



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

Aug 23 2023 3:10 pm

MEETING AGENDA – TUESDAY SEPTEMBER 12, 2023
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

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-23-20	Abel Gonzalez	151 SOUTH ST	6:00PM
Continue – Application for Use of Variance under §181.932 of the Fitchburg Zoning Ordinance to operate a Lodging or Boarding House pursuant to §181.313A5 located in the Neighborhood Business District Map 81 Block 6 Lot 0			
ZBA-2022-26	Michelle Ouahdani	292 FIFTH MASS TRPK	6:15PM
Review of the Special Permit under §181.94 of the City of Fitchburg Code to keep chickens on the property pursuant to §181.313 located in the Residential B District Map 269 Block 9 Lot 0			
ZBA-2022-21	Tara Pena	447 WATER ST	6:30PM
Review of a Special Permit under §181.94 of the Fitchburg Zoning Ordinance to continue the business operation of an Auto Dealership and Repair pursuant to §181.313D11&12 located in the Neighborhood Business District Map 95 Block 59 Lot 0			
ZBA-2022-05	AG Dream Flip LLC	83-85 MARSHALL ST	6:45PM
Review of the Special Permit under §181.3366 of the City of Fitchburg Code to reinstate a vacant/Abandoned building as a 3-family dwelling located in the Residential C District Map 10 Block 64 Lot 0			
ZBA-2022-14	Daniel Estevez	76 SUMMER ST	7:00PM
Review of a Special Permit under §181.94 of the Fitchburg Zoning Ordinance to operate an adult daycare service pursuant to §181.313C1 located in the Neighborhood Business District Map 70 Block 13 Lot 0			
ZBA-2022-33	Christopher Cordio	109 OAK HILL RD	7:15PM
Review of a Special Permit to operate a restaurant under §181.313 of the Fitchburg Zoning Ordinance located in the Residential C District at Map 63 Block 32 Lot 0			
ZBA-23-22	IVJ Group, LLC	87, 89 & 91 RIVER ST	7:30PM
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			

