board is positioned to enforce against organizations that don't follow the Historic Board's regulations. The goal is to support needs of business community, help them find the right paint color, etc.

G. Frechette said that the zoning/housing subcommittee will have a meeting tomorrow night at 5:30pm regarding ADUs. This would allow apartments to be built and rented out. Long- term implications on housing stock in city of Lowell. There's a concern. 43 years as a banker in city of Lowell. Once you add income to a property - value goes up. Therefore, the ability of someone to afford home is more difficult. Barriers to entry for homeownership is down payment. I think people need to be heard. The more input the better. Think we should be listening to homeowners in Lowell. Housing advocacy group in Lowell has

been weighing in on it. Will be at zoning subcommittee. Has one of the most profound effects on neighborhoods.

VI. Adjournment

R. Lockhart motioned to adjourn, seconded by C. Cheng, passed unanimously, 7:05PM.