

- 1. Call to Order
- 2. Communications
- 3. Hearings

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

Oct 18 2023 12:02 pm

MEETING AGENDA – TUESDAY NOVEMBER 14, 2023 Zoning Board Meeting will hold a public hearing in the Legislative Building at 700 Main Street. Meeting Starts at 6:00PM

PLEDGE OF ALLEGIANCE ATTENDANCE:

CASE No.APPLICANTPROPERTYTIME\*\*\* NOTE: All review cases will be called between 6:00 PM and 7:00 PM. Review cases may be<br/>taken out of order at the discretion of the Chair\*\*\*

ZBA-2023-02Maitland Ishmael479 Water ST6:00PMReview of the Special Permit under §181.3332 of the City of Fitchburg Code to reinstate a<br/>vacant/abandoned building from one nonconforming use to another less detrimental nonconforming use<br/>as a duplex units pursuant to §181.313, located in the Neighborhood Business District at Map 96 Block<br/>5 Lot 06:00PM

ZBA-2023-18William Gleason0 AIRPORT RD6:00PMVariance under §181.416 of the Fitchburg Zoning Ordinance to construct a 24X50 steel building on a<br/>7,959 SF lot not conforming to the side yard setback pursuant to §181.93 located in the Industrial District<br/>Map 142 Block 1 Lot A6:00PM

ZBA-2021-27James Pappas / 808 Main St LLC808 MAIN ST6:00PMReview of a Special Permit under §181.94 to open and operate a cold storage warehouse as a<br/>modification of a preexisting nonconforming use pursuant to §181.313E3 of Fitchburg Zoning Code<br/>located in the Downtown Business District Map 29 Block 31 Lot 0

ZBA-2022-31Yael Dario Recio56 CULLEY ST6:00PMReview of the Special Permit under §181.313 of the Fitchburg Zoning Ordinance to open a motor vehicle<br/>body and paint shop located in the Neighborhood Business District at Map 33 Block 58 Lot A6:00PM

ZBA-2023-10Lewis Colten21 UNION ST6:00PMReview of the Special Permit under \$181.94 of the Fitchburg Zoning Ordinance to reinstate and change<br/>the use of a vacant/abandoned building from a church to a single-family dwelling pursuant to \$181.333<br/>located in the Residential C District Map 44 Block 141 Lot 06:00PM

ZBA-23-21Jose Francisco-Bueno1033 MAIN ST6:00PMReview of the Special Permit under \$181.313D12 of the Fitchburg Zoning Ordinance to continue the<br/>use on the property as an Auto Repair Shop pursuant to \$181.94 located in Downtown Business District<br/>Map 18 Block 90 Lot 0State of the Special Permit under \$181.313D12

ZBA-23-22IVJ Group, LLC87, 89 & 91 RIVER ST7:00PMContinuance:Special Permit under §181.333 of the Fitchburg Zoning Ordinance to reinstate a<br/>vacant/abandoned nonconforming use buildings and change the nonconforming structure to provide for<br/>a substantially different purpose from manufacturing to a multifamily development pursuant to<br/>§181.336, §181.74 & §181.94 located in the Adaptive Industrial District Map Block and Lot 28/26/B,<br/>28/26/A & 28/26/O

ZBA-23-27Mark Brideau0 COBBLER DR7:30PMContinuance:Special Permit under §181.313E5 of the Fitchburg Zoning Ordinance to open a<br/>contractor's yard and erect a 4000SF steel building to be used for storage pursuant to §181.94 located in<br/>the Industrial District Map 114R Block 10 Lot 1B7:30PM

ZBA-23-31Lauren Nario285 RIVER ST7:45PMSpecial Permit under \$181.313D11&12 of the Fitchburg Zoning Ordinance to continue the use of an<br/>auto sale and to add auto body services pursuant to \$181.94 located in the Neighborhood Business<br/>District Map 39 Block 51 Lot 0

ZBA-23-33Henry Genao118-120 INTERVALE RD8:00PMSpecial Permit under §181.336 to reinstate and change the use on a vacant/abandoned non-conforming<br/>3-family structure to a less detrimental non-conforming<br/>use as a two-family dwelling after a fire<br/>pursuant to §181.94 located in the Neighborhood Business District Map 124 Block 1 Lot 0

ZBA-2022-17Jeffrey Summers69 HIGH ST8:15PMReview of the Special Permit under §181.94 & §181.77 of the Fitchburg Zoning Code to operate a sober<br/>house pursuant to §181.313A5 within a reasonable accommodation in accordance under the Fair Housing<br/>Act 42 U.S.C. 3602 located in the Residential C District Map 19 Block 22 Lot 0

- 4. MISCELLANEOUS
  Review and Revision of ZBA Rules and Regulations
- 5. ADJOURNMENT