



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

FITCHBURG CITY CLERK

FITCHBURG PLANNING BOARD *Mar 20 1:40 pm*

MEETING DATE: Tuesday, March 24, 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. *(Continued from 1-27-26)*

PUBLIC HEARINGS

- 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 2-24-26)*
- Special Permit & Site Plan Review – The applicant, Paul Tocci, is proposing the redevelopment of a building into primarily a multi-family residential use consisting of thirty-four (34) dwelling units with office space on the ground floor at the location of 280-288 Main Street (Assessors Map 55-46-0) within the Downtown Business (DB) Zoning District. *(Not opened on 2-24-26 due to lack of quorum)*
- Site Plan Review – The applicant, Raymond Young, is proposing the re-development of an assemblage of six (6) parcels with the demolition of three (3) buildings for the construction of a gasoline service station with a 4,050 square-foot convenience store at the location of 310 Summer ST (Assessors Map 111 Parcels 11,10,9,8 & Map 98-5-0) within the Commercial (C) Zoning District. *(Continued from 2-24-26)*
- Special Permit & Site Plan Review – The applicant, Alexa Brennan representing the Fitchburg Housing Authority, is proposing the construction of a 13,000 square-foot building to be used as a community center with administration offices, recreational areas, and parking located at 1 Normandy RD (Assessors Map 140-4-0) within the Residential-B (RB) Zoning District. *(Continued from 2-24-26)*

**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, Northeast Health Services, is proposing a change of use to professional office as a mental health outpatient facility located at 370 Lunenburg Street (Assessors Map 36-24-B) within the Commercial (C) Zoning District.
- Special Permit & Site Plan Review – The applicant, Beekman Enterprises, LLC., is proposing the construction of thirty-two (32) residential units within a three-story multi-family building with an underground parking garage at the location of 7 Beekman Street (Assessors Map 95-C-4) within the Residential -C (RC) Zoning District.

OTHER BUSINESS

- 962 Main Street – Window design change.
- 130 Salem Street – Submittal Review

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.