



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK

Feb 20 2026 9:04 am

FITCHBURG PLANNING BOARD

MEETING DATE:	Tuesday, February 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)*
- Minor Site Plan Approval Modification – The applicant, Casdi Realty, LLC., is requesting a modification to a parking plan for a three (3) family structure originally approved on October 25, 2022 at the location of 83-85 Marshall ST (Assessors Map 10-64-0 & 10-69-0) within the Residential-C (RC) Zoning District.
- Minor Site Plan Review – The applicant, Anthony Cleaves of Haley Ward Engineering, is representing a proposal for interior renovations and a 530 sf addition to an existing building with the use of a daycare at the location of 3 Harugari Street (Assessor's Map 78-21-0) within the Residential-B (RB) Zoning District.

PUBLIC HEARINGS

- 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 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 1-27-26)*
- 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 1-27-26)*

**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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- 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 1-27-26*)
- 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.
- 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.
- 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.
- 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.
- Zoning Act - Amendments RE Site Plan-Special Permit procedures and MEs - In accordance with MGL c. 40A, §4 & 5 and under the provisions of the City of Fitchburg Zoning Ordinance, the Fitchburg Planning Board is holding a public hearing to consider proposed amendments to the Fitchburg Zoning Ordinance, including revisions to **Sections 181.10, 181.31, 181.51, 181.64, 181.94, and 181.95**, relating to site plan applicability, site plan review and special permit procedures, revisions to the definition of “Transportation Terminal,” extension of permitted hours of operation for marijuana establishments, and expansion of zoning districts permitting marijuana delivery courier and operator uses.

OTHER BUSINESS

- 2026 Planning Board Re-Organization

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.