



CITY OF FITCHBURG

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NOTICE OF PUBLIC MEETING

FITCHBURG CITY CLERK

Mar 21 2024 3:36 pm

FITCHBURG PLANNING BOARD

MEETING DATE:	Tuesday, March 26, 2024
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_NjkLzeiZQH26T9M_H72-lg

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

- 920 Ashburnham Hill Road, Domenic Howe, Jr. – division of land (lot 78R-5-0), and conveyance of vacant land (Outlot) to increase lot size of abutting lot (78R-6-0) to 21,243 SF with remaining land of 88,925 SF.
- Fifth Mass Turnpike, Montachusett Regional Transit Authority (MART) – division of land (Lot 269-16-0), and conveyance of Parcel C (13,607 SF) and Parcel D (6,836 SF) to City of Fitchburg, with Parcel E (17,124 SF) remaining with MART. Land conveyance towards process of establishing a new/extended public way (turn-around) at the end of Fifth Mass Turnpike.
- 380-516 & 483-511 John Fitch Highway, GFB Fitchburg, LLC., Clay Pond Fitchburg, LLC. & Bourne Acquisition, LLC – division of land to create 10 buildable lots with frontage – (Lots 1) 52,813 SF, (2) 49,354 SF, (3) 50,886 SF, (4) 47,812 SF, (5) 27,725 SF, (6) 90,056 SF, (7) 34,905 SF, (8) 52,117 SF, (9) 71,973 SF and (10) 637,245.

MINOR SITE PLANS

- Minor Site Plan Review – Applicant, Chris Kowal, is proposing an expansion of a warehouse with accessory office space. The site is located at 356C Broad Street, in the (I) Industrial District.

PUBLIC HEARINGS

- Special Permit & Site Plan Modification #2016-11 - Applicant, Tegra Properties LLC (Lance Dellogono), proposed modification of Planned Unit Development (PUD) in RA district consisting of mix of multi-family and professional office units located at 579 South St. (*Continued from 2/27/24*)
- Special Permit & Site Plan - Applicant, Clearwater Real Estate Group, LLC, is proposing to build a three-family residential development in the Neighborhood-Business (NB) district located at 845 Water Street. (*Continued from 2/27/24*)
- Site Plan Review - Applicant, Amico, LLC, is proposing to build an accessory building of 3,000 SF in size, as an expansion of the existing storage space currently utilized by Amico Flooring on site. The site is located at 59-63 Whalon Street– in the Neighborhood-Business (NB) district under the provisions of the City of Fitchburg Zoning Ordinance.
- Special Permit & Site Plan Review - Applicant, Christian Podedworny, proposes the use of self-storage in an existing industrial building located at 320 River Street–in the Adaptive Industrial (AI) district under the provisions of the City of Fitchburg Zoning Ordinance.
- Scenic Road Act – The Planning Board will consider a tree cutting proposal for a large tree to be limbed as it poses a danger to the right of way in the location of 239 Mt Elam Road (across from the Cogshall Park Entrance)

**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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NOTICE OF PUBLIC MEETING

OTHER BUSINESS

- Shea ST Solar – Extension
- Greening the Gateway Cities Grant – approval needed for application submittal
 - Fitchburg Public Schools – presenter Jeremy Roche
 - Nashua River Watershed Association – presenter Sara Singh

COMMUNICATIONS

- Notification for Public Comment – Twin Cities Rail Trail on a Waterways Application
- Game On Update

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.