



Oct 14 2025 9:52 am

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

MEETING AGENDA – October 23, 2025
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 ngomez@fitchburgma.gov

**** Please note that all Review Hearings may be called between 6:00 PM and 7:00 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
ZBA-2023-15	Nadel Antonio	348 ELM ST	6:00PM
Review of a Special Permit under §181.332 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming mix-used structure changing the use to another nonconforming less detrimental use as a duplex pursuant to §181.94 located in the Residential C District Map 10 Block 115 Lot 0			
ZBA-24-21	Lance Fraumeni	58 CASCADE ST	6:00PM
Review of a Special Permit under §181.33 to reinstate a vacant/abandoned mix-use structure changing the use to another nonconforming less detrimental use as a single-family dwelling pursuant to §181.94 located in the Residential B District Map 244 Block 21 Lot 0			
ZBA-24-30	Toufic Boulos	672-678 WATER ST	6:00 PM
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			
ZBA-23-40	Travis Beauvais	180 MAIN ST	6:00PM
Review of the 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-25-11	MOC, Inc.	85-95 FAIRMOUNT ST	6:00 PM
Review of 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-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-25-8 **Eric Quintana** **48 CULLEY ST** **6:00PM**
Review of 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

ZBA-2023-12 **Mina Ghobrial** **219 HIGHLAND AVE** **6:00PM**
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, requesting a modification to hours of operation under the Special Permit, pursuant to §181.313 located in the Residential B District Map 22 Block 16 Lot 0

ZBA-25-21 **Glenny Keith** **463 MT ELAM RD** **7:00 PM**
Dimensional Variance under §181.75 & §181.313 of the Fitchburg Zoning Ordinance to construct a single-family dwelling on a rear lot with access through a 40-foot-wide right-of-way pursuant to §181.93 located in the Residential A District Map 112 Block 6 Lot A

ZBA-25-22 **Artem Fandin** **185 HIGH ROCK RD** **7:15 PM**
Special permit under §181.33 of the Fitchburg Zoning Ordinance to demo a preexisting non-conforming structure to construct a new single-family dwelling extending the non-conformity on a nonconforming lot pursuant to §181.94 located in the Rural Residential District Map 288 Block 9 Lot 0

ZBA-25-23 **Joan McCann** **44 BEL AIR DR** **7:30 PM**
Appeal to Overrule the Building Commissioner's determination under §181.92 to overturn the denial of a cease-and-desist request on the construction of 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 located in the Residential A District Map 145 Block 31 Lot 0

4. MISCELLANEOUS

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

5. ADJOURNMENT