



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

FITCHBURG CITY CLERK

FITCHBURG PLANNING BOARD

Jan 23 2:36 pm

MEETING DATE: Tuesday, January 27, 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, Victor Vicioso, is proposing a restaurant with new signage located at 423-475 Main Street (Assessor's Map 43-9-0) within the Downtown-Business (DB) Zoning District. The type of signage being proposed for the business does not meet the dimensional standards set forth within the Zoning Ordinance for signage. Therefore, the Building Commissioner has determined a Site Plan Review is required.
- Minor Site Plan – The applicant, Nelson Moura, is proposing the operation of a Used Car Dealership to display nine (9) automobiles at the location 349 Lunenburg Street (Assessor's Map 36-10-0) in the Commercial (C) Zoning District.

PUBLIC HEARINGS

- Special Permit – The applicant, Arthur Elbthal, is proposing a Flexible Development Residential Subdivision with 40 lots located off of Ashburnham Street (Assessors Map S7-20-0 and S7-31-A) within the Residential-A (RA) Zoning District. (*Continued from 9-23-25*)
- 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. (*Continued from 12-16-25*)
- Special Permit & Site Plan Review – The applicant, Christopher Anderson representing MACPRO, LLC, is proposing a Planned Unit Development consisting of three (3) duplex buildings (6 units), with building to be placed on an individual lot located at 0 Mechanic Street (Assessors Map 169, Parcels 22-1 &29-A) within both the Residence-A (RA) and Neighborhood Business (NB) Zoning Districts. (*Continued from 12-16-25*)
- Site Plan Review Modification – The applicant, Danielle Danzing of Kimley-Horn and Associates, Inc., are requesting a modification of an approved site plan decision dated 4/13/21, for a Distribution Facility at the location of 135 Intervale Road (Assessors Map 123-60-0) within the Industrial (I) Zoning District. The request consists of building two accessory buildings for supporting vehicle fleet and parking lot and hardscape changes.

**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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OTHER BUSINESS

- Review of plans for a Multi-Family of 34 Units for 280-288 Main ST – Tocci Group
- Game On – Status Update
- CDBG Recommendations

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.