

Dec 23 2025 3:55 pm



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

REVISED

2:44 pm, Jan 13, 2026

**MEETING AGENDA – TUESDAY January 13, 2026**  
**Zoning Board Meeting will hold a public hearing in the**  
**Legislative Building at 700 Main Street.**

Meeting starts at 6:00 PM

**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           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------|----------------|
| <b>ZBA-25-9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Emad Iskandar</b>   | <b>109 OAK HILL RD</b>      | <b>6:00PM</b>  |
| Review of the Special Permit under §181.33 of the Fitchburg Zoning Ordinance to reinstate an Abandoned/Vacant structure from the last legal use (Restaurant) to operate a retail store under §181.313 not making any structural changes pursuant to §181.94 located at Residential C District Map 63 Block 32 Lot 0                                                                                                                                                                                                                                                                                                                                                                                                |                        |                             |                |
| <b>ZBA-25-16</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Carlos Quinones</b> | <b>43 Hazel St</b>          | <b>6:15 PM</b> |
| <b>Continuance:</b> Special Permit under §181.333 of the City of Fitchburg Code to expand a pre-existing nonconforming structure, due to a proposed change in use from a two-family dwelling into a three-family dwelling, pursuant §181.94 located in the Residential B District Map 66 Block 46 Lot 0                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                             |                |
| <b>ZBA-25-22</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Artem Fandin</b>    | <b>185 High Rick Rd</b>     | <b>6:30 PM</b> |
| <b>Continuance:</b> Special permit under §181.33 of the Fitchburg Zoning Ordinance to demo a preexisting non-conforming structure to construct a new single-family dwelling extending the non-conformity on a nonconforming lot pursuant to §181.94 located in the Rural Residential District Map 288 Block 9 Lot 0                                                                                                                                                                                                                                                                                                                                                                                                |                        |                             |                |
| <b>ZBA-25-28</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Yamil Gomez</b>     | <b>40 MIAMI ST</b>          | <b>6:45PM</b>  |
| Dimensional Variance under §181.93 of the Fitchburg Code to the expansion of an existing garage by approximately 4-feet encroaching further into the required rear yard setback leaving approximately 31.4' feet (35-feet required) pursuant to §181.416 located in the Residential A District Map 146 Block 33 Lot 0                                                                                                                                                                                                                                                                                                                                                                                              |                        |                             |                |
| <b>ZBA-25-27</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>William Bourque</b> | <b>151&amp;177 SOUTH ST</b> | <b>7:15PM</b>  |
| Appeal to Overrule the Building Commissioner's October 21, 2025 zoning determination under §181.9222 of the Fitchburg Code regarding the proposed conversion of a school building into a healthcare and rehabilitation center, including urgent care, behavioral health crisis and urgent care, and enhanced residential treatment for substance abuse and mental health rehabilitation, without Special Permit or Site Plan review of the subject property, due to the Building Commissioner's classification of the proposed use as an exempt "educational use" under §181.3 (Use Regulations) pursuant to §181.313 (Table of Uses at B(2)) located in the Neighborhood Business District Map 81 Block 6&5 Lot 0 |                        |                             |                |

REVISED

4:06 pm, Jan 13, 2026

**4. MISCELLANEOUS**

- Election of Officers
- Rules & Regs – Informal discussion of modification of application requirements in ZBA Rules & Regs, including but not limited to engineered/surveyed stamped plans, written response to variance, special permit and administrative appeal criteria, and informal review for completeness prior to submission to City Clerk

**5. ADJOURNMENT**