

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

PLEDGE OF ALLEGIANCE

2. Communications

ATTENDANCE:

3. Hearings

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/O

ZBA-23-23 David Bilotta 0 GALE ST 7:50PM

Variance under §181.93 of the Fitchburg Zoning Ordinance seeking a relief for a dimensional frontage requirement to erect a two-family dwelling pursuant to §181.416 located in the Residential B District Map 110 Map 3 Lot 0

ZBA-23-24 Rafael Borges 100 CLARENDON ST 8:05PM

Dimensional Variance under §181.93 of the Fitchburg Zoning Ordinance to reduce the Lot area in frontage/front, side and rear yard setback on a 6,300 SF lot with less than the minimum requirements to erect a three-family dwelling pursuant to §181.416 located in the Residential C District Map 63 Block 97 Lot 0

ZBA-2022-17 Jeffrey Summers 69 HIGH ST 8:20PM

Continue - 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. MISCELLANEOUS

ZBA-2020-21 Matthew Thibeault 0 PEARL HILL PK 177 ETONIAN PK

Variance under §181.961 for a dimensional frontage require on a new single-family dwelling construction located in the Rural Residential District Map 70R Block 40 Map 1A

"Request for a finding on a dimensional variance granted on November 10, 2021 and extended on February 8, 2022 to an expiration date of June 7, 2022, as to whether the granted variance was exercised or equitably tolled prior to lapse of the variance pursuant to M. G. L. C. 40A, Sections 10 and 11, and Section 181.9316 of the Fitchburg Zoning Ordinance."

• - DISCUSSION OF REVISIONS TO BOARD OF APPEALS RULES AND REGULATIONS

5. ADJOURNMENT