



CITY OF FITCHBURG

NOTICE OF PUBLIC MEETING

Filed in the City Clerk's Office:

REVISED
3:05 pm, Jan 19, 2024

FITCHBURG PLANNING BOARD

MEETING DATE: Tuesday, January 23, 2024
MEETING TIME: 6:00 AM PM
MEETING PLACE: Legislative Building
700 Main Street

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_gliA3EEemReaK281huoGglA

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 – Ian Brennan, - transfer of 8,309 SF from 16-18 King St. (Brennan Industries, Inc) and 2,967 SF from 28 King St. (Anthony Parente) to create a buildable Lot 2A (Brennan Industries, Inc) approx. 11,276 SF (RB zoning District).

MINOR SITE PLAN / SPECIAL PERMIT MODIFICATIONS/EXTENSIONS

PUBLIC HEARINGS

- Special Permit & Site Plan Modification #2016-11, Applicant, 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. (*Continued from 11/28/23*)
- Special Permit & Site Plan Review – Applicant, 23 Pleasant St. Apartments, LLC (c/o Aaron Steeves), submitted plans for the re-use of a vacant 3-family dwelling along with a parking plan located on 23 Pleasant Street, zoning district Downtown Business (DB).
- Special Permit & Site Plan Review– Applicant, Martins Family Properties, LLC (Jorge Martins), submitted a parking plan related to proposed re-use of a vacant 3-family dwelling, located at 112 Pleasant Street (Zoning District RC).
- Special Permit & Site Plan Review - Applicant, Mark Sawyer, submitted an application for the proposed use of approx. 275 SF private body art studio (General Service Establishment) located at 245 River Street (Riverside Commons, Unit 5-261), in the Adaptive Industrial (AI) District.
- Zoning Petition (#272-2023) referred by City Council to amend the City of Fitchburg Zoning Ordinance: *to initiate a solar change in zoning by introducing additional zoning to protect rural residential neighborhoods. In addition, exclude solar on any watershed overlay district nor shall solar abut any RA or R2 zoning districts.*

**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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OTHER BUSINESS

- Preliminary Subdivision Plan for 0 Ashburnham ST - Phillips Brook Estates submitted by Arthur Elbthal
- CDBG (Year 50) project review and recommendations
- Planning Board Re-Organization for Calendar Year 2024

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.