

Apr 09 2025 1:19 pm



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

MEETING AGENDA – THURSDAY APRIL 24, 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 mmata@fitchburgma.gov

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-25-3	Todd Anderson	208 BEMIS RD	6:30PM
<i>Continued Hearing:</i> Special Permit under §181.333 of the City of Fitchburg Code to alter the pre-existing nonconforming 6' X 6' freestanding sign by installing a 35" X 63" LED message center into the pre-existing nonconforming sign frame constructed less than 10-feet from the side property line, which may "flash, rotate, make noise, move, or give the illusion of moving" as prohibited by § 181.5362. Pursuant to §181.94 located in the Neighborhood Business District Map 123 Block 10 Lot 0			
ZBA-25-4	Jon Collins	39 ARLINGTON ST	6:45PM
<i>Continued Hearing:</i> Appeal to Overrule the Building Commissioner's 2/6/2025 zoning determination under §181.92 of the Fitchburg Zoning Ordinance that the premises would be used as Boarding or Lodging house, which use is prohibited in the Residential B District under §181.313A5, and which use was not disclosed on the Form of Intent (FI-24-218) proposal to continue the use as a single-family dwelling, requesting that the cease and desist order on the Building Permit (B-24-1328) be lifted. Applicant also request a reasonable accommodation on the basis that the premises have a possibility of being operated as a sobriety house, so-called, for individuals in recovery from substance abuse, who are therefore disabled individuals entitled to protection under state and federal law and reasonable accommodation from zoning requirements, the premises is located in the Residential B District Map 18 Block 21 Lot 0			
ZBA-25-6-05	AG Dream Flip LLC/Casdi Realty LLC	83-85 MARSHALL ST	7:30PM
Modification of existing Special Permit ZBA-2022-05 under §181.94 of the City of Fitchburg Code to construct (2) parking spots and a retaining wall structure, as depicted on the original submitted and approved site plan, on an abandoned and unbuilt private way subject to operation of the derelict fee statute, up to the center line of said private way, at the property owners own risk, located in the Residential C District Map 10 Block 64 Lot 0			
ZBA-2023-08	JoAnne Hamberg	1341 RINDGE RD	8:00PM
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			

4. MISCELLANEOUS

5. ADJOURNMENT