

Nov 22 2023 1:00 pm



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

MEETING AGENDA – TUESDAY DECEMBER 12, 2023
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 mmata@fitchburgma.gov

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
----------	-----------	----------	------

*** NOTE: All review cases will be called between 6:00 PM and 7:00 PM. Review cases may be taken out of order at the discretion of the Chair ***

ZBA-2022-30	KM R2 Realty LLC	80 SOUTH ST	6:00PM
--------------------	-------------------------	--------------------	---------------

Review of a Special Permit under §181.333 of the Fitchburg Zoning Ordinance to alter an existing nonconforming structure providing a substantially different purpose (multifamily housing) located in the Residential C District at Map 68 Block 65 Lot 0

ZBA-2023-15	Nadel Antonio	348 ELM ST	6:00PM
--------------------	----------------------	-------------------	---------------

Continuance: 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-2022-05	AG Dream Flip LLC	83-85 MARSHALL ST	6:00PM
--------------------	--------------------------	--------------------------	---------------

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-2022-21	Tara Pena	447 WATER ST	6:00PM
--------------------	------------------	---------------------	---------------

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-2023-10	Lewis Colten	21 UNION ST	6:00PM
--------------------	---------------------	--------------------	---------------

Review of the Special Permit under §181.94 of the Fitchburg Zoning Ordinance to reinstate and change the use of a vacant/abandoned building from a church to a single-family dwelling pursuant to §181.333 located in the Residential C District Map 44 Block 141 Lot 0

ZBA-23-28	Jessica Bisol	30 HARUGARI ST	7:00PM
------------------	----------------------	-----------------------	---------------

Continuance - Special Permit under §181.78 of the Fitchburg Zoning Ordinance to conduct a Home Occupation Business for a Studio Salon pursuant to §181.94 located in the Residential B District Map 78 Block 25 Lot 0

ZBA-23-33 **R.P.N. Real Estate Investment** **133 CEDAR ST** **7:15PM**
Jonathan Silverstein

Request for favorable action within two years of unfavorable action due to specific and material changes in condition under M.G.L. c. 40A §16. Request to submit a new application for Special Permit under §181.333 & §181.336 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming structure as a two-family dwelling pursuant to §181.94 located in the Residential B District Map 22 Block 36 Lot 0, after unfavorable action by decision dated February 21, 2023.

ZBA-23-34 **Luis Hernandez** **21 MARKET ST** **7:30PM**

Special Permit under §181.333 & §181.336 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming mix-used building changing the use to another nonconforming less detrimental use as a two-family dwelling pursuant to §181.94 located in the Residential C District Map 141 Block 77 Lot 0

ZBA-23-35 **Luis Rodriguez** **513 WILLIAMS RD** **7:45PM**

Special Permit under §181.335 of the Fitchburg Zoning Ordinance to build a 16' X 20' shed on the right-side of the house encroaching the side set-back leaving approximately 10' from the property line pursuant to §181.416 located in the Rural Residential District Map 78R Block 14 Lot 0

4. MISCELLANEOUS

5. ADJOURNMENT