



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

FITCHBURG CITY CLERK

Aug 21 3:57 pm

MEETING AGENDA – TUESDAY SEPTEMBER 8, 2026

**Zoning Board Meeting will hold a public hearing in the
Legislative Building at 700 Main Street.**

Meeting Starts at 6:00 PM

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 schalifoux@fitchburgma.gov

To view meeting materials please visit: <https://www.fitchburgma.gov/DocumentCenter/Index/3410>

****Please note that all review matters may be called out of order between 6:00 PM and 6:45PM 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-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-26-17	Brittany Albert	69 RAINVILLE AVE.	6:45PM
Request for a special permit under §181.325 and §181.94 of the Fitchburg Zoning Ordinance to keep no-more than six hens in an existing backyard coop for personal use pursuant to §181.313D1 Located in the Residential B District Map 94 Block 50 Lot 0			
ZBA-26-19	Mark Borenstein	104 DANIELS ST.	7:15PM
Request of modification on the existing granted Special Permit (ZBA-25-5) under §181.3366 of the Fitchburg Zoning Ordinance 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, which reduces the units from the allowed 7 to 6 units and reduces the allowed stories from 4 stories to 3 stories, pursuant to §181.94 located on the Neighborhood Business District Map 51 Block 45 Lot 0			

ZBA-26-20 **Paul Beauchemin** **183 MADISON ST.** **7:45PM**
Request for a Special Permit under §181.3331 of the Fitchburg Zoning Ordinance to alter a pre-existing non-conforming 4-8 family residential structure by removing the unused porches and reconstructing the egress stairs within the existing foot-print pursuant to §181.94 Located in the Residential C District Map 89 Block 86 Lot 0

ZBA-26-21 **Steven Whalen** **48 CULLEY ST.** **8:00PM**
Request for a Special Permit under §181.313 D12 of the Fitchburg Zoning Code to operate a Motor vehicle repair and body shop pursuant to §181.94 Located in the Neighborhood Business District Map 33 Block 37 Lot 0

4. MISCELLANEOUS

5. ADJOURNMENT