

REVISED

1:18 pm, Jul 12, 2026

FITCHBURG CITY CLERK

Jun 23 2026 3:52 pm



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

REVISED

9:33 am, Jun 26, 2026

MEETING AGENDA – TUESDAY JULY 14, 2026**Zoning Board Meeting will hold a public hearing in the****Legislative Building at 700 Main Street.**

Meeting Starts at 6:00 PM

REVISED

3:03 pm, Jul 10, 2026

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

To view meeting materials please visit: <https://www.fitchburgma.gov/DocumentCenter/Index/3336>

1. Call to Order**PLEDGE OF ALLEGIANCE****2. Communications****ATTENDANCE:**

****Review of relevant changes to M.G.L. Chapter 40A, effective July 1 2026****

Added to Agenda less than 48 hours before meeting as an item not foreseeable, where the statutory change occurred on 7/9/2026 by act of Governor Healey, Chair was informed of change in the evening of 7/10/2026, but effective date of 7/1/2026 requires immediate implementation.

3. Hearings

CASE No.	APPLICANT	PROPERTY	TIME
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ZBA-26-11	Christiaan Mercier	326 BLOSSOM ST	6:00PM
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Continuance: Request for a Special Permit under §181.335 of the Fitchburg Zoning Ordinance to construct a 36X36 attached garage with living space above to a pre-existing nonconforming single-family dwelling encroaching the minimum side yard setback from 7.1'feet (15'feet is required) leaving 6.4' feet, and the rear yard setback to 24.6' feet (35'feet is required) pursuant to §181.94 located in the Residential A District Map 12 Block 5 Lot 0

ZBA-26-12	Mark Bergstresser	72-80 FRANKLIN RD	6:20PM
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Variance under §181.93 of the Fitchburg Zoning Ordinance to decorate adhesive vinyl signage covering 100% to the exterior of the window contrary to §181.5354(D) on the unit #84 Franklin Rd pursuant to §181.93 located in Commercial District Map 116 Block 63 Lot 0

ZBA-26-13	Joel Gutierrez	1151-1157 MAIN ST	6:40PM
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Special Permit under §181.313D13 of the Fitchburg Zoning Ordinance to continue the granted Special Permit (ZBA-2022-02) for the establishment car detailing business after termination of the prior Special Permit due to change of ownership, pursuant §181.94 located in the Downtown Business District Map 17 Block 67 Lot 0

ZBA-26-14	Fitchburg Housing Authority	1 NORMANDY RD	7:00PM
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Special Permit under §181.313D17 of the Fitchburg Zoning Ordinance to allow the construction of a 13,000 square-foot multi-purpose office and assembly facility intended to serve the Fitchburg Housing Authority and its residents both onsite and offsite of the facility pursuant to §181.94 located in the Residential C District Map 140 Block 4 Lot 0

ZBA-2022-13	Adam Pishdadian	76 PRICHARD ST	7:20PM
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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

4. MISCELLANEOUS

5. ADJOURNMENT