



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK

Apr 25 2022 9:05 am

FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, April 26, 2022
MEETING TIME: 6:15 AM PM
MEETING PLACE: Legislative Building
700 Main Street

NOTE: This will be Hybrid meeting. Board members and the Public have the option of participating either in person at 700 Main St. OR via the Zoom webinar of the meeting. If participating via Zoom, please register in advance for the Public Comment/Hearing portion of the Agenda by going to: https://us02web.zoom.us/webinar/register/WN_62qo1vw1QqWb9GsUicL6dg After registering, you will receive a confirmation email containing information about logging in to join the webinar.

CALL MEETING TO ORDER

APPROVAL NOT REQUIRED PLANS

MINOR SITE PLAN / SPECIAL PERMIT MODIFICATIONS/EXTENSIONS

- Minor Site Plan - 83-85 & 0 Marshall St., AG Dream Flip, LLC, parking plan for reinstated 3-family (*cont'd from 3/22/22*)
- Minor Site Plan - 160 Plymouth St. - parking plan for reinstated 3-family (*cont'd from 3/22/22*)
- Minor Site Plan - 14 Highland Ave. - parking plan for 2-family
- Extension - Site Plan Approval, Large Scale Solar Array, Ashburnham St., Mad River Solar

PUBLIC HEARINGS

- Proposed Zoning Ordinance Amendments by making several minor corrections & clarifications (*re-open hearing that was closed 3/14/22*)
- Special Permit & Site Plan Review - Pristine Choice Realty, LLC, 4-unit residential, 147 Daniels St. (*cont'd from 3/22/22*) [Request to continue]
- Special Permit & Site Plan Review - Remax Patriot Realty, 41 Fox St. -Convert 2nd floor to 4 residential units, 1st floor commercial space, also a waiver of the minimum lot area for a multifamily dwelling (*cont'd from 3/22/22*)
- Amendment of Special Permit 2006-9, Woodland Estates, Rindge Rd. to add project completion timeline.
- Special Permit & Site Plan Review - Belanger, Construct 1,600 sq. ft. in Self-storage units, 172 Lunenburg St.
- Site Plan Review - A.L. Prime, demolish existing building & construct new 1,930 sq. ft. convenience store w/ gas pumps, 237 Lunenburg St.

**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.*
4/22/2022



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- Site Plan Review - Fitchburg Land Property Owner, LLC., construction of 366,912 sq. ft. industrial warehouse and distribution center, 0 Crawford St. (Airport Pit)
- Proposed Zoning Map Amendments - Add 49 Snow St. & 0 Elm to 40R “Smart Growth” district

OTHER BUSINESS

- Game On Fitchburg - update

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.