



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

FITCHBURG CITY CLERK

Jun 18 2025 3:14 pm

FITCHBURG PLANNING BOARD Revised 6-18-25

REVISED

4:27 pm, Jun 18, 2025

MEETING DATE: Tuesday, June 24, 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_gknZCcUQTBC-PRp56bqerA

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 –1307 and 1341 Rindge Road – The intent of this plan is to combine Parcel A (7,916 sf) with Lot 1 (17.43 acres).

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 5/27/25*)
- 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 5/27/25*)
- 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. (*Continued from 5-27-25*)
- 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. (*Continued from 5/27/25*)
- Site Plan Review – The applicant, Gabriel Iwano, Authority Drive, LLC, is proposing a Contractor's Yard with a 4,000 square foot steel building at the location of 0 Authority Drive (Assessors Map 118R-6-C1) within the Industrial (I) Zoning District.
- Special Permit & Site Plan Review – The applicant, Madison Fitchburg 37, LLC, is proposing a change of use from a funeral home to a multi-family use consisting of 11 residential units at the location of 85 Blossom Street (Assessors Map 43-84-0) within the Residential-C (RC) Zoning District.
- 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.

**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, Making Opportunity Count, Inc., is proposing the demolition of an existing building for the redevelopment and construction of a 4-story multi-family building of approximately 51,280 sf with 23 residential dwelling units at the location of 40 Fairmont Street (Assessors Map 64-6-0) within the Neighborhood Business (NB) Zoning District.
- Special Permit & Site Plan Review – The applicant, Making Opportunity Count, Inc., is proposing to construct a new 4-story, approximately 45,397 sf, multi-family building with twenty (20) residential dwelling units located at 85-95 Fairmont (Assessors Map 50-2-0), 0 Fairmont (Assessors Map 50-1-0), and 0 Clarendon Street (Assessors Map 50-1-A) within the Neighborhood-Business (NB) Zoning District.
- 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.
- Zoning Act – To consider an extension of a approved Temporary Moratorium on Large Scale Ground-Mounted Solar Photovoltaic Facilities. The moratorium would be in effect through May 31, 2025 to October 15, 2025. During the moratorium period, the City would undertake a planning process to address the potential impacts of large-scale ground mounted solar photovoltaic facilities and related uses, and shall consider adopting new Zoning Ordinances to better address the impact and construction of the same in the City.

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.