

May 24 2023 3:05 pm



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

MEETING AGENDA – JUNE 13, 2023
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 mmata@fitchburgma.gov

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| <ol style="list-style-type: none"> 1. Call to Order 2. Communications 3. Hearings | <p>PLEDGE OF ALLEGIANCE ATTENDANCE:</p> |
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| CASE No. | APPLICANT | PROPERTY | TIME |
|---|---------------------------------------|------------------------|---------------|
| ZBA-2022-01 | Nghia Tran | 47 SCHOOL ST | 6:00PM |
| Review of the Special Permit under §181.335 of the Fitchburg Zoning Code to convert a large single-family into a two-family dwelling located in the Residential B District Map 18 Block 30 Lot 0 | | | |
| ZBA-2022-30 | KM R2 Realty LLC | 80 SOUTH ST | 6:10PM |
| Review of a Special Permit under §181.333 of the Fitchburg Zoning Ordinance to alter an existing nonconforming structure providing a substantially different purpose (multifamily housing) located in the Residential C District at Map 68 Block 65 Lot 0 | | | |
| ZBA-2021-27 | James Pappas / 808 Main St LLC | 808 MAIN ST | 6:25PM |
| Review of a Variance under §181.93 to open and operate a cold storage warehouse that is not allowed pursuant to §181.313E3 of Fitchburg Zoning Code located in the Downtown Business District Map 29 Block 31 Lot 0 | | | |
| ZBA-2022-31 | Yael Dario Recio | 56 CULLEY | 6:40PM |
| Review of the Special Permit under §181.313 of the Fitchburg Zoning Ordinance to open a motor vehicle body and paint shop located in the Neighborhood Business District at Map 33 Block 58 Lot A | | | |
| ZBA-2022-14 | Daniel Estevez | 76 SUMMER ST | 6:55PM |
| Review of a Special Permit under §181.94 of the Fitchburg Zoning Ordinance to operate an adult daycare service pursuant to §181.313C1 located in the Neighborhood Business District Map 70 Block 13 Lot 0 | | | |
| ZBA-2022-33 | Christopher Cordio | 109 OAK HILL RD | 7:10PM |
| Review of a Special Permit to open 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 | 7:25PM |
| 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-2023-19

Debra Lord

808 FISHER RD

7:40PM

Special Permit under §181.313D1 of the Fitchburg Zoning Ordinance to keep miniature goats on the property yard less than five acres of land pursuant to §181.94 located in the Rural Residential District Map S11 Block 29 Lot 0

ZBA-2019-40

Jose Santos

1033 MAIN ST

7:55PM

Review of the Special Permit under §181.313C11 & 12 to occupy the building for Automobile Sales business and Repair services located in the Central Business District at Map 18 Lot 90 Block 0

4. MISCELLANEOUS

5. ADJOURNMENT