



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

Apr 22 2026 4:17 pm

MEETING AGENDA – TUESDAY MAY 12, 2026
Zoning Board Meeting will hold a public hearing in the
Legislative Building at 700 Main Street.

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

*** NOTE: All review cases will be called between 6:00 PM and 6:300 PM. Review cases may be taken out of order at the discretion of the Chair ***

- | | |
|-------------------|----------------------|
| 1. Call to Order | PLEDGE OF ALLEGIANCE |
| 2. Communications | ATTENDANCE: |
| 3. Hearings | |

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-25-5	Mark Borenstein	104 DANIELS ST	6:00PM
Review of the Special Permit under §181.3366 of the Fitchburg Code to reinstate an abandoned structure and multifamily use of a preexisting nonconforming 3-story mixed-use (one commercial unit and 5-dwelling unit) structure, and under §181.332 and §181.333 to demolish, reconstruct and extend the nonconforming 3-story mixed-use structure to a 4-story 7-residential unit multifamily dwelling, extending the nonconforming structure and use, pursuant to §181.94 located in the Neighborhood Business District Map 51 Block 45 Lot 0			
ZBA-25-8	Eric Quintana	48 CULLEY ST	6:00 PM
Review of the 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-25-15	Troy Hines	395 WATER ST	6:00PM
Review of the Special Permit under §181.333 of the City of Fitchburg Code to alter a non-conforming structure to be used for a substantially different purpose as a single-family dwelling, converting the use from the last known prior uses of a business office or fire station, pursuant to §181.94 located in the Neighborhood Business District Map 95 Block 44 Lot 0			
ZBA-26-2	Ricardo Araujo	33 PRICHARD ST	6:30PM
A request for a Special Permit under §181.5354(C) of the City of Fitchburg Code to modify condition #4 (Signage requirement) of a previously granted Special Permit (ZBA-2022-32) to allow a perpendicular sign on the exterior of the building, pursuant to §181.94 located in the Downtown Business District Map 43 Block 14 Lot 0			
ZBA-25-27	William Bourque	151&177 SOUTH ST	6:45PM
Appeal to Revoke the Building Commissioner’s building Permit (B-25-1727) issuing March 10, 2026, under §181.9222 of the Fitchburg Code regarding the proposed conversion of a school building into a healthcare and rehabilitation center, including urgent care, behavioral health crisis and urgent care, and enhanced residential treatment for substance abuse and mental health rehabilitation, without Special Permit or Site Plan review of the subject property, due to the Building Commissioner’s classification of			

the proposed use as an exempt “educational use” under §181.3 (Use Regulations) pursuant to §181.313 (Table of Uses at B(2)) located in the Neighborhood Business District Map 81 Block 6&5 Lot 0

ZBA-26-5 Jose Francisco-Bueno 1033 MAIN ST 7:30PM
A request for a Special Permit under §181.313D12 of the City of Fitchburg Code to modify condition #2 & #3 (No unregistered vehicles & auto repairs within the building only) of a previously granted Special Permit (ZBA-23-21), allowing up to 2 unregistered vehicles to be stored during repairs, allowing minor repairs/service outside, and designating up to 2 parking spaces for short term service, pursuant to §181.94 located in the Downtown Business District Map 18 Block 90 Lot 0

ZBA-26-4 Melissa Ranaud 28 RODIMON AVE 8:00PM
Special Permit under §181.782 of the City of Fitchburg Code to operate a home occupation residential kitchen and cookie stand business and to allow pupils/customers to visit the locus pursuant to §181.94 located in the Residential A District Map 153 Block 36 Lot 0

ZBA-26-6 Evelyn Sanson 30 PROCTOR AVE 8:15PM
Special Permit under §181.782 of the City of Fitchburg Code to operate a home occupation (residential kitchen for sourdough bread & baked goods) business, allowing a portable folding sign and pupils/customers to visit the locus pursuant to §181.94 located in the Commercial District Map 112 Block 30 Lot 0

ZBA-26-10 Daniel Brisebois 48 BERNARD DR 8:30PM
Special Permit under §181.782 to renew the existing granted permit (ZBA-2021-04) to park a 7 X 14 trailer at primary single-family dwelling residence for a Mobil Auto Detailing Business use pursuant to §181.94 located in the Residential A District Map 136 Block 8 Lot 0

- 4. MISCELLANEOUS
- 5. ADJOURNMENT