

TABLE OF CONTENTS

Introduction and Demographic Analysis	1	Site Plan Review	17
Introduction	1	Watershed Protection	17
Fitchburg - A Brief Introduction	2	Development Limitations Overlay	17
Administration and Planning	3	The Build-Out Analysis	18
Demographic Profile	4	The Fitchburg Geographic Information System	21
Population and Age	4	Land Use Goals and Objectives	22
Race	5	Land Use Recommendations	25
Income	5	Housing Inventory	27
Commuting Patterns	6	Introduction	27
Education	8	Age of Housing Stock	27
Land Use Inventory	10	High Percentage of Rental Housing	27
Land Use and Settlement Patterns	10	Recent Developments	28
The City and the River	10	Housing Challenges Facing the Inner City	29
The Neighborhoods	10	Nonconforming Lots	29
The New Suburbs	11	Limited Access to Rehabilitation Financing	30
Intown Fitchburg	11	Lead Paint	31
Black Bear Country	11	Vacancy Rates	31
Land Use Regulations	13	Transiency Rates	31
The Zoning Ordinance	13	Negative Image	32
Nonconforming Lots	13	Historic Preservation	32
Reduced Area Requirements with Municipal		Value and Affordability of Ownership Housing	32
Sewer	14	Decline in Values	32
Density	15	Housing Affordability	33
Uses Allowed by Special Permit	16		

TABLE OF CONTENTS

Number of Residential Sales	33	Diversity of Needs	44
Future Housing Demand And Development	34	Housing Recommendations	45
The Demand For Housing	34	Economic Development Inventory	47
Available Land For New Housing	35	Introduction - Economic Trends	47
Municipal Costs of New Development	36	Industrial Development	50
Fitchburg's Use of Federal and State		Labor Force	55
Housing Funds	37	Utilities and Services	56
Demolition as a Component of Municipal Housing		Electricity	56
Strategy	39	Natural Gas	57
Housing Needs of Special Population Groups	40	Waste Water	59
Low Income Renters	40	Water	59
Overcrowding	40	Tax Rate	59
Public Housing	40	Telecommunications	60
Private Housing Developed with		Financial Services	60
Public Subsidies	40	Tourism	61
Housing Needs of the Elderly	41	Commercial Development	62
Homeless Needs	42	Intown	63
Families with Severe Mental Illness	42	John Fitch Highway	65
Persons with Developmental Disabilities	42	Parkhill	66
Persons with Physical Disabilities	43	Water Street	66
Persons with AIDS and HIV	43	Cleghorn	67
Housing Goals and Objectives	44	Northern Fitchburg	67
Quality of Life	44	River Street	67
Inner City Blight	44	Twin Cities	68
Historic Preservation	44	Other Commercial Areas	68

TABLE OF CONTENTS

iii

Economic Development Goals and Objectives	69	Topography	94
Economic Development Recommendations	71	Congestion	94
Natural, Cultural, and Historic Resources Inventory	75	Bridges	95
Natural Resources Inventory	75	Intown Circulation	95
Areas of Concern	75	Parking	96
Water Resources	76	Public Safety	97
Wetlands	78	Public Transportation	100
Surface Water Resources	80	Air Service	103
Geology and Soils	81	Emergency Preparedness	105
Farmland	82	Freight Transportation	105
Cultural and Historic Inventory	82	Alternate Modes	106
Cultural Directory	83	Transportation and Circulation Goals and Objectives	109
Architectural & Archaeological Directory	85	Gateways	109
Association Directory	86	Circulation	109
Events Directory	87	Alternative Forms	109
Natural, Cultural, and Historic Resources		Safety and Amenity	109
Goals and Objectives	88	Access	110
Natural, Cultural & Historic Recommendations	90	Parking	110
Transportation and Circulation Inventory	93	Transportation and Circulation Recommendations	111
Location and Access	93	Information Technology Inventory	114
Local Circulation	94	Municipal Network Overview	114
		City Hall	114
		Other City Departments	115

TABLE OF CONTENTS

iv

Other Computer-related Resources	116	Wireless Services	124
Municipal Internet Resources	117	Cable Antenna Television	124
Municipal Computer And Network Analysis	118	Telephone Service	125
School Educational Resources	118	Commercial Radio Providers	125
Applewild School	118		
Crocker School	118	Information and Technology Goals and Objectives	126
South Street Elementary Complex	119	Information Technology Recommendations	127
McKay Elementary School	119	City Government and Education	127
Reingold Elementary School	119	Telecommunications	127
St. Anthony's School	119	Community Computing	128
St. Bernard's Elementary School	119	Public Facilities	128
St. Joseph School	119		
B.F. Brown Middle School	119	Open Space and Recreation Inventory	129
Memorial Middle School	120	Open Space	129
Fitchburg High School	120	Parks	130
Monty Tech	120	Conservation Parcels	132
Notre Dame Preparatory School	120	Private or Commercial Conservation and	
St. Bernard's High School	120	Recreation Lands	133
Fitchburg State College	120	City-Owned Watershed Land	134
Fisher College	121	Agricultural Resources	135
School Computer Analysis	121		
Wireless Telecommunication Facilities	122	Open Space and Recreation Goals and Objectives	137
Municipal Wireless Communications	122	Open Space and Recreation Recommendations	138
Fire Department	123		
Police Department	123		
Private Telecommunication Providers	124		

TABLE OF CONTENTS

v

Capital Facilities Inventory	139	Reservoir Gate Houses	149
Fitchburg Municipal Airport	139	Filtration	149
Cemeteries	139	Water Distribution System	149
City Hall	140	Watershed	150
Fire Department	141	Schools	150
Fire Stations	141	Goodrich Kindergarten Center	151
Fire Equipment	141	South Fitchburg School	151
Library	142	Crocker Elementary School	152
Parks and Playgrounds	142	McKay Elementary School	152
Drainage and Sewer System	142	Reingold Elementary School	153
Combined Sewer Overflows	142	South Street Elementary Complex	153
Catch Basins	143	B.F. Brown Middle School	153
Sanitary Sewers	143	Memorial Middle School	154
Treatment Plants	143	Fitchburg High School	154
Solid Waste	144	High School Annex	155
Roads and Bridges	146	Hosmer School	155
Streetscape	146	Laurel and Rollstone Buildings	155
Sidewalks	146	Manpower Building	155
Street Trees	146	Snow Removal	156
Water Supply	146	Capital Facilities Goals and Objectives	157
Existing Water Supply System	146	Capital Facilities Recommendations	158
Overview of Reservoir Operations	147	Appendices	
Supply and Control Facilities	148	Schools	A1
Pump Stations	148		
Chemical Feed and Pressure			
Regulating Plants	148		

TABLE OF CONTENTS

vi

Churches	B1
Housing Programs	C1
Bridges	D1
Internet Addresses	E1
Wireless Regulations	F1
Water Main Improvements	G1