



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

FITCHBURG CITY CLERK

Apr 24 2025 11:10 am

MEETING AGENDA – TUESDAY MAY 13, 2025
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 ngomez@fitchburgma.gov

****Please note that all Review Hearings may be called between 6:00 PM and 7:00 PM out of order at the discretion of the Chair****

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2023-15	Nadel Antonio	348 ELM ST	6:00PM
Review of a 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-23-22	IVJ Group, LLC	87, 89 & 91 RIVER ST	6:00PM
Review of the Special Permit under §181.333 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming use buildings and change the nonconforming structure to provide for a substantially different purpose from manufacturing to a multifamily development pursuant to §181.336, §181.74 & §181.94 located in the Adaptive Industrial District Map Block and Lot 28/26/B, 28/26/A & 28/26/0			
ZBA-24-33	Caleb Rivera	59 CULLEY ST	6:00PM
Reviews of the Special Permit under §181.313D13 & §181.33 of the Fitchburg Code to operate an Automotive Detailing business pursuant to §181.94 located in the Neighborhood Business District (NB) Map 33 Block 35 Lot A			
ZBA-23-37	Carrol Caires	167 CANTON ST	6:00PM
Review of a Special Permit under §181.33 of the City of Fitchburg Code to build a 3-family townhouse style to replace a preexisting nonconforming structure with the same use post fire pursuant to §181.94 located in the Residential C District Map 141 Block 45 Lot 0			
ZBA-25-5	Mark Borenstein	104 DANIELS ST	7:00PM
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 on the Neighborhood Business District Map 51 Block 45 Lot 0			

4. MISCELLANEOUS

5. ADJOURNMENT