



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

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FITCHBURG CITY CLERK
Nov 22 2023 1:04 pm

FITCHBURG PLANNING BOARD

MEETING DATE:	Tuesday, November 28, 2023
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 by requesting remote attendance using the following link:
https://us02web.zoom.us/webinar/register/WN_xbmPA11vOuvi27KZRF9d6w

To view meeting materials please visit: <http://www.ci.fitchburg.ma.us/DocumentCenter/Index/1080>

APPROVAL NOT REQUIRED PLANS

- ANR-76 Mt. Vernon St., lot split and conveyance of non-buildable lots (Parcel A: 1,383 SF) to 78-80 Mt. Vernon ST and (Parcel B; 2,948 SF) to 71 Mt. Vernon ST,; Submitted by Donna Santonastaso
- ANR-129 Butterick Ave., lot split creating a (24,060 SF) buildable lot in RA; submitted by 1520 LLC

MINOR SITE PLAN / SPECIAL PERMIT MODIFICATIONS/EXTENSIONS

- Minor Site Plan – Yael Dario Recio, proposed use of existing 2400 SF building for auto-body/repair shop in the NB district located at 56 Cully St. (see ZBA special permit decision ZBA-2022-31).

PUBLIC HEARINGS

- Special Permit & Site Plan Review- IVJ Group, LLC, proposed Multi-Family (65 units) in the Adaptive Industrial District, located at 87,89,91 River St. (Iver Johnson Mills) (*Continued from 10/24/23*)
- Site Plan Review - BOC Fitchburg Trust, 4,000 SF industrial storage building (subsequent to ZBA special permit for contractor's yard), located at 0 Cobbler Drive (*Continued from 10/24/23*)
- Special Permit & Site Plan Modification #2017-6, SBA Land LLC, cell tower permit extension request located at 609 Wanoosnoc Rd.
- Special Permit & Site Plan Review Modification #2021-9, 35 Columbus Street LLC, request for extension for proposed Multi-Family (27 units) in RC district located at 35 Columbus St. (former St. Joseph's School)
- Special Permit & Site Plan Modification #2016-11, Tegra Properties LLC (Lance Dellogono), proposed modification of Planned Unit Development (PUD) in RA district consisting of mix of multi-family and professional office units located at 579 South St.
- Site Plan Review - Letz Rage (Brian Lipomi), proposed Commercial Indoor Recreation facility with restaurant, lounge and entertainment areas located at 480 Main St. (16/18/20 Putnam St.) in IB district.
- Special Permit & Site Plan Modification #2023-2, Watch Us Grow LLC (Paul Tocci), proposal to add an additional residential unit on the first floor to a 4-unit Multi-Family located at 298-300 Main St. in the IB district.

OTHER BUSINESS

- Revolutionary Clinics (1 Oak Hill Rd.) – cannabis odor mitigation and window updates
- Large Scale Solar Facility (Shea St.) - time extension request for hearing
- Review of Draft 2024 Planning Board Meeting & Filing Dates Document



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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.