



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

**MEETING AGENDA – TUESDAY JUNE 11, 2024**

**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](mailto:mmata@fitchburgma.gov)

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE**  
**ATTENDANCE:**

CASE No.	APPLICANT	PROPERTY	TIME
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\*\*\* NOTE: All review cases will be called between 6:00 PM and 6:30 PM. Review cases may be taken out of order at the discretion of the Chair \*\*\*

<b>ZBA-2022-13</b>	<b>Adam Pishdadian</b>	<b>76 PRICHARD ST</b>	<b>6:00PM</b>
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Review of a Special Permit under §181.336 of the Fitchburg Code to reinstate a vacant/abandoned building and convert the use from one nonconforming use to another less detrimental nonconforming use as a two-family dwelling pursuant to §181.332 located in the Residential C District Map 31 Block 80 Lot 0

<b>ZBA-2022-33</b>	<b>Christopher Cordio</b>	<b>109 OAK HILL RD</b>	<b>6:00PM</b>
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Review of a Special Permit to operate a restaurant under §181.313 of the Fitchburg Zoning Ordinance located in the Residential C District at Map 63 Block 32 Lot 0

<b>ZBA-2023-10</b>	<b>Lewis Colten</b>	<b>21 UNION ST</b>	<b>6:00PM</b>
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Review of the Special Permit under §181.94 of the Fitchburg Zoning Ordinance to reinstate and change the use of a vacant/abandoned building from a church to a single-family dwelling pursuant to §181.333 located in the Residential C District Map 44 Block 141 Lot 0

<b>ZBA-2023-02</b>	<b>Maitland Ishmael</b>	<b>479 Water ST</b>	<b>6:00PM</b>
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Review of the Special Permit under §181.3332 of the City of Fitchburg Code to reinstate a vacant/abandoned building from one nonconforming use to another less detrimental nonconforming use as a duplex units pursuant to §181.313, located in the Neighborhood Business District at Map 96 Block 5 Lot 0

<b>ZBA-24-18</b>	<b>David &amp; Hailey Rousseau</b>	<b>480-490 MAIN ST</b>	<b>6:30PM</b>
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Special Permit under §181.313D3 of the Fitchburg Code to open an HVAC Trade School located in the Downtown/Intown Business District Map 43 Block 7 Lot 0

<b>ZBA-24-19</b>	<b>Marcus DiNatale</b>	<b>471 MT ELAM RD</b>	<b>6:45PM</b>
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Special Permit under §181.335 & §181.416 of the Fitchburg Code to demolish an existing 12’X14’ deck and build a new 16’X20’ deck attached to a single-family dwelling, encroaching upon the minimum rear yard setback 35-feet, leaving an approximately 29-foot rear yard setback, located in the Residential A District Map 112R Block 9 Lot A

**ZBA-24-20**                      **Sherri Moyen**                      **26 BURNAP ST**                      **7:00PM**  
Special Permit under §181.335 & §181.416 of the Fitchburg Code to erect a farmer's porch to the front and side of pre-existing nonconforming single-family dwelling, encroaching on the current front set-back from 17' +/- leaving approximately 10' (Minimum require 30') located in the Residential A District Map 93 Block 75 Lot 0

**ZBA-24-3**                      **Dallas Zabala**                      **376 CLARENDON ST**                      **7:15PM**  
**Continuance:** Special Permit under §181.33 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming three-family dwelling pursuant to §181.94 located in the Residential A District Map 103 Block 20 Lot 0

**4. MISCELLANEOUS**

**5. ADJOURNMENT**