



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

FITCHBURG CITY CLERK

Aug 22 2025 3:44 pm

MEETING AGENDA – SEPTEMBER 18, 2025
Zoning Board Meeting will hold a public hearing in the
Legislative Building at 700 Main Street.
Meeting Starts at 6:00PM

REVISED

4:23 pm, Sep 10, 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

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
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-25-14	Paul Hansen	25 WARREN ST	6:00PM
Special Permit under §181.782 of the City of Fitchburg Code to park a commercial vehicle (over 10,000 GVW) at a residential dwelling for the purpose of operating a home occupation not allowed by right, pursuant to §181.94 located in the Residential A zoning District Map 93 Block 42 Lot 0			
ZBA-25-15	Troy Hines	395 WATER ST	6:20PM
Special Permit under §181.333 of the City of Fitchburg Code to alter a non-conforming structure to be used for a substantially different purpose as a single-family dwelling, converting the use from the last known prior uses of a business office or fire station, pursuant to §181.94 located in the Neighborhood Business District Map 95 Block 44 Lot 0			
ZBA-25-16	Carlos Quinones	43 HAZEL ST	6:45PM
Special Permit under §181.333 of the City of Fitchburg Code to expand a pre-existing nonconforming structure, due to a proposed change the 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			
ZBA-25-17	Austin DiMaria	59 CULLEY ST	7:15PM
Special Permit under §181.313D12&13 of the City of Fitchburg Code to operate a Motor Vehicle Repair and Body Shop and Motor Vehicle Service Station or Car Wash, pursuant to §181.94 located in the Neighborhood Business District Map 33 Block 35 Lot A			
ZBA-25-18	Elizabeth Allain	89 ST ANTHONY ST	7:45PM
Special Permit under §181.333 of the City of Fitchburg Code erect a 12' x 12' home office addition to the rear of the pre-existing non-conforming structure encroaching the rear side setback (35 requirement) leaving approximately 11+/- feet from the property line pursuant to §181.94 located in the Residential A District Map 120 Block 24 Lot 0			

4. MISCELLANEOUS

5. ADJOURNMENT