

**REVISED**

4:34 pm, Apr 08, 2025

FITCHBURG CITY CLERK

Mar 21 2025 11:59 am

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

REVISED

4:04 pm, Apr 04, 2025

AMENDED MEETING AGENDA – TUESDAY APRIL 8, 2025**Zoning Board Meeting will hold a public hearing in the****Legislative Building at 700 Main Street.**

Meeting Starts 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

*****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***

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2023-12	Mina Ghobrial	219 HIGHLAND AVE	6:00PM
Review of the Special Permit under §181.94 of the City of Fitchburg Code to reinstate the variety convenience store in the existing pizza store, requesting a modification to hours of operation under the Special Permit, pursuant to §181.313 located in the Residential B District Map 22 Block 16 Lot 0			
ZBA-23-37	Carrol Caires	167 CANTON ST	6:00PM
Review of a Special Permit under §181.33 of the City of Fitchburg Code to build a 3-family townhouse style to replace a preexisting nonconforming structure with the same use post fire pursuant to §181.94 located in the Residential C District Map 141 Block 45 Lot 0			
ZBA-24-26	Olanrewaju Oyaronbi	76 SUMMER ST	6:00PM
Review of a Special Permit under §181.313D3 of the Fitchburg Code to operate a Class D Driving School pursuant to §181.94 located in the Neighborhood Business District (NB) Map 70 Block 13 Lot 0			
ZBA-23-40	Travis Beauvais	180 MAIN ST	6:00PM
Review of the Special Permit under §181.313D12 of the Fitchburg Zoning Ordinance to occupy and operate an Exhaust & Auto Repair (Motor Vehicle Repair Shop) pursuant to §181.94 located in the Downtown Business District Map 56 Block 26 Lot 0			
ZBA-2023-08	JoAnne Hamberg	1341 RINDGE RD	6:00PM
Review of the Special Permit under §181.94 of the Fitchburg Zoning Ordinance issued after remand from the Worcester Superior Court Zoning appeal, CA No. 2385CV00600 – A, by consent of all parties, and by Order of the Court, to the Board of Appeals, dated September 27, 2023, pursuant to §181.332 located in the Rural Residential District Map MBL 69R Block 8 Lot 0			
ZBA-25-2	Geoffrey Glifort	34 GRANITE ST	7:00PM
<i>Continued Hearing:</i> Special Permit under §181.332 of the Fitchburg Zoning Ordinance to convert the use of a non-conforming 3-family structure into a 4-family dwelling without increasing the structure's footprint pursuant to §181.94 located in the Residential C District Map 82 Block 133 Lot 0			

ZBA-25-3**Todd Anderson****208 BEMIS RD****7:30PM**

Special Permit under §181.333 of the City of Fitchburg Code to alter the pre-existing nonconforming 6' X 6' freestanding sign by installing a 35" X 63" LED message center into the pre-existing nonconforming sign frame constructed less than 10-feet from the side property line, which may "flash, rotate, make noise, move, or give the illusion of moving" as prohibited by § 181.5362. Pursuant to §181.94 located in the Neighborhood Business District Map 123 Block 10 Lot 0 *(To be continued to April 24, 2025)*

ZBA-25-4**Jon Collins****39 ARLINGTON ST****8:00PM**

Appeal to Overrule the Building Commissioner's 2/6/2025 zoning determination under §181.92 of the Fitchburg Zoning Ordinance that the premises would be used as Boarding or Lodging house, which use is prohibited in the Residential B District under §181.313A5, and which use was not disclosed on the Form of Intent (FI-24-218) proposal to continue the use as a single-family dwelling, requesting that the cease and desist order on the Building Permit (B-24-1328) be lifted. Applicant also request a reasonable accommodation on the basis that the premises have a possibility of being operated as a sobriety house, so-called, for individuals in recovery from substance abuse, who are therefore disabled individuals entitled to protection under state and federal law and reasonable accommodation from zoning requirements, the premises is located in the Residential B District Map 18 Block 21 Lot 0 *(To be continued to April 24, 2025)*

4. MISCELLANEOUS

- - Proposed amendments to fee schedule in Rules & Regs.

5. ●Continuation of Remote Attendance after expiration of COVID-era rules**6. ADJOURNMENT**