



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

FITCHBURG CITY CLERK

Sep 19 2025 3:10 pm

FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, September 23, 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_wsg-uKPmS4ec87K9FaNSDw

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 - For land located at the intersection of Williams & Sheldon RD - The purpose of the plan is to subdivide an existing lot (Assessors Map 87R-2-0) into Lot 1 consisting of 5.15 acres, Lot 2 consisting of 1.50 acres, and Lot 3 consisting of 10.56 acres.

MINOR SITE PLANS & MINOR MODIFICATIONS

- Site Plan Review (minor)- The applicant, Madeline Aruffo, is proposing a change of use of a portion of a property to convert the first floor of the existing structure from an office use to a commercial use at the location of 1 Wood Place (Assessors Map 42-4-A) within the Downtown Business (DB) 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 8-26-25*)
- 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. (*Continued from 6-24-25*)
- 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 Cleghorn Street (Assessors Map 50-1-A) within the Neighborhood-Business (NB) Zoning District. (*Continued from 6-24-25*)
- Site Plan Review – The applicant, Shannon Ford, is proposing a change of use of an existing structure from office use to a private club at the location of 214R Lunenburg Street (Assessors Map 34-79-0) within the Commercial (C) Zoning District. (*Continued from 8-26-25*)
- Special Permit & Site Plan Review – The applicant, Chakri, LLC, is proposing to re-building a 3-family dwelling post catastrophe at the location of 118 -120 Intervale Road (Assessors Map 124-1-0) within the Neighborhood Business (NB) 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.*



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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.