



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK

Nov 21 2025 11:31 am

FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, November 25, 2025
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_hVyLhe8FTiy7BlavOH80wA

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/2445>

APPROVAL NOT REQUIRED PLANS

- ANR – 885 Fisher RD – The purpose of this plan is to subdivide 885 Fisher Rd (Parcel S11-44-0) into Lot 1 and remaining land as a Rear Lot.

MINOR SITE PLANS & MINOR MODIFICATIONS

- Site Plan Review Minor Modification – The Applicant, Jackson DeAquino, is requesting a minor modification of an approved site plan at 37 Duck Mill RD (Assessors Map 132-28-0) to address the accessibility to an event establishment within the Industrial (I) Zoning District.

PUBLIC HEARINGS

- Special Permit & Site Plan Review – The applicant, Chakri, LLC, is proposing to re-building a 3-family dwelling post catastrophe at the location of 118 -120 Intervale Road (Assessors Map 124-1-0) within the Neighborhood Business (NB) Zoning District. (*Continued from 10-28-25*)
- Special Permit & Site Plan Review – The applicant, Carlos Martins, is proposing the re-use of an existing structure and in addition add modular units for a Multi-Family Development consisting of twenty-one (21) units with parking at the location of 28 Heywood Street and 130 Salem Street (Assessors Map 95-100-0) within the Residential C (RC) Zoning District. (*Continued from 10-28-25*)
- Special Permit & Site Plan Review – The applicant, Christopher Anderson representing Kabs4Kids, Inc., is proposing the use of a Motor Vehicle Repair Facility, where historically this site has been the same use, with modifications to the existing parking area for improved operations, located at 205 River Street (Assessors Map 27-2-0) within the Neighborhood Business (NB) Zoning District. (*Continued from 10-28-25*)
- Special Permit & Site Plan Review – The applicant, Christopher Anderson representing MACPRO, LLC, is proposing a Planned Unit Development consisting of three (3) duplex buildings (6 units), with building to be placed on an individual lot located at 0 Mechanic Street (Assessors Map 169, Parcels 22-1 & 29-A) within both the Residence-A (RA) and Neighborhood Business (NB) Zoning Districts.
- Site Plan Review Modification – The applicant, Applewild School, Inc., is requesting a modification of an approved site plan decision dated 6/25/24, for an Athletic & Wellness Facility at the location of 120 Prospect Street (Assessors Map 2-1-0) within the Residential-A (RA) Zoning District. The request consists of relocating an electrical transformer per Unitil requirements.

**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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- Zoning Act – To consider amendments to the Fitchburg Zoning Ordinance for technical revisions that will clarify the Special Permit and Site Plan review process and definitions, specifically for Sections 181.331, 181.9225, 181.9924, 181.94, 181.9432, 181.946, 181.95, 181.951, 181.957, 181.9511, 181.9512, 181.10.

OTHER BUSINESS

- Project Documents for Review
 - 0 Townsend ST – PUD – Potential Modification of Plan
 - 2 Depot Street – Eleanor’s Lofts Phasing Plan
 - 170 Whalon Street – Tavern on the Square Revised Plans
 - 214R Lunenburg Street – Private Club Revised Plans
- 2026 Planning Board Meeting and Application Deadlines Schedule & CDBG Hearing Scheduling

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.