



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

FITCHBURG CITY CLERK

May 23 2024 2:05 pm

FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, May 28, 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_yJ_5qUfARGWE4vVvUsiVHQ

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

- 17 Pratt ST – The applicant 245 Baily LLC proposes the reconfiguration of lot lines for two lots (Lot 1 & Lot 2)

MINOR SITE PLANS

PUBLIC HEARINGS

- Scenic Road Act – In a joint hearing with the Planning Board and Tree Warden will consider a tree cutting proposal for a large tree to be limbed as it poses a danger to the right of way in the location of 239 Mt Elam Road (across from the Coggs Hall Park Entrance) (*Continued from 4/23/24*)
- Special Permit & Site Plan - Applicant, Clearwater Real Estate Group, LLC, is proposing to build a three-family residential development in the Neighborhood-Business (NB) district located at 845 Water Street. (*Continued from 4/23/24*)
- 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 4/23/24*)
- Site Plan Review – The applicant, Applewild School Inc., is proposing to build Athletic & Wellness Center consisting of 49,290 sf gross floor area. The site is located at 120 Prospect ST (Assessors Map 2 Parcel 1) in the Residential-A (RA) district.
- Site Plan Review Modification – The applicant, City of Fitchburg, proposes a modification of an approved site plan for the Public Library, to address design changes to accommodate flood plain requirements. The site is located at 610 Main ST (Assessors Map 42 Parcels 50, 52, & 53) in the Downtown Business (DB) District.
- Site Plan Review – The applicant, Paulino Auto Group/Paulino Realty, Inc., is proposing the use of automotive sales business with the approximately 100 parking spots on site. The site is located 347 Lunenburg ST (Assessors Map 36-10-2) in the Commercial (C) District.

OTHER BUSINESS

- Speedy Cannabis – Project update from Sam Gandor
- Rev Clinics – Oakhill ST – update on window and odor mitigation system.
- Montachusett Regional Planning Commission (MRPC) Appointment 2024 – 2025

**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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NOTICE OF PUBLIC MEETING

COMMUNICATIONS

- 0 High Rock Rd - Notice of Intent to Sell- Request to remove 61A classification

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.