

Oct 28 2025 1:41 pm

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

MEETING AGENDA – November 13, 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

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	
TIMEZBA-25-2	Geoffrey Glifort	34 GRANITE ST	
6:00 PM			

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-25-16	Carlos Quinones	43 HAZEL ST	6:15 PM
Continuance: Special Permit under §181.333 of the City of Fitchburg Code to expand a pre-existing nonconforming structure, due to a proposed change in use from a two-family dwelling into a three-family dwelling, pursuant §181.94 located in the Residential B District Map 66 Block 46 Lot 0			

ZBA-25-23	Joan McCann	44 BEL AIR DR	6:30 PM
Continuance: 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			

ZBA-25-22	Artem Fandin	185 HIGH ROCK RD	7:15 PM
Continuance: 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-25-17	Austin DiMaria	59 CULLEY ST	7:30 PM
Continuance: Special Permit under §181.313D12&13 of the City of Fitchburg Code to operate a Motor Vehicle Repair and Body Shop and Motor Vehicle Service Station or Car Wash, pursuant to §181.94 located in the Neighborhood Business District Map 33 Block 35 Lot A			

ZBA-25-24

Douglas Wohn

46 ESSEX ST

7:45 PM

Variance from the provisions of §181.415 of the City of Fitchburg Code to build a three story 4-6 family dwelling as a second structure on the same lot as an existing 2-family dwelling (48 Essex St) pursuant to §181.93 located in the Residential B District Map 3 Block 56 Lot 0

4. MISCELLANEOUS

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

5. ADJOURNMENT