



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK

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FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, July 29, 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_IzWkW1lfSvi0V3fmyLI1bw

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 – 484 and 470 Shea ST – The purpose of the plan is to transfer a 30-foot strip of land (shown on the plan as Parcel A) from (Assessors Map 136-45-A) to (Assessors Map 136-45-0).
- ANR – Whalon ST – The purpose of the plan is to convey (Lot 1) to an existing parcel located in the City of Leominster, where the lots in common located at the Twin City Mall and frontage is located within the City of Fitchburg.
- ANR – 628 Rindge Road - The purpose of the proposed plan is to create Parcel 1 (2.136 acres) and Parcel 2 (3.378 acres) a new rear lot, from the existing parcel (Assessors Map 280-5-0) (4.97 acres).

MINOR SITE PLANS & MINOR MODIFICATIONS

- Minor Site Plan Review – The applicant, William Lorigan, is representing the owner of a Dental Arts Building where upgrades of an accessible ramp is to be installed and additionally restriping in the parking lot is to account for new handicap spaces located at 1141 South ST within the Commercial (C) Zoning District.

PUBLIC HEARINGS

- 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. (*Continued from 6-24-25*)
- 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. (*Continued from 6-24-25*)
- Site Plan Approval Modification - The applicant, Fitchburg Land Property Owner, LLC –requests a 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 6-24-25*)
- 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 6-24-25*)

**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 – 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 6-24-25*)
- 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 6-24-25*)
- 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. (*Continued from 6-24-25*)
- Special Permit & Site Plan Review – The applicant, BOC Fitchburg Trust, is proposing the use of a commercial parking facility consisting of 50 to 75 parking spaces at the location of 6 Cobbler Street (Assessors Map 114R-10-1B) within the Industrial (I) Zoning District.
- Site Plan Review – The applicant, Frances Akhtar, is proposing to build a conversion of a vacant 2nd floor space into three (3) dwelling units at the location of 70 North Street (Assessors Map 44-108-0) within the Fitchburg State University (FSU) Zoning District.

OTHER BUSINESS

Mount Elam Road – Emergency cutting of Trees per the Tree Warden’s request.

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.