



# CITY OF FITCHBURG

## NOTICE OF PUBLIC MEETING

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

**Oct 24 2025 3:10 pm**

### FITCHBURG PLANNING BOARD

**MEETING DATE:** Tuesday, October 28, 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\\_1TdRWbEWQ9Gfq5hIVrAjEg](https://us02web.zoom.us/webinar/register/WN_1TdRWbEWQ9Gfq5hIVrAjEg)

*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 – 12-14 Highland Ave. – The purpose of this plan is to subdivide an existing parcel located at 12-14 Highland Ave (Assessors Map 44-20-0), into parcel A (3,965 sf) and parcel B (3,048 sf).

#### MINOR SITE PLANS & MINOR MODIFICATIONS

- Site Plan Review (minor) – The applicant, Melanie Kamayou, is proposing the use of an independent pharmacy and medical market at the location of 358-364 Summer Street (Assessors Map 111-26-0) within the Commercial (C) Zoning District.

#### PUBLIC HEARINGS

- 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. (*Continued from 9-23-25*)
- Special Permit & Site Plan Review – The applicant, Chakri, LLC, is proposing to re-building a 3-family dwelling post catastrophe at the location of 118 -120 Intervale Road (Assessors Map 124-1-0) within the Neighborhood Business (NB) Zoning District. (*Continued from 9-23-25*)
- Special Permit & Site Plan Review – The applicant, Mark Borenstein representing Making Opportunity Count, Inc., (MOC), is proposing to construct a new 4-story, approximately 55,575 SF, mixed use building with 35 dwelling units, retail/ commercial space, and community/common areas as well as parking as a Planned Unit Development per the Fitchburg Zoning Ordinance at the location of 85-95 Fairmount Street (Assessors Map 50-2-0) within the Neighborhood Business (NB) Zoning District.
- Special Permit & Site Plan Review – The applicant, Mark Borenstein representing Making Opportunity Count, Inc., (MOC), is proposing to demolish an existing building and construct a new surface commercial parking facility with thirty-eight (38) parking spaces at the location of 40 Fairmont ST (Assessors Map 51-1-0) in the Neighborhood Business (NB) Zoning District.
- Site Plan Review – The Applicant, Nicholas Carroll, is proposing the renovation and partial demolition of a building for the use of a new restaurant Tavern in the Square, within the Twin Cities Plaza at 170 Whalon Street (Assessors Map 36-3-0) in the Commercial (C) Zoning District.
- Site Plan Review – The Applicant, Adib Bichara, is proposing a change use of a site, for the operation of a used motor vehicle sales establishment at the location of 401 Summer Street (Assessors Map 112-4-0) within the Commercial (C) Zoning District.

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*\*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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- Special Permit & Site Plan Review – The applicant, Carlos Martins, is proposing the re-use of an existing structure and in addition add modular units for a Multi-Family Development consisting of twenty-one (21) units with parking at the location of 28 Heywood Street and 130 Salem Street (Assessors Map 95-100-0) within the Residential C (RC) Zoning District.
- Special Permit & Site Plan Review – The applicant, Christopher Anderson representing Kabs4Kids, Inc., is proposing the use of a Motor Vehicle Repair Facility, where historically this site has been the same use, with modifications to the existing parking area for improved operations, located at 205 River Street (Assessors Map 27-2-0) within the Neighborhood Business (NB) Zoning District.

### OTHER BUSINESS

- 28 Oakland ST – Proposed 5 Unit Development, Paulo Caires
- CDBG Hearing Scheduling
- Proposed Zoning Amendment Petition

### 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.***