



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

REVISED
4:26 pm, Feb 16, 2024

MEETING AGENDA – THURSDAY FEBRUARY 22, 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

- 1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No. APPLICANT PROPERTY TIME

Review cases may be taken out of order at the discretion of the Chair

***Opportunity for Informal Discussion on ABA-23-38, ZBA-23-39, ZBA-23-40 & ZBA-24-1 starting at
6:30. All informal discussion cases will be called between 6:30 PM and 7:00 PM.***

ZBA-2022-30 KM R2 Realty LLC 80 SOUTH ST 6:00PM
Review of a Special Permit under §181.333 of the Fitchburg Zoning Ordinance to alter an existing
nonconforming structure to provide for a substantially different purpose (multifamily housing) located
in the Residential C District at Map 68 Block 65 Lot 0

ZBA-2022-17 Jeffrey Summers 69 HIGH ST 6:15PM
Review of the Special Permit under §181.94 & §181.77 of the Fitchburg Zoning Code to operate a sober
house pursuant to §181.313A5 within a reasonable accommodation in accordance under the Fair Housing
Act 42 U.S.C. 3602 located in the Residential C District Map 19 Block 22 Lot 0

4. Informal Discussions

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 6:30PM
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 6:30PM
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

- 5. MISCELLANEOUS
6. ADJOURNMENT

****Due to the weather postponement of the Zoning Board of Appeals meeting scheduled for February 13, 2024, public hearings on the cases listed below were postponed and are expected to be rescheduled for March 2024 meeting dates. The March ZBA schedule is being finalized and an Agenda will be issued and posted in accordance with applicable law listing the date and time for these public hearings. Please check the City's Agenda Center or contact the City Zoning Secretary for an updated schedule.****

ZBA-23-38	River Street Enterprises, LLC	78 RIVER ST
ZBA-23-39	Rayco Motors / Harold Mateo	447 WATER ST
ZBA-23-40	Travis Beauvais	180 MAIN ST
ZBA-24-1	Nicole & Derek Shell	493 PEARL HILL RD
ZBA-24-2	Spectrum Health Systems, Inc.	72-80 FRANKLIN RD

[ZBA-24-2 - Zoning Determination & Addendum](#)