



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK

Apr 17 2025 3:32 pm

FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, April 22, 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_V4WnIbTkSqacMOs7RfdOuW

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 –Fairmont ST – The purpose of the proposed plan is to reconfigure lot lines of Assessors Parcels 87-1-Lots 1 & 2 and 74-46-Lots 2, 3, 4, 5, 6, 7, 8, & 9 into 2 lots to create Lot 1 (0.35 Acres), and Lot 3 (3.18 Acres).

MINOR SITE PLANS & MINOR MODIFICATIONS

- Minor Site Plan Review – The applicant, David Rivera, is proposing opening retail storefront for the sale of apparel and accessories; entitled Bhadie Bodega, located at 633-635 Main Street (Assessors Map 42-20-0) in the In-Town (IB) Zoning District.
- Minor Site Plan Review – The applicant, David Rivera, is proposing opening retail storefront for the sale of sports-wear apparel and accessories; entitled Club Xclusv, located at 633-637 Main Street (Assessors Map 42-20-0) in the In-Town (IB) Zoning District.
- Minor Site Plan Review – The applicant, Ny Huynh, is proposing a change of use for the operation of a personal services salon, entitled Airy Nail Bar, and located at 68 Airport Rd (Unit 6) of Vogue Plaza in the Commercial (C) Zoning District.
- Minor Site Plan Review – The applicant, Belinda Agboola, is proposing opening an event venue and party rental establishment entitled Belayo Events located at 131 John Fitch Highway in the Commercial (C) Zoning District.

PUBLIC HEARINGS

- Special Permit & Site Plan Review – The applicant, MTL Residential, LLC, is proposing to build a Multifamily Development of (7) seven residential units 2-story townhomes consisting of (3) three-bedrooms. The site is located at 122 Oak Hill Road (Assessors Map 63-1-0), in the Residential-C (RC) District. *(Continued from 3/25/25)*
- Special Permit & Site Plan Review- The applicant, Ed McSweeney, Townsend Street Realty Trust, is proposing a Planned Unit Development, located at 0 Townsend Street (Assessors Map 165-1-4) in the Residential-A (RA) Zoning District. *(Continued from 3/25/25)*
- Special Permit & Site Plan Review – The applicant, AG Dream Flip, LLC, is proposing to build Multifamily Development consisting of 5 units (1 single-family, 2 duplex buildings). The site is located at 0 Fairmont ST (Assessors Map 74 Parcels 46.2, 3, 4, 5, 5, 7, 8, 9 & Map 87 Parcels 1.1, 2)–in the Residential-B (RB) district. *(Continued from 3/25/25)*

**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 #2024-1 Modification Request – Applicant, 23 Pleasant St. Apartments, LLC (c/o Aaron Steeves), a modification of plans and conditions, to include the relocation of HVAC units, building of color scheme, an extension to complete on-site improvements, and conversion of a 3-Family to a for 2-family dwelling located on 23 Pleasant Street, zoning district Downtown Business (DB).
- 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.
- 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).
- 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).

OTHER BUSINESS

- Zoning Act - Per Chapter 40A. Section 5 of MA General Law, the Planning Board is considering amendments to the City of Fitchburg Zoning Ordinance to petition the City Council for the following:
 - 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. (This item was on the Planning Board Agenda in February and the Planning Board approved the draft however there have been some minor revisions per comments from the State Department of Conservation & Recreation that need review of the Planning Board.)

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.