

May 21 2026 12:32 pm



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

**MEETING AGENDA – TUESDAY JUNE 09, 2026**  
**Zoning Board Meeting will hold a public hearing in the**  
**Legislative Building at 700 Main Street.**

**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)

**\*\*\*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\*\*\***

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

CASE No.	APPLICANT	PROPERTY	TIME
<b>ZBA-25-10</b>	<b>Gabriel Iwano</b>	<b>0 AUTHORITY DRIVE</b>	<b>6:00 PM</b>
Review of the Special Permit under §181.313E5 of the Fitchburg Zoning Ordinance to construct a 4,000-sf steel building and operate as a contractor’s yard use for a construction business pursuant to §181.94 located in the Industrial District Map 118R Block 6 Lot CI			

<b>ZBA-25-06</b>	<b>AG Dream Flip LLC/Casdi Realty LLC</b>	<b>83-85 MARSHALL ST</b>	<b>6:00PM</b>
Review of the modification of existing Special Permit ZBA-2022-05 under §181.94 of the City of Fitchburg Code to construct (2) parking spots and a retaining wall structure, as depicted on the original submitted and approved site plan, on an abandoned and unbuilt private way subject to operation of the derelict fee statute, up to the center line of said private way, at the property owners own risk, located in the Residential C District Map 10 Block 64 Lot 0			

<b>ZBA-26-11</b>	<b>Christiaan Mercier</b>	<b>326 BLOSSOM ST</b>	<b>6:30PM</b>
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			

<b>ZBA-26-3</b>	<b>William Bourque</b>	<b>151 SOUTH ST</b>	<b>6:45PM</b>
<b>Continuance:</b> Appeal to Revoke the Building Commissioner’s building Permit (B-25-1727) issuing March 10, 2026, 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			

- 4. MISCELLANEOUS
- 5. ADJOURNMENT