



# CITY OF FITCHBURG

## NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

FITCHBURG CITY CLERK

Dec 12 2024 3:27 pm

### FITCHBURG PLANNING BOARD

<b>MEETING DATE:</b>	Tuesday, December 17, 2024
<b>MEETING TIME:</b>	6:00 PM
<b>MEETING PLACE:</b>	City Hall, 3 <sup>rd</sup> Floor Conference Rm, 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\\_asvqdBKuRCuTvKbP5Yx0KA](https://us02web.zoom.us/webinar/register/WN_asvqdBKuRCuTvKbP5Yx0KA)**

*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 & MINOR MODIFICATIONS

- Site Plan Review – Minor Modification - Applewild Dorm – The applicant proposes dumpster relocation and side walk design deviation located at 36 Flat Rock RD, zoning district Residential-A (RA).

##### PUBLIC HEARINGS

- Special Permit & Site Plan Review – The applicant, Speedy Cannabis, proposes a Marijuana Delivery Operator & Marijuana Courier Establishment located at 339 River Street (Assessors Map 39 Parcel 56) within Commercial (C) District. *(Request to withdraw application.)*
- Special Permit & Site Plan Review – The applicant, Pristine Choice Realty, LLC., proposes the interior demolition of a four (4) unit multifamily and rehabilitate and reinstate the building as a three (3)-unit dwelling with a new parking area at the location of 147 Daniels Street (Assessors Map 64-14-0) in the Neighborhood Business (NB) District.
- Special Permit & Site Plan Review- The applicant, Dallas Zabala Alrarez, proposes parking of site for the the renovation of a three (3) unit dwelling in the location of 376 Clarendon Street and parking located at 313 Clarendon ST(Assessors Map 103-20-0) in the Residential-A (RA) District.
- Special Permit & Site Plan Review- The applicant, Ed McSweeney, Townsend Street Realty Trust, is proposing a Planned Unit Development of eight (8) units located at 0 Townsend Street (Assessors Map 165-1-4) in the Residential-A (RA) Zoning District. *(Continued from 11/26/24)*
- Special Permit & Site Plan Review Modification - True Storage, LLC, is proposing an additional conversion of 30,000 sq. ft., where a movie theater was located within of existing plaza to for use of Self-Storage and stormwater site plan modifications located at 432 John Fitch Highway (Assessors Map 40-1-0) in the Commercial (C) District. *(Continued from 11/26/24)*
- Special Permit & Site Plan Review Modification – The applicant Mad River Holdings LLC, is requesting a modification of site plans which includes relocation of a communications equipment pad and an additional light pole located at 0 Ashburnham Street (Assessors Map S7-48-0) in the Rural Residential (RR) District.

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*\*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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- Special Permit & Site Plan Review – The applicant, Santos Rodriguez, proposes to convert a mixed-use building, with professional offices on the first floor and one residential unit on the second floor, to a two-family dwelling located at 61 Fox Street (Assessors Map 31-3-0) in the Downtown Business (DB) District.
- Special Permit & Site Plan Review – The applicant, Brennan Industries, Inc., proposes to build three (3) duplexes (6 units) of 3,072 sq. ft. per structure, to an existing adjacent development consisting of two (2) duplexes (4 units); to be merged together as one lot with ten (10) overall units located at 74-76 Smith Street, 84-86 Smith Street, and 0 Gale Street within the Residential-B (RB) and Commercial (C) Zoning Districts.

### OTHER BUSINESS

- RevClincis – Update on Order Mitigation Plan
- 265 Summer ST – Follow-up with revised plans.
- 50 & 46 Frankfort ST- Deliverables of an updated site plan and landscape plan.
- Fee Schedule Update – Draft Review

### 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.***