



# CITY OF FITCHBURG

## NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

FITCHBURG CITY CLERK

Nov 22 2024 3:43 pm

### DRAFT FITCHBURG PLANNING BOARD

**MEETING DATE:** Tuesday, November 26, 2024  
**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\\_E73YOhvLSAuWvwIU4IvDiQ](https://us02web.zoom.us/webinar/register/WN_E73YOhvLSAuWvwIU4IvDiQ)

*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/1859>

#### APPROVAL NOT REQUIRED PLANS

#### MINOR SITE PLANS & MINOR MODIFICATIONS

#### PUBLIC HEARINGS

- Site Plan Review – The applicant, Brian Ruberti, is proposing the replacing of a greenhouse of a larger footprint for an existing farm stand business located at 0 Ashby State Road in the Rural Residential (RR) District.
- Special Permit & Site Plan Review – The applicant, AG Dream Flip, LLC, is proposing to build Multifamily Development consisting of 7 units (1 single-family, 3 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 10/22/24)*
- Special Permit & Site Plan Review – The applicant, KCMC Management, Inc., is proposing to demolish and reconstruct a fast food establishment Dunkin Donuts located at 125 Main ST (Assessors Map 56-6A-0) in the Downtown Business (DB) District. *(Continued from 10/22/24)*
- Special Permit & Site Plan Review Modification #2016-12 – The applicant, Revolutionary Clinics, LLC, requests an extension to meet the conditions set out in the last modification granted, where specifically, an odor mitigation plan is to be implemented, and window remediation to be completed at the location of 1 Oak Hill Rd (Assessors Map 50-27-1B) in the Industrial (I) District. *(Continued from 9/24/24)*
- Special Permit & Site Plan Review Extension #2022-18 – The applicant, Bill Lorigan, requests an extension for a permit granted for a sixteen (16) family multi-family conversion of a building located at 633 Main Street (Assessors Map 42-20-0) in the In-town Business (IB) zoning district.
- Special Permit & Site Plan Review- The applicant, Ed McSweeney, Townsend Street Realty Trust, is proposing a Planned Unit Development of eight (8) units located at 0 Townsend Street (Assessors Map 165-1-4) in the Residential-A (RA) Zoning District.
- Special Permit & Site Plan Review- The applicant, Pprops Development LLC., is proposing a multi-family development with the conversion of a vacant buildings 2<sup>nd</sup> and 3<sup>rd</sup> floors into eight (8) residential units located at 329-335 Main Street in the In-town Business (IB) District.
- Special Permit & Site Plan Review Modification - True Storage, LLC, is proposing an additional conversion of 30,000 sq. ft., where a movie theater was located within of existing plaza to for use of Self-Storage located at 432 John Fitch Highway (Assessors Map 40-1-0) in the Commercial (C) 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.*



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- Site Plan Review- The Applicant, 265 Summer LLC., proposes a change of use for the operation of professional office for a ABA/Educational Center with the renovation of the parking lot located at 265 Summer Street (Assessors Map 110-1-4) in the Commercial (C) District.

### COMMUNICATIONS

- Apothca Cessation of Cannabis Operations
- Waterways Application – Repair of stone arch bridge at Westminster Hill Rd

### OTHER BUSINESS

- 2025 Meeting Dates and Filing Deadlines

### 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.***



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