



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

Feb 22 2024 11:26 am

**MEETING AGENDA – TUESDAY MARCH 12, 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)

**\*\*In the event of cancelation of the scheduled hearing date of Tuesday, March 12, 2024, all matters shall be postponed to the alternate meeting date of Thursday, March 14, 2024, at the same listed time.\*\***

- |                   |                      |
|-------------------|----------------------|
| 1. Call to Order  | PLEDGE OF ALLEGIANCE |
| 2. Communications | ATTENDANCE:          |
| 3. Hearings       |                      |

CASE No.	APPLICANT	PROPERTY	TIME
----------	-----------	----------	------

**\*\*All review and Continuances will be called between 6:05 PM. Reviews and Continuances may be called out of order at the discretion of the Chair\*\***

<b>ZBA-24-2</b>	<b>Spectrum Health Systems, Inc.</b>	<b>72-80 FRANKLIN RD</b>	<b>6:00PM</b>
-----------------	--------------------------------------	--------------------------	---------------

Appeal to Overrule the Building Commissioner’s decision under §181.9222 of the Fitchburg Zoning Ordinance that they are required to seek a Special Permit and Site Plan Approval for the medication assisted therapy clinic use of the subject property due to the fact that Spectrum’s proposed use qualifies as an Educational Use, Exempt under Section 181.3 (Use Regulations) pursuant to §181.313 (see Table at B.2.), located in the Commercial District Map 116 Block 63 Lot 0

<b>ZBA-2022-14</b>	<b>Daniel Estevez</b>	<b>76 SUMMER ST</b>	<b>6:05PM</b>
--------------------	-----------------------	---------------------	---------------

Review of a Special Permit under §181.94 of the Fitchburg Zoning Ordinance to operate an adult daycare service pursuant to §181.313C1 located in the Neighborhood Business District Map 70 Block 13 Lot 0

<b>ZBA-23-34</b>	<b>Luis Hernandez</b>	<b>21 MARKET ST</b>	<b>6:05PM</b>
------------------	-----------------------	---------------------	---------------

**Continuance:** Special Permit under §181.333 & §181.336 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming mix-used building changing the use to another nonconforming less detrimental use as a two-family dwelling pursuant to §181.94 located in the Residential C District Map 141 Block 77 Lot 0

<b>ZBA-23-32</b>	<b>Henry Genao</b>	<b>118-120 INTERVALE RD</b>	<b>6:05PM</b>
------------------	--------------------	-----------------------------	---------------

**Continuance:** Special Permit under §181.336 to reinstate and change the use on a vacant/abandoned non-conforming 3-family structure to a less detrimental non-conforming use as a two-family dwelling after a fire pursuant to §181.94 located in the Neighborhood Business District Map 124 Block 1 Lot 0

<b>ZBA-23-35</b>	<b>Luis Rodriguez</b>	<b>513 WILLIAMS RD</b>	<b>6:05PM</b>
------------------	-----------------------	------------------------	---------------

**Continuance:** Special Permit under §181.335 of the Fitchburg Zoning Ordinance to build a 16’ X 20’ shed on the right-side of the house encroaching the side set-back leaving approximately 10’ from the property line pursuant to §181.416 located in the Rural Residential District Map 78R Block 14 Lot 0

<b>ZBA-23-39</b>	<b>Rayco Motors / Harold Mateo</b>	<b>447 WATER ST</b>	<b>6:30PM</b>
------------------	------------------------------------	---------------------	---------------

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

