



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK

Sep 18 2026 1:36 pm

FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, September 22, 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, Megan O'Brien, for the proposed use of a fitness group within an existing building located at 40 Fairmont Street (Assessors Map 64-6-0) within the Neighborhood Business (NB) Zoning District.
- Minor Site Plan Review – The applicant, Sean Houssan, is proposing the reinstatement of a multi-family structure with a new parking lot consisting of 8 spaces located at 13-15 Chestnut Street (Assessors Map 18-107-0) within the Residential-B (RB0 Zoning District.
- Site Plan Approval Minor Modification – The applicant, Raymond Young, is proposing a modification of elevations for the construction of a gasoline service station with a 4,050 square-foot convenience store at the location of 49 John Fitch Highway (Assessors Map 111 Parcels 11,10,9,8 & Map 98-5-0) within the Commercial (C) Zoning District.

PUBLIC HEARINGS

- Special Permit– The applicant, Brittany Desilets, is proposing to construct an 1,160 square foot driveway which exceeds the maximum requirement of 500 ft per Section 181.761 of the Zoning Ordinance at the location of 0 Pearl Hill RD (Assessors Map S19-39-0) within the Rural Residential (RR) Zoning District. (*Continued from 8-25-26*)
- Zoning Act – To consider amendments to the Fitchburg Zoning Ordinance per a petition submitted to City Council to amend Section 181.313 Table of Principal Use Regulations by amending the following principal uses in the Commercial Recreation (CR) District from uses excluded or prohibited (N) to uses authorized by special permit from the Planning Board (PB): Garden Center, florist or commercial greenhouse with or without open-air display of products; Business or Professional Office; Medical Office; Light Manufacturing; Wholesale, Warehouse, Self-Storage, Mini-Warehouse or Distribution Facility; Manufacturing; Research and Testing, Publishing and Printing; Large Scale Ground-Mounted Solar Photovoltaic Facilities; Renewable or alternative energy, renewable or alternative fuels research, development or manufacturing facilities. (*Continued from 8-25-26*)

**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 & Site Plan Review– The applicant, Harold Mateo, is proposing the reuse of an existing structure for a Mix-Use/Multi-Family Development with 19 residential units at the location of 350-356 Main Street (Assessors Map 55-64-0) within the In-Town Business (NB) Zoning District.

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.