



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK

Aug 22 2025 3:39 pm

FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, August 26, 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_jglRnvJcSWWABeHUqX-3lw

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 – For land off of Pearl Hill & Kendall RD - The purpose of the plan is to subdivide an existing lot (Assessors Map S19-39-0) into Lot 1 (a back lot) consisting of 6.47 acres, and Lot 2 consisting of the remaining portion of the lot consisting of 22.7 acres.
- ANR- 59-69 Culley ST - The purpose of the plan is to transfer a 546 square foot portion of land (shown on the plan as Parcel A) from (Assessors Map 33-36-0) to (Assessors Map 33-35-A).

MINOR SITE PLANS & MINOR MODIFICATIONS

- Site Plan Review (minor) – The Applicant, Robert McDermott, proposes the expansion of an existing Church consisting of a suite expansion of 1,004 S.F. in area, at the location of 356 Broad Street, within the Industrial (I) Zoning District.

PUBLIC HEARINGS

- Special Permit & Site Plan Review – The applicant, TMAP1, LLC, is proposing a Marijuana Establishment as a Product Manufacturer at the location of 6 Cobbler Drive (Assessors Map 114R-10-1B) within the Industrial (I) Zoning District. (*Continued from 7-29-25*)
- Special Permit & Site Plan Review – The applicant, BOC Fitchburg Trust, is proposing the use of a commercial parking facility consisting of 50 to 75 parking spaces at the location of 6 Cobbler Drive (Assessors Map 114R-10-1B) within the Industrial (I) Zoning District. (*Continued from 7-29-25*)
- Special Permit & Site Plan Review – The applicant, Cunningham Equities, LLC., is proposing the redevelop of a site and existing structures including renovations to a principal mill building over four-stories (176,868 square foot), the treatment plant building (8,760 SF), pump house, and warehouse building (27,840 SF) to a multi-family development consisting of 240 residential units with potential accessory uses at the location of 21 Depot Road (Assessors Map 61-27-0) within the Adaptive Industrial (AI) Zoning District. (*Continued from 7-29-25*)
- Site Plan Approval Modification - The applicant, Fitchburg Land Property Owner, LLC –requests a modification of an approval from 10/25/22, for warehouse and distribution center located at 0 Crawford ST and 0 Airport RD (Assessors Map 143-1-0) in the Industrial (I) Zoning District. (*Continued from 7-29-25*)
- Special Permit & Site Plan Review – The applicant, Long Dinh, is proposing to subdivide existing lot (Lot 2), to build a two-family dwelling with frontage on Pinard Avenue at the location of 990 South

**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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Street (Assessors Map 205-57-0) within the Neighborhood Business District (NB). (*Continued from 7-29-25*)

- Site Plan Review – The applicant, Long Dinh, is proposing to subdivide existing lot (Lot 1) and demolish existing single-family structure and develop a commercial structure with frontage on South ST at the location of 990 South Street (Assessors Map 205-57-0) within the Neighborhood Business District (NB).
- Site Plan Review – The applicant, Shannon Ford, is proposing a change of use of an existing structure from office use to a private club at the location of 214R Lunenburg Street (Assessors Map 34-79-0) within the Commercial (C) Zoning District.
- Special Permit & Site Plan Review – The applicant, David Smith, Trustee of Tal-Mel Realty Trust, is proposing a change use of a commercial building to a single-family home within an existing structure at the location of 363 Lunenburg Street (Assessors Map 36-8-0) within the Commercial (C) Zoning District.
- Special Permit & Site Plan Review – The applicant, Michael Brazeil – Quality Fab, Inc., is proposing the operation of a business for powder coating for automotive and non-automotive products within a complex located at 22 Summit Street in Unit#2 (Assessors Map 46-28-0) within Commercial (C) Zoning District.
- Special Permit – The applicant, Arthur Elbthal, is proposing a Flexible Development Residential Subdivision with 40 lots located off of Ashburnham Street (Assessors Map S7-20-0 and S7-31-A) within the Residential-A (RA) Zoning District.

OTHER BUSINESS

- 222 Bemis Road Site Plan Approval from 4/23/24, for an addition to an existing warehouse – Discussion about landscaping.
- 24-26.5 Arlington ST – Discussion about proposal for a residential recovery home (boarding house) and request for parking relief.
- Annual MRPC Planning Board appointment

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.