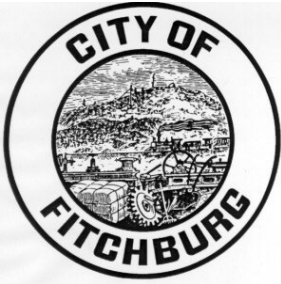


Aug 20 2025 12:13 pm

**REVISED**

4:20 pm, Aug 20, 2025



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

**MEETING AGENDA – SEPTEMBER 9, 2025**

Zoning Board of Appeals 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](mailto:ngomez@fitchburgma.gov).

**\*\* Please note that Review Hearings scheduled at 6:00 PM and for 7:00 PM may be called out of order at the discretion of the Chair. Reviews scheduled for 6:00 PM are expected to be heard between 6:00 and 7:00 PM. Reviews scheduled for 7:00 PM are expected to be heard at 7:00 PM and thereafter. \*\***

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE**  
**ATTENDANCE:**

CASE No.	APPLICANT	PROPERTY	TIME
<b>ZBA-2022-13</b>	<b>Adam Pishdadian</b>	<b>76 PRICHARD ST</b>	<b>6:00PM</b>
Review of a Special Permit under §181.336 of the Fitchburg Code to reinstate a vacant/abandoned building and convert the use from one nonconforming use to another less detrimental nonconforming use as a two-family dwelling pursuant to §181.332 located in the Residential C District Map 31 Block 80 Lot 0			
<b>ZBA-23-27</b>	<b>Mark Brideau</b>	<b>0 COBBLER DR.</b>	<b>6:00 PM</b>
Review of a Special Permit under §181.313E5 of the Fitchburg Zoning Ordinance to open a contractor's yard and erect a 4000SF steel building to be used for storage pursuant to §181.94 located in the Industrial District Map 114R Block 10 Lot 1B			
<b>ZBA-24-34</b>	<b>Carlos Martins</b>	<b>28 HEYWOOD ST</b>	<b>6:00PM</b>
Review of a Special Permit §181.336 of the Fitchburg Code to reinstate a vacant/abandoned nonconforming structure and/or use from a Group Home and under §181.333 to alter a nonconforming structure to provide for a substantially different purpose by Special Permit pursuant to §181.94 located in the Residential C (RC) District Map 95 Block 100 Lot 0			
<b>ZBA-2023-12</b>	<b>Mina Ghobrial</b>	<b>219 HIGHLAND AVE</b>	<b>6:00PM</b>
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			
<b>ZBA-23-22</b>	<b>IVJ Group, LLC</b>	<b>87, 89 &amp; 91 RIVER ST</b>	<b>6:00 PM</b>
Review of the 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

**ZBA-2023-08                      JoAnne Hamberg                      1341 RINDGE RD                      7:00PM**  
Review of the Special Permit under §181.94 of the Fitchburg Zoning Ordinance issued after remand from the Worcester Superior Court Zoning appeal, CA No. 2385CV00600 – A, by consent of all parties, and by Order of the Court, to the Board of Appeals, dated September 27, 2023, pursuant to §181.332 located in the Rural Residential District Map MBL 69R Block 8 Lot 0

**ZBA-25-2                                      Geoffrey Glifort                                      34 GRANITE ST                                      7:00PM**  
Review of the Special Permit under §181.332 of the Fitchburg Zoning Ordinance to convert the use of a non-conforming 3-family structure into a 4-family dwelling without increasing the structure's footprint pursuant to §181.94 located in the Residential C District Map 82 Block 133 Lot 0

**ZBA-23-40                                      Travis Beauvais                                      180 MAIN ST                                      7:00PM**  
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-24-18                                      David & Hailey Rousseau                                      480-490 MAIN ST                                      7:00PM**  
Review of Special Permit under §181.313D3 of the Fitchburg Code to open an HVAC Trade School located in the Downtown/Intown Business District Map 43 Block 7 Lot 0

**ZBA-25-7    Troy Hines    79-81 BEMIS RD    7:00PM**  
Review of the Special Permit under §181.313 and §181.33 of the Fitchburg Zoning Ordinance to change a detrimental non-conforming mixed-use structure (1<sup>st</sup> floor restaurant & 2<sup>nd</sup> floor apartment) to a less detrimental non-conforming used as a two-family dwelling pursuant to §181.94 located in the Neighborhood Business District Map 133 Block 67 Lot 0

#### **4. MISCELLANEOUS**

#### **5. ADJOURNMENT**