



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

FITCHBURG CITY CLERK

FITCHBURG PLANNING BOARD

Jun 18 1:29 pm

MEETING DATE:	Tuesday, June 23, 2026
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 webinar of the meeting: For further information and to obtain the meeting link, please contact the Community Development Dept. at 978-829-1891 or Cfleck@fitchburgma.gov*

After registering for the Zoom meeting, 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/2992>

APPROVAL NOT REQUIRED PLANS

- ANR – 296 Summer Street – The purpose of this plan is to convey a portion (2,323 sf) of existing Lot 7 (47,480sf) to Lot 11A, (15,151 sf) as identified on Assessors Map 111 creating Lot A (45,277 sf) with the remainder of Lot 7, and further, consolidate Lots 8 (5,942 sf), 9 (6,500 sf), 10 (9,642 sf), 11 (9,588 sf), 11A (17,474 sf) on Assessors Map 111 and Lot 5 on Assessors Map 98 into one Lot, thus creating Lot B (88,287 sf).
- ANR – Ashburnham ST – The purpose of this plan is to create Lot 40 (12,530 sf) a buildable lot from an existing lot Assessors Map S7-2-0 (43 acres).
- ANR – Ashburnham ST – The purpose of this plan is to create Lot 1 (32,200 sf) a buildable lot from an existing lot Assessors Map S7-31-A (31.09 acres).
- ANR – Airport Road – The purpose of this plan is to create Lot 1 (22.21 acres, which 9.78 acres are located in Fitchburg) and Lot 2 (17.79 acres, which 11.12 acres are located in Fitchburg) from previously endorsed Lot A; as identified on Assessors Map 143-1-0
- ANR – Corner of Alpine & McIntire Roads – The purpose of this plan is to subdivide Parcel 87R-17-0 into five separate lots.

MINOR SITE PLANS & MINOR MODIFICATIONS

- Minor Site Plan Review – The applicant, Wendelmi Miller, is proposing a childcare facility to serve twenty-four (24) children and (6) six staff at the location of 76 Summer Street (Assessors Map 70-13-0) within the Neighborhood Business (NB) Zoning District. (*Proposal review continued from 5-26-26*)
- Minor Site Plan Review – The applicant, Jamie Horgan, is proposing the use of a Building Trade Shop within an existing building located at 18 Lincoln Street (Assessors Map 45-72-0) within the Neighborhood Business (NB) Zoning District. (*Proposal review continued from 5-26-26*)

PUBLIC HEARINGS

- Site Plan Review – The applicant, Raymond Young, is proposing the re-development of an assemblage of six (6) parcels with the demolition of three (3) buildings for the construction of a gasoline service station with a 4,050 square-foot convenience store at the location of 310 Summer ST (Assessors Map

**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.*



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111 Parcels 11,10,9,8 & Map 98-5-0) within the Commercial (C) Zoning District. (*Continued from 5-26-26*)

- Special Permit & Site Plan Review – The applicant, Beekman Enterprises, LLC., is proposing the construction of thirty-two (32) residential units within a three-story multi-family building with an underground parking garage at the location of 7 Beekman Street (Assessors Map 95-C-4) within the Residential -C (RC) Zoning District. (*Continued from 5-26-26*)
- Special Permit & Site Plan Approval Modification– The applicant, The Healing Center, LLC, is applying for a modification of its permit #2019-15 for a Non-Medical Marijuana Establishment (ME) as a Marijuana Retailer (MR), to extend the hours of operation to 11p.m. at the location of 346 River ST (Assessors Map 51-10-1) within the Commercial (C) Zoning District.
- Special Permit & Site Plan Approval Modification– The applicant, NS AJJO Holdings, Inc., d/b/a Ethos Cannabis applying for a modification of its permit #2017-5 for a Non-Medical Marijuana Establishment (ME) as a Marijuana Retailer (MR), to extend the hours of operation to 11p.m. at the location of 20 Authority Dr. (Assessors Map 274-2-A) within the Industrial (I) Zoning District.

OTHER BUSINESS

- City Council referral of a petition to amend the principal use table from Fitchburg Soccer LLC, who respectfully requested amending Section 181.313 Table of Principal Use Regulations of Chapter 181 (Zoning) by changing principal uses in the Commercial Recreation (CR) as outlined in the petition. (Planning Board Public Hearing on proposed amendment is scheduled for July 28, 2026)
- Montachusett Regional Planning Commission Annual Appointment
- Montachusett Joint Transportation Committee Annual Appointment

COMMUNICATIONS

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.