



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

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

1. Call to Order

PLEDGE OF ALLEGIANCE ATTENDANCE:

Communications
 ZBA 2023-08 1341 Rindge Road Status Report

3. Hearings

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/O

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

ZBA-24-32 Aparecida Da Silva 53 SMITH ST 7:00 PM

Variance under §181.416 of the City of Fitchburg Code to erect a detached 20 X 20 carport on the rear left side of the house encroaching the minimum requirement side yard set-backs (15-feet) leaving approximately five feet (5) from the property line pursuant to §181.93 located in the Residential B District (RB) Map 96 Block 16 Lot 0

ZBA-24-33 Caleb Rivera 59 CULLEY ST 7:15PM

Special Permit under §181.313D13 & §181.33 of the Fitchburg Code to operate an Automotive Detailing business pursuant to §181.94 located in the Neighborhood Business District (NB) Map 33 Block 35 Lot A

ZBA-24-34 Carlos Martins 28 HEYWOOD ST 7:30PM

Special Permit §181.336 of the Fitchburg Code to reinstate a vacant/abandoned nonconforming structure and/or use from a Group Home and under §181.333 to alter a nonconforming structure to provide for a substantially different purpose by Special Permit pursuant to §181.94 located in the Residential C (RC) District Map 95 Block 100 Lot 0

ZBA-24-35 Brian Ruberti 776 ASHBY STATE RD 7:45PM

Dimensional Variance under §181.416 of the Fitchburg Code to erect a 24X84 commercial prefabricated greenhouse encroaching on the rear yard set-back, reducing it from the minimum require (50' feet) leaving a 22'.02 rear yard set-back, pursuant to §181.93 located in the Rural Residential District (RR) Map 324 Block 7 Lot 0

ZBA-24-28 John Le 21 MARKET ST 8:00PM

Continuance: Special Permit under §181.335 & §181.94 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 Single-Family dwelling pursuant to §181.94 located in the Residential C District (RC) Map 141 Block 77 Lot 0

- 4. MISCELLANEOUS
- 5. ADJOURNMENT