



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

FITCHBURG CITY CLERK

Jun 13 2024 3:24 pm

**MEETING AGENDA – Tuesday July 09, 2024**  
**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](mailto: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 6:30 PM. Review cases may be taken out of order at the discretion of the Chair \*\*\*

**ZBA-23-27**                      **Mark Brideau**                      **0 COBBLER DR**                      **6:00PM**  
Review of a Special Permit under §181.313E5 of the Fitchburg Zoning Ordinance to open a contractor’s yard and erect a 4000SF steel building to be used for storage pursuant to §181.94 located in the Industrial District Map 114R Block 10 Lot 1B

**ZBA-2023-12**                      **Mina Ghobrial**                      **219 HIGHLAND AVE**                      **6:00PM**  
Review of the Special Permit under §181.94 of the City of Fitchburg Code to reinstate the variety convenience store in the existing pizza store pursuant to §181.313 located in the Residential B District Map 22 Block 16 Lot 0

**ZBA-2023-08**                      **JoAnne Hamberg**                      **1341 RINDGE RD**                      **6:00PM**  
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

**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-2022-13**                      **Adam Pishdadian**                      **76 PRICHARD ST**                      **6:00PM**  
Review of a Special Permit under §181.336 of the Fitchburg Code to reinstate a vacant/abandoned building and convert the use from one nonconforming use to another less detrimental nonconforming use as a two-family dwelling pursuant to §181.332 located in the Residential C District Map 31 Block 80 Lot 0

**ZBA-2022-33**                      **Christopher Cordio**                      **109 OAK HILL RD**                      **6:00PM**  
Review of a Special Permit to operate a restaurant under §181.313 of the Fitchburg Zoning Ordinance located in the Residential C District at Map 63 Block 32 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-2023-15**                      **Nadel Antonio**                      **348 ELM ST**                      **7:00PM**  
**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-24-21**                      **Lance Fraumeni**                      **58 CASCADE ST**                      **6:45PM**  
Special Permit under §181.33 to reinstate a vacant/abandoned mix-use structure changing the use to another nonconforming less detrimental use as a single-family dwelling pursuant to §181.94 located in the Residential B District Map 244 Block 21 Lot 0

4. MISCELLANEOUS

5. ADJOURNMENT