



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

*Jun 20 2025 3:14 pm*

**AMENDED MEETING AGENDA – JULY 8<sup>th</sup>, 2025**  
**Zoning Board Meeting will hold a public hearing in the**  
**Legislative Building at 700 Main Street.**  
Meeting Starts at 6:00PM

**REVISED**

**1:59 pm, Jun 27, 2025**

**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 [ngomez@fitchburgma.gov](mailto:ngomez@fitchburgma.gov)

**\*\* Please note that all Review Hearings may be called between 6:00 PM and 7:15 PM out of order at the discretion of the Chair \*\***

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE**  
**ATTENDANCE:**

CASE No.	APPLICANT	PROPERTY	TIME
<b>ZBA-2023-12</b>	<b>Mina Ghobrial</b>	<b>219 HIGHLAND AVE</b>	<b>6:00 PM</b>
Review of the Special Permit under §181.94 of the City of Fitchburg Code to reinstate the variety convenience store in the existing pizza store pursuant to §181.313 located in the Residential B District Map 22 Block 16 Lot 0			
<b>ZBA-23-27</b>	<b>Mark Brideau</b>	<b>0 COBBLER DR.</b>	<b>6:00 PM</b>
Review of a Special Permit under §181.313E5 of the Fitchburg Zoning Ordinance to open a contractor's yard and erect a 4000SF steel building to be used for storage pursuant to §181.94 located in the Industrial District Map 114R Block 10 Lot 1B			
<b>ZBA-24-30</b>	<b>Toufic Boulos</b>	<b>672-678 WATER ST</b>	<b>6:00 PM</b>
Review of a Special Permit under §181.313D11&12 of the Fitchburg Zoning Ordinance to transfer a prior Special Permit for the business use as a small Motor Vehicle Sale and grant an additional use as a motor vehicle repair shop due to business ownership change pursuant to §181.94 located in the Neighborhood Business District (NB) Map 109 Block 35 Lot A			
<b>ZBA-24-18</b>	<b>IVJ Group, LLC</b>	<b>87, 89 &amp; 91 RIVER ST</b>	<b>6:00 PM</b>
Review of the Special Permit under §181.333 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming use buildings and change the nonconforming structure to provide for a substantially different purpose from manufacturing to a multifamily development pursuant to §181.336, §181.74 & §181.94 located in the Adaptive Industrial District Map Block and Lot 28/26/B, 28/26/A & 28/26/0			
<b>ZBA-2023-08</b>	<b>JoAnne Hamberg</b>	<b>1341 RINDGE RD</b>	<b>6:00PM</b>
Review of the Special Permit under §181.94 of the Fitchburg Zoning Ordinance issued after remand from the Worcester Superior Court Zoning appeal, CA No. 2385CV00600 – A, by consent of all parties, and by Order of the Court, to the Board of Appeals, dated September 27, 2023, pursuant to §181.332 located in the Rural Residential District Map MBL 69R Block 8 Lot 0			

**ZBA-24-18                      David & Hailey Rousseau                      480-490 MAIN ST                      6:00PM**

Review of Special Permit under §181.313D3 of the Fitchburg Code to open an HVAC Trade School located in the Downtown/Intown Business District Map 43 Block 7 Lot 0

**ZBA-24-33                      Caleb Rivera                      59 CULLEY ST                      6:00PM**

Review of the Special Permit under §181.313D13 & §181.33 of the Fitchburg Code to operate an Automotive Detailing business pursuant to §181.94 located in the Neighborhood Business District (NB) Map 33 Block 35 Lot A

**ZBA-25-7                      Troy Hines                      79-81 BEMIS RD                      7:15PM**

**Continuance:** Special Permit under §181.313 and §181.33 of the Fitchburg Zoning Ordinance to change a detrimental non-conforming mixed-use structure (1<sup>st</sup> floor restaurant & 2<sup>nd</sup> floor apartment) to a less detrimental non-conforming used as a two-family dwelling pursuant to §181.94 located in the Neighborhood Business District Map 133 Block 67 Lot 0

**ZBA-25-10                      Gabriel Iwano                      0 AUTHORITY DRIVE                      7:30 PM**

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

**ZBA-25-11                      MOC, Inc.                      85-95 FAIRMOUNT ST                      8:00 PM**

Height Variance under §181.416 of the Fitchburg Zoning Ordinance build a 4-story multi-family development with 41- space podium parking to serve multiple properties (0 Fairmount & Clarendon St), increasing the maximum height permitted from 36 feet to 43 feet, pursuant to §181.93 located in the Neighborhood Business District Map 50 Block 2 Lot 0 & (50-1-0 + 50-1-A)

**ZBA-25-12                      Joan McCann                      44 BELAIR DRIVE                      8:15 PM**

Appeal to Overrule the Building Commissioner's determination under §181.92 to issue a Building Permit (B-25-285) to erect a single-family dwelling on a dimensionally nonconforming lot 11,757 SF in area as opposed to the 12,000 SF required under §181.416 of the Fitchburg Zoning Ordinance, due to the operation of the newly passed Affordable Home Act and MGL 40A, §1A, affecting the merger of undersized lots in common ownership/depicted on a recorded plan, due to the fact that the lot in question was not held in common ownership at the time the change in law took effect located in the Residential A District Map 145 Block 31 Lot 0

**ZBA-25-8                      Eric Quintana                      48 CULLEY ST                      8:30PM**

**Continuance:** Special Permit under §181.313D12 of the City of Fitchburg Code to conduct an automotive repair facility changing business ownership (previously Brian's Auto Repair) pursuant to §181.94 located in the Neighborhood Business District Map 33 Block 37 Lot 0

#### **4. MISCELLANEOUS**

- **Proposed amendments to fee schedule in Rules & Regs.**
- **Continuation of Remote Attendance after expiration of COVID-era rules**

#### **5. ADJOURNMENT**