



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK

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FITCHBURG PLANNING BOARD

REVISED ON 7/24/26

MEETING DATE: Tuesday, July 28, 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 Review – The applicant, Petra Pureco, is proposing the operation of a mobile food operation at the location of 346 River Street (Assessor's Map 51-10-0) within the Commercial (C) Zoning District.
- Minor Site Plan Review – The applicant, Dave Gleason, is proposing the construction of a semi-public pool and related parking for a pre-existing multi-family development located at 128-146 Meadowbrook Lane (Assessor's Map 139-2-0) within the Residential-A (RA) Zoning District.

PUBLIC HEARINGS

- Special Permit & Site Plan Review – The applicant, Beekman Enterprises, LLC., is proposing the construction of twenty-four (24) residential units within a three-story multi-family building with an underground parking garage at the location of 7 Beekman Street (Assessors Map 95-C-4) within the Residential -C (RC) Zoning District. (*Continued from 6-23-26*)
- 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.
- 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.
- Special Permit & Site Plan Approval Modification – The applicant, Native Sun Wellness is providing notice consistent with Fitchburg Zoning By-law 181.6581 regarding termination and modification, including changes involving ownership, business structure, designated representatives, or responsible individuals as such to Modify Special Permit #2018-17 as to identify the re-organization of 140 Industrial Road, LLC, at the location of 140 Industrial Rd. (Assessor's Map 110-1-0) within the Industrial (I) Zoning District.

**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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- 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.

OTHER BUSINESS

- Special Permit 2026-1/SPA – The permit holder, MACPRO, LLC c/o Timothy McNamara, is requesting the transference of the Special Permit 2026-1/SPA for 0 Mechanic Street to Alfa Design, Inc.
- Discussion Regarding Potential Moratorium on Data Centers & Battery Storage Facilities - Discussion regarding the potential establishment of a temporary moratorium on the permitting and development of data centers and battery storage facilities within the City of Fitchburg, including consideration of the need for further study of appropriate zoning regulations, definitions, dimensional and discussion of potential next steps.

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.