



ZONING Board of APPEALS  
718 Main Street – Suite 201B  
Fitchburg, MA 01420

FITCHBURG CITY CLERK

Oct 23 2024 2:37 pm

**MEETING AGENDA – TUESDAY NOVEMBER 12, 2024**

**Zoning Board Meeting will hold a public hearing in the**

**Legislative Building at 700 Main Street.**

Meeting Stars at 6:00PM

**Note:** This will be a Hybrid meeting. You may either attend the meeting in person at 700 Main St. or via Zoom by requesting a remote attendance link to the City Zoning Secretary at [mmata@fitchburgma.gov](mailto:mmata@fitchburgma.gov)

1. **Call to Order**

2. **Communications**

ZBA 2023-08 1341 Rindge Road Status Report

3. **Hearings**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE:**

**CASE No.**

**APPLICANT**

**PROPERTY**

**TIME**

**\*\*\* NOTE: All review cases will be called between 6:00 PM and 7:00 PM. Review cases may be taken out of order at the discretion of the Chair \*\*\***

**ZBA-23-31**

**Lauren Nario**

**285 RIVER ST**

**6:00PM**

Review of the Special Permit under §181.313D11&12 of the Fitchburg Zoning Ordinance to continue the use of auto sales and to add auto body services pursuant to §181.94 located in the Neighborhood Business District Map 39 Block 51 Lot 0

**ZBA-2023-15**

**Nadel Antonio**

**348 ELM ST**

**6:00PM**

Review of a Special Permit under §181.332 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming mix-used structure changing the use to another nonconforming less detrimental use as a duplex pursuant to §181.94 located in the Residential C District Map 10 Block 115 Lot 0

**ZBA-23-39**

**Rayco Motors / Harold Mateo**

**447 WATER ST**

**6:00PM**

Review of a Special Permit under §181.313D11&12 of the Fitchburg Zoning Ordinance to re-establish a business as a small Motor Vehicle Sale and repair shop pursuant to §181.94 located in the Neighborhood Business District Map 95 Block 59 Lot 0

**ZBA-23-22**

**IVJ Group, LLC**

**87, 89 & 91 RIVER ST**

**6:00PM**

Review of the Special Permit under §181.333 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming use buildings and change the nonconforming structure to provide for a substantially different purpose from manufacturing to a multifamily development pursuant to §181.336, §181.74 & §181.94 located in the Adaptive Industrial District Map Block and Lot 28/26/B, 28/26/A & 28/26/0

**ZBA-2022-05**

**AG Dream Flip LLC**

**83-85 MARSHALL ST**

**6:00PM**

Review of the Special Permit under §181.3366 of the City of Fitchburg Code to reinstate a vacant/Abandoned building as a 3-family dwelling located in the Residential C District Map 10 Block 64 Lot 0

