



ZONING Board of APPEALS  
166 Boulder Drive  
Fitchburg, MA 01420

**MEETING AGENDA – JUNE 12, 2018**  
**SENIOR CENTER, 14 WALLACE AV**

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE**  
**ATTENDANCE:**

<b>CASE No.</b>	<b>APPLICANT</b>	<b>PROPERTY</b>	<b>TIME</b>
<b>ZBA-2015-10</b> Review of Conditions on a Variance under §181.922 and .961 and a Special Permit under §181.34 to occupy an existing Accessory Apartment located in the Residential RA-2 District at 139/26/0	<b>Brenda L. Sullivan</b>	<b>58 VALLEY ST</b>	<b>6:00PM</b>
<b>ZBA-2015-02</b> Review of the Use Variance to conduct a scrap yard business for salvage and recycling of scrap metal in the Industrial District at 142/1/0	<b>Karen Stroparro</b>	<b>158 AIRPORT RD</b>	<b>6:05PM</b>
<b>ZBA-2016-21</b> Review of Conditions on the Special Permit under §181.3521 for Retail Sales and under §181.313C13A for Motor Vehicle Fuel Dispensing located in the Industrial District at 41/17/0	<b>United Petroleum</b>	<b>249 KIMBALL ST</b>	<b>6:10PM</b>
<b>ZBA-2017-10</b> Review of Conditions on a Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 2-family dwelling located in the Residential B District at 77/15/0	<b>JMC Apartments, LLC</b>	<b>234 DANIELS ST</b>	<b>6:15PM</b>
<b>ZBA-2016-15</b> Review of the Conditions on a Special Permit under §181.23 to occupy land and building for Automobile Sales and Repair Services located in the Central Business District at 18/90/0	<b>Pavlos Amanatidis</b>	<b>1033 MAIN ST</b>	<b>6:20PM</b>
<b>ZBA-2017-26</b> Review of Conditions on a Special Permit under §181.3561 to reinstate the abandoned/vacant building located in the Residential B District at 3/68/0	<b>Brett Usher &amp; Silvia Cavillo-Hayes</b>	<b>162 MARSHALL ST</b>	<b>6:25PM</b>
<b>ZBA-2014-11</b> <a href="#">Continuance:</a> Review of a Special Permit under §181.313C10B to allow Open-Air Restaurant Sales located in the Residential C District at 70/30/0	<b>Sean Morrison</b>	<b>76 SUMMER ST</b>	<b>6:30PM</b>
<b>ZBA-2018-04</b> <a href="#">Continuance:</a> Use Variance under §181.313A4 for multi-dwelling units and under §181.313C10 for retail sales and services located in the Industrial District at 55/41/0	<b>Alan &amp; Anastasia Wernick</b>	<b>65 LAUREL ST</b>	<b>6:35PM</b>

**ZBA-2018-12**                      **210 Upham Street Realty Trust**                      **210 UPHAM ST**                      **6:45PM**  
**Philip J Albert, Trustee**

Appeal to Overrule the Building Commissioner's Decision for the need of a Special Permit under §181.313D5 for a Construction Yard located in the Industrial District at 58/44/C

**ZBA-2018-13**                      **Nadel Antonio**                      **20 WALNUT ST**                      **7:00PM**

Special Permit under §181.355 to change from a single-family structure to a two-family and a Variance under §181.414 to add a second means of egress from the second floor leaving approximately 1' to the property line located in the Residential C District at 68/43/0

**ZBA-2018-16**                      **Michael Lamkin**                      **110-112 ASHBURNHAM ST**                      **7:15PM**

Special Permit under §181.3561 for a vacant/abandoned building and a Special Permit under §181.3555 to extended the nonconformity from 2-units to a 4-unit structure located in the Residential B District at 174/27/0

**ZBA-2018-02**                      **Karen Moffatt**                      **191 ELLIS ST**                      **7:30PM**

**Continuance:**

Special Permit under §181.33 for a Home Occupation, to Overrule the Building Commissioner's Decision and for a Finding in regard to the number of dogs overnight at the premises located in the Residential A-2 District at 105/49/0

**4. MISCELLANEOUS**

**5. ADJOURNMENT**