



CITY OF FITCHBURG
NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK

Apr 18 2024 2:40 pm

FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, April 23, 2024
MEETING TIME: 6:00 PM
MEETING PLACE: Legislative Building, 700 Main St.

NOTE: This will be a Hybrid meeting. You may either attend the meeting in person at 700 Main St. or via the Zoom webinar of the meeting: https://us02web.zoom.us/webinar/register/WN_rnIfktgHSuW7VpKTUGO_-A

After registering, you will receive a confirmation email containing information about logging in to join the webinar.

To view meeting materials please visit: <https://www.fitchburgma.gov/DocumentCenter/Index/1859>

APPROVAL NOT REQUIRED PLANS

MINOR SITE PLANS

PUBLIC HEARINGS

- Scenic Road Act – In a joint hearing with the Planning Board and Tree Warden will consider a tree cutting proposal for a large tree to be limbed as it poses a danger to the right of way in the location of 239 Mt Elam Road (across from the Coggs Hall Park Entrance) (*Continued from 3/26/24*)
- Special Permit & Site Plan - Applicant, Clearwater Real Estate Group, LLC, is proposing to build a three-family residential development in the Neighborhood-Business (NB) district located at 845 Water Street. (*Continued from 3/26/24*)
- Site Plan Review - Applicant, Amico, LLC, is proposing to build an accessory building of 3,000 SF in size, as an expansion of the existing storage space currently utilized by Amico Flooring on site. The site is located at 59-63 Whalon Street– in the Neighborhood-Business (NB) district under the provisions of the City of Fitchburg Zoning Ordinance. (*Continued from 3/26/24*)
- Special Permit & Site Plan Review - Applicant, Christian Podedworny, proposes the use of self-storage in an existing industrial building located at 320 River Street–in the Adaptive Industrial (AI) district under the provisions of the City of Fitchburg Zoning Ordinance. (*Continued from 3/26/24*)
- Special Permit & Site Plan Review – The applicant, AG Dream Flip, LLC, is proposing to build Multifamily Planned Unit Development consisting of 9 units (1 single-family, 4 duplex buildings). The site is located at 0 Fairmont ST (Assessors Map 74 Parcels 46.2, 3, 4, 5, 5, 7, 8, 9 & Map 87 Parcels 1.1, 2)– in the Residential-B (RB) district.
- Site Plan Review – The applicant, Ryan Butler, proposes the use of a mini-warehouse and distribution facility and adding a 2,000 sf addition onto an existing building located at 222 Bemis Rd–in the Industrial (I) district.
- Special Permit & Site Plan Review – The applicant, Paul Tocci, is proposing the redevelopment of a building consisting of mixed use-residential with a gross floor area of 5,939 sf located at 347-355 Main ST – in the In-town Business (IB) District.
- Site Plan Review – The applicant, Joshua Rife, is proposing a commercial business of an Arcade Bar, located on the first floor of 347-351 Main ST - in the In-town Business (IB) District.
- Special Permit #2022-7 Modification – The applicant, Mad River Holdings, LLC, proposes to modify the existing site plans for a Large On-site Solar Array to reduce the solar array limits and improve the previously approved stormwater management system located at 0 Ashburnham Rd (Assessors Map S7 Lot 48) in the Residential-R (RR) District.

**Please note: Massachusetts Open Meeting Law requires that all topics that the Chair reasonably anticipates must be listed and that the list of topics must be sufficiently specific to reasonably inform the public of the issues to be discussed at the meeting.*
12/00/2022



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OTHER BUSINESS

- Nashua River Watershed Association – Presentation/Discussion by Dr. Ralph Baker, on the Municipal Vulnerability Preparedness Project
- Municipal Planning Board Notification Form- Project review and signature of the form by an authorized member of the Planning Board is requested.

COMMUNICATIONS

- Planning Board Fee Schedule – Community Development & Planning Staff update

MINUTES

ADJOURN (*Planning Board will adjourn meeting by 10:00 p.m.*)

NOTE: Items on this agenda may be taken out of order at the Board's discretion.