



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:
FITCHBURG CITY CLERK

Sep 12 2024 3:07 pm

REVISED 9-13-24 FITCHBURG PLANNING BOARD

REVISED

1:57 pm, Sep 13, 2024

MEETING DATE:	Tuesday, September 17, 2024
MEETING TIME:	6:00 PM
MEETING PLACE:	City Hall, 718 Main St. , 3 rd Floor Conference Rm
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_5x8PCie4SoigGuFrUxDGlg	
<i>After registering, you will receive a confirmation email containing information about logging in to join the webinar.</i>	
To view meeting materials please visit: https://www.fitchburgma.gov/DocumentCenter/Index/1859	

APPROVAL NOT REQUIRED PLANS

MINOR SITE PLANS & MINOR MODIFICATIONS

- 69 Culley ST – The Applicant Stephen Seney, proposes a motor tradesman shop to be built of 1,200sf. The site is zoned in the Neighborhood Business (NB) District. *(Continued from 8/27/24)*
- 140 Industrial Drive – Special Permit & Site Plan Review Minor Modification – The applicant, Native Sun, LLC. Proposes to convert two grow rooms to packaging operations with no building expansion.

PUBLIC HEARINGS

- 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. *(Continued from 8/27/24)*
- Special Permit & Site Plan Review Modification #2021-11 – The applicant, Network Building and Consulting Agent for Dish Wireless., is requesting a modification for an existing roof-top wireless tower where additional equipment is being proposed that exceeds the threshold of height requirements located at 76 Summer Street. (Assessors Map 70 Parcel 13) in the Residential-C (RC) district.
- Special Permit & Site Plan Review Modification #2004– The applicant, T-Mobile , LLC, requests a modification of an approval dated 3/22/04, for existing wireless telecommunications tower to add and upgrade equipment on site, located on 259 High Rock Road (Assessors Map 79R -40-1) in the Residence-R (RR) District.
- Special Permit & Site Plan Review Modification #2023-4 – The applicant, Speedy Cannabis, LLC, requests an extension of the permit to renovate a building and operate a cannabis delivery service located at 339 River Street (Assessors Map 39-59-0) in the Commercial (C) District.
- Special Permit & Site Plan Review Modification #2016-12 – The applicant, Revolutionary Clinics, LLC, requests an extension to meet the conditions set out in the last modification granted, where specifically, an odor mitigation plan is to be implemented, and window remediation to be completed at the location of 1 Oak Hill Rd (Assessors Map 50-27-1B) in the Industrial (I) District.

OTHER BUSINESS

- 371 Lunenburg St – The Applicant, Local Roots, is requesting a revision to section 27 of our Special Permit relating to our hours of operation. Currently our hours of operation are 11:00 a.m.-8:00 p.m.

**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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daily. Requesting to begin operating from 10:00 a.m. daily with there being no change to the 8:00 p.m. closing.

- True Storage at 432 John Fitch Hwy - Conservation Commission and Planning request for modification of the permit issued by the Planning Board #2023-4
- Chapter 61 - Land off of Alpine Rd - 1st Right of Refusal from the City
- 0 Shea ST Solar Project – Request for an Extension of Time to conduct the Public Hearing.

COMMUNICATIONS

- MassDOT virtual meeting for the Memorial Middle School, Safe Routes to School project.

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.