



# CITY OF FITCHBURG

## NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

FITCHBURG CITY CLERK

Oct 18 2024 12:42 pm

### FITCHBURG PLANNING BOARD

**MEETING DATE:** Tuesday, October 22, 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\\_TUd8oD9xSci7hCM2I9jiuQ](https://us02web.zoom.us/webinar/register/WN_TUd8oD9xSci7hCM2I9jiuQ)

*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

- ANR - 1041 High Rock Rd – Create Lot 3 (65,000 sf) and Lot 4 (65,275 sf) and combine the remaining backland, Parcel A (301,185 sf) with the adjacent Lot 1 (638,589 sf).

#### MINOR SITE PLANS & MINOR MODIFICATIONS

- 140 Industrial Drive – Special Permit & Site Plan Review Minor Modification – The applicant, Native Sun, LLC. Proposes to convert two grow rooms to packaging operations with no building expansion. *(Continued from 9/17/24)*

#### PUBLIC HEARINGS

- Special Permit & Site Plan Review – The applicant, AG Dream Flip, LLC, is proposing to build Multifamily Planned Unit Development consisting of 9 units (1 single-family, 4 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 9/17/24)*
- Special Permit & Site Plan Review Modification #2004– The applicant, T-Mobile, LLC, requests a modification of an approval dated 3/22/04, for existing wireless telecommunications tower to add and upgrade equipment on site, located on 259 High Rock Road (Assessors Map 79R -40-1) in the Residence-R (RR) District. *(Continued from 9/17/24)*
- Special Permit & Site Plan Review Modification #2023-4 – The applicant, Speedy Cannabis, LLC, requests an extension of the permit to renovate a building and operate a cannabis delivery service located at 339 River Street (Assessors Map 39-59-0) in the Commercial (C) District. *(Continued from 9/17/24)*.
- Special Permit & Site Plan Review Modification/Extension #2022-13 – The applicant, NESG MA 1 Solar, LLC, requests an extension of the permit to build a Large-Ground Mounted Solar Array located at 0 Alpine Road (Assessors Map 88R-Block 10-Lot 0 ) in the Rural Residential (RR) District.
- Special Permit & Site Plan Review Modification/Extension #2020-2– Apical, Inc., Extension Request to commence operations for Marijuana Establishment, located at 431 Westminster St (Assessors Map W-2-0) in the Adapted Industrial (AI) District.
- Special Permit & Site Plan Review Modification #2019-1 – The applicant, Local Roots NE Inc., requests to modify its permit in regards to hours of operation for a Marijuana Establishment from 11 AM -8PM to 10 AM-8PM, located at 371 Lunenburg ST (Assessors Map 36-6-0) in the Commercial (C) District.

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*\*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.*  
12/00/2022



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- Site Plan Review – The applicant, Xiu Qiang Huang, is proposing the renovation and operation of a fast food restaurant located at 353-385 John Fitch Highway (Assessors Map 60-1-0) in the Commercial (C) District.
- 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.
- Special Permit & Site Plan Review Modification/Extension 2022-14 – The applicant, Jeanson Builders Contractor, Inc., is requesting an extension of the permit to build-out 24 unit Multi-Family dwelling located 11 Beacon Street (Previously 0 Summer Street) (Assessors map 70-13-1) in the Neighborhood Business (NB) District.

### OTHER BUSINESS

- Decommissioning Bonds for Mad River Solar & High School
- 776 Ashby State Rd- Brian Ruberti – Site Plan Review for greenhouse replacement for operating nursery
- Scheduling CDBG Mtg

### COMMUNICATIONS

- Ethics Commission – Conflict of Interest Law Training – to be completed every 2 years  
<https://massethicstraining.skillburst.com/User/index.php>

### 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.***