

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

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 ATTENDANCE:

2. Communications

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

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

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

ZBA-2022-14 Daniel Estevez 76 SUMMER ST 6:05PM

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

ZBA-23-34 Luis Hernandez 21 MARKET ST 6:05PM

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

ZBA-23-32 Henry Genao 118-120 INTERVALE RD 6:05PM

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

ZBA-23-35 Luis Rodriguez 513 WILLIAMS RD 6:05PM

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

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

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-23-40 Travis Beauvais 180 MAIN ST 6:45PM

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-24-1 Nicole & Derek Shell 493 PEARL HILL RD 7:00PM

Special Permit under §181.4215 of the Fitchburg Zoning Ordinance to install of eight-foot-high vinyl fence along a portion of the northern edge of the property, exceeding the six-foot height limit, pursuant to §181.94 located in the Rural Residential District Map S19 Block 44 Lot 0

ZBA-23-38 River Street Enterprises, LLC 78 RIVER ST 7:15PM David Macchia

Special Permit under §181.313D24 of the Fitchburg Zoning Ordinance to establish a Dog Training Elite facility (general service establishment) pursuant to §181.94 located in the Industrial District Map 28 Block 4 Lot 0

ZBA-24-4 Stephen Seney 1030 ASHBY STATE RD 7:30PM

Dimensional Variance under §181.93 of the Fitchburg Zoning Ordinance to construct an addition (garage) along the left side encroaching the minimum setback require from 25' leaving 12' on the existing single-family structure pursuant to §181.416 located in the Rural Residential District Map S3 Block 38 Lot A

ZBA-24-5 Jonathan Calcerrada 672-678 WATER ST 7:45PM

Special Permit under §181.313D12 of the Fitchburg Zoning Ordinance to open an Auto Repair (Motor Vehicle Repair Shop) pursuant to §181.94 located in the Neighborhood Business District Map 108 Block 35 Lot A

ZBA-24-6 Phil Colameta 133 SOUTHWICK ST 8:00PM

Special Permit under §181.335 of the Fitchburg Zoning Ordinance seeking relief of the zoning setbacks on the left front-yard encroaching from 8.6' to 6.9' (30' Min. Requirement) on the existing single-family structure pursuant to §181.416 located in the Residential A District Map 313 Block 14 Lot 0

ZBA-24-7 Garrett Patterson 481 MECHANIC ST 8:15PM

Variance under §181.93 of the Fitchburg Zoning Ordinance to construct a two-family dwelling pursuant to §181.313 located in the Residential A District Map 169 Block 27 Lot 1

ZBA-24-8 Yvonne Larson 38 JEANNETTE ST 8:30PM

Dimensional Variance under §181.93 of the Fitchburg Zoning Ordinance to erect a 6'X4.12' porch on the front of the existing single-family structure encroaching the minimum setback require from 25' leaving 21' pursuant to §181.416 located in the Residential B District Map 101 Block 5 Lot 0

- 4. MISCELLANEOUS
- 5. ADJOURNMENT