

Nov 20 2025 1:06 pm



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

MEETING AGENDA – TUESDAY December 9th, 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	TIME
ZBA-25-06	AG Dream Flip LLC/Casdi Realty LLC	83-85 MARSHALL ST	6:00 PM
Review of the 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-25-10	Gabriel Iwano	0 AUTHORITY DRIVE	6:00 PM
Review of the Special Permit under §181.313E5 of the Fitchburg Zoning Ordinance to construct a 4,000-sf steel building and operate as a contractor's yard use for a construction business pursuant to §181.94 located in the Industrial District Map 118R Block 6 Lot CI			
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-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-25-25	D Scott Simonet	96 FOREST ST	7:00PM
Special Permit under §181.416 of the Fitchburg Zoning Ordinance to remove an existing nonconforming 10'×16' wooden garage to be replace with a 14'×20' metal garage encroaching setback on the existing nonconforming lot pursuant to §181.94 located in the RB (Residential B) District Map 80 Block 19 Lot 0			
ZBA-25-26	Norman Bowne	34 HANNIGAN CT	7 :15 PM
Special Permit under §181.782 of the Fitchburg Zoning Ordinance to conduct a Home Occupation Business for a Reiki (energy-healing) pursuant to §181.94 located in Residential A District Map 87 Block 34 Lot 0			

4. MISCELLANEOUS

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

5. ADJOURNMENT