



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

Jul 15 2025 1:11 pm

MEETING AGENDA – JULY 31, 2025
Zoning Board Meeting will hold a public hearing in the
Legislative Building at 700 Main Street.
Meeting Starts at 6:30PM

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-25-12	Joan McCann	44 BELAIR DRIVE	6:30 PM

Continuance: Appeal to Overrule the Building Commissioner's determination under §181.92 to issue a Building Permit (B-25-285) to erect 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 effect located in the Residential A District Map 145 Block 31 Lot 0

4. MISCELLANEOUS
5. ADJOURNMENT