



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK

Aug 20 2026 4:25 pm

FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, August 25, 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

MINOR SITE PLANS & MINOR MODIFICATIONS

- Minor Site Plan Approval – The applicant, Washington Gomez, proposes the use of a building trade shop with primarily an office, vehicle and equipment storage for a landscaping/hardscaping business at the location of 12 Lunenburg Street (Assessors Map 56-11-0) within the Downtown- Business (DB) Zoning District.

PUBLIC HEARINGS

- Special Permit– The applicant, Brittany Desilets, is proposing to construct an 1,160 square foot driveway which exceeds the maximum requirement of 500 ft per Section 181.761 of the Zoning Ordinance at the location of 0 Pearl Hill RD (Assessors Map S19-39-0) within the Rural Residential (RR) Zoning District. (*Continued from 7-28-26*)
- Special Permit & Site Plan Approval– The applicant, Robert Montana, is proposing the construction of six structures serving as private hangers of approximately 14,000 gross floor area at the location of 557-567 Crawford ST (Assessors Map 122R-14-1) within the Adaptive Industrial (AI) Zoning District. (*Continued from 7-28-26*)
- Zoning Act – To consider amendments to the Fitchburg Zoning Ordinance per a petition submitted to City Council to amend Section 181.313 Table of Principal Use Regulations by amending the following principal uses in the Commercial Recreation (CR) District from uses excluded or prohibited (N) to uses authorized by special permit from the Planning Board (PB): Garden Center, florist or commercial greenhouse with or without open-air display of products; Business or Professional Office; Medical Office; Light Manufacturing; Wholesale, Warehouse, Self-Storage, Mini-Warehouse or Distribution Facility; Manufacturing; Research and Testing, Publishing and Printing; Large Scale Ground-Mounted Solar Photovoltaic Facilities; Renewable or alternative energy, renewable or alternative fuels research, development or manufacturing facilities. (*Continued from 7-28-26*)
- Special Permit & Site Plan Approval Modification– The applicant, Green Meadows, LLC, is applying for a modification of its permit #2020-4 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 50 Whalon Street (Assessors Map 202-101-0) within the Neighborhood Business (NB) Zoning District.
- Special Permit & Site Plan Review Modification #2018-12 – The applicant, Stephan Seney, is requesting an extension for buildout for a Planned Unit Development located at 0 Meadowbrook Rd. (Assessors Map 139 Parcel 1A) in the Residential-A (RA) district.

- Special Permit & Site Plan Review Modification #2025-8 – The applicant, Making Opportunity Count, Inc. (MOC), is requesting a modification of its permit for the construction of a multi-family building modifying the number the units from seven (7) to six (6), with no proposed change to the parking at the location of 104 Daniels Street (Assessors Map 51-45-0) and 40 Fairmont Street (Assessors Map 64-6-0) within the Neighborhood Business District (NB).
- Special Permit & Site Plan Approval Modification #2020-3 – The applicant, B.O.T. Realty, LLC operating as OMG Cannabis, is applying for a modification of its permit 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 223 Lunenburg Street (Assessors Map 35-26-0) within the Commercial (C) Zoning District.

OTHER BUSINESS

- Discussion and consideration by the Planning Board of initiating a zoning petition to establish a temporary moratorium on the permitting and development of data centers within the City of Fitchburg. The Planning Board previously voted to have legal counsel review the proposed concept and provide comments and/or draft appropriate language for a zoning petition for the Board's consideration. *(Continued from 7-28-26)*
- Discussion and consideration by the Planning Board of initiating, a zoning petition to establish a temporary moratorium on the permitting and development of battery storage facilities within the City of Fitchburg. The Planning Board previously voted to have legal counsel review the proposed concept and provide comments and/or draft appropriate language for a zoning petition for the Board's consideration. *(Continued from 7-28-26)*

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.