



# City of Lowell - Planning Board

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## Planning Board Agenda

Monday, March 21, 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/88526461413>
2. Call 646-558-8656 and enter the MEETING ID: 885 2646 1413
3. Watch LTC Channel 99
4. Watch online at: [www.ltc.org/watch/channel-99](http://www.ltc.org/watch/channel-99)

Review all application documents online at: [www.lowellma.gov/1098/Planning-Board](http://www.lowellma.gov/1098/Planning-Board)

### I. Minutes for Approval

March 7, 2022 Meeting Minutes

### II. Continued Business

### III. New Business

Site Plan Review: 4-8 Wiggin & 153 Willie Street, 01854

The applicant is seeking approval to construct a new 12 unit townhouse development at 4-8 Wiggin Street & 153 Willie Street. The property is located in the Urban Multi-Family (UMF) zoning district and requires Site Plan Review approval from the Planning Board pursuant Section 11.4.2, and Variance approval from the Zoning Board of Appeals pursuant Section 6.1, and Section 5.1, and any other relief required under the Lowell Zoning Ordinance. This item will be on the agenda at the 3/21 Planning Board meeting, and the agenda at the 3/28 Zoning Board meeting.

### IV. Other Business

Pre-Application Discussion: 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 Popeye's 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. The applicant requires 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