



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

FITCHBURG CITY CLERK

May 22 2025 2:04 pm

MEETING AGENDA – JUNE 10, 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

**** 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-24-18	David & Hailey Rousseau	480-490 MAIN ST	6:00PM
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-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-2023-08	JoAnne Hamberg	1341 RINDGE RD	6:00PM
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-23-37	Carrol Caires	167 CANTON ST	6:00PM
Review of a Special Permit under §181.33 of the City of Fitchburg Code to build a 3-family townhouse style to replace a preexisting nonconforming structure with the same use post fire pursuant to §181.94 located in the Residential C District Map 141 Block 45 Lot 0			
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-25-7	Troy Hines	79-81 BEMIS RD	7:00PM
Special Permit under §181.313 and §181.33 of the Fitchburg Zoning Ordinance to change a detrimental non-conforming mixed-use structure (1 st floor restaurant & 2 nd 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			

ZBA-25-8 Eric Quintana 48 CULLEY ST 7:15PM

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-25-9 Emad Iskandar 109 Oak Hill Rd 7:30PM

Special Permit under §181.33 of the Fitchburg Zoning Ordinance to reinstate an Abandoned/Vacant structure from the last legal use (Restaurant) to operate a retail store under §181.313 not making any structural changes pursuant to §181.94 located at Residential C District Map 63 Block 32 Lot 0

4. MISCELLANEOUS

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

5. ADJOURNMENT