



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

FITCHBURG CITY CLERK

May 22 2025 2:55 pm

FITCHBURG PLANNING BOARD

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| MEETING DATE: | Tuesday, May 27, 2025 |
| MEETING TIME: | 6:00 PM |
| MEETING PLACE: | City Hall, 718 Main St., 3 rd Floor Conference Room |

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_OP0Ytwx0Tpghx-Xk0zfDSA

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 – 995 Oakhill Rd – To create two conforming lots as identified on the plan, Lot 1 (1.51 Acres) and Lot 2 (2.40 Acres).
- ANR – 148 Sheldon Rd – To convey a portion of land (2.86 Acres) from a rear lot (Assessors Map 87R-5-0) (38.1 Acres), to land located at 148 Sheldon Rd (6.31 Acres).
- ANR – 95 Valley Road - To create two conforming lots as identified on the plan, Lot 1 (36,835 SF) and Lot 2 (22,287SF) and Parcel A (5,0211 SF), which not a buildable lot, but is to be conveyed to the abutting property.

MINOR SITE PLANS & MINOR MODIFICATIONS

PUBLIC HEARINGS

- Special Permit & Site Plan Review #2023-4 Modification Request - Speedy Cannabis, Marijuana Delivery Operator & Marijuana Courier Establishment is requesting a modification to allow for the dual use of a service station and the cannabis delivery business on the same parcel located at 339 River Street (Assessors Map 39-56-0), in the Commercial (C) District. *(Continued from 4/22/25)*
- Special Permit & Site Plan Review – The applicant, Making Opportunity Count, Inc. (MOC), is proposing the demolition of a structure and then the new construction of a 7-unit Multi-Family building, with shared parking at 40 Fairmont ST (Assessors Map 64-6-0). The site is located at 104 Daniels Street (Assessors Map 51-45-0) within the Neighborhood Business District (NB). *(Continued from 4/22/25)*
- Special Permit & Site Plan Review – The applicant, Long Dinh, is proposing the renovation of a structure from a single-family to a duplex and additionally subdivide the lot and to build one other duplex at the location of 990 South Street (Assessors Map 205-57-0) within the Neighborhood Business District (NB). *(Continued from 4/22/25)*
- Special Permit & Site Plan Review – The applicant, Mark Fisher, is proposing a renovation of an existing building for a change of use to mixed commercial (1 unit) and residential uses (2 units) at the location of 962 Main Street in the Downtown Business (DB) zoning district.
- Site Plan Approval Modification - The applicant, Fitchburg Land Property Owner, LLC –requests an 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.

**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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- Site Plan Review – The applicant, Jackson Deaquino, is proposing the change of use from industrial use to a function hall for occupancy of less than 50 people on the first floor of the structure, located at 37 Duck Mill Road (Assessors Map 132-28-0) within the Industrial (I) zoning district.
- Special Permit & Site Plan Review – The applicant, Samuel Vargas, is proposing the redevelopment of an existing structure into mixed use/multifamily with 17 residential units and retail/office use at the location of 424-438 Main ST in the In-Town Business (IB) zoning district.
- Special Permit & Site Plan Approval 2024-3 Modification – The applicant, Paul Tocci, proposes to modify site plans in regards to the footprint and design of the front façade at the location of 347 Main ST for the business of Power Surge Barcade within the Downtown-Business (DB) District.
- Zoning Act - Per Chapter 40A. Section 5 of MA General Law, the Planning Board is holding a public hearing considering amendments to the City of Fitchburg Zoning Ordinance for amendments to Section 181.85 the Floodplain Protection Overlay District to comply with Massachusetts Model Floodplain Bylaw and FEMA definitions to correlate when FEMA issues the new FIRM and FIS maps.

OTHER BUSINESS

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.