



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

REVISED
11:33 am, Jan 30, 2024

MEETING AGENDA – TUESDAY FEBRUARY 13, 2024

Zoning Board Meeting will hold a public hearing in the

Legislative Building at 700 Main Street.

Meeting Starts at 6:00PM

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

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

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No. APPLICANT PROPERTY TIME
***** NOTE: All review cases will be called between 6:00 PM and 7:00 PM. Review cases may be taken out of order at the discretion of the Chair *****

ZBA-2022-17 Jeffrey Summers 69 HIGH ST 6:00PM
Review of the Special Permit under §181.94 & §181.77 of the Fitchburg Zoning Code to operate a sober house pursuant to §181.313A5 within a reasonable accommodation in accordance under the Fair Housing Act 42 U.S.C. 3602 located in the Residential C District Map 19 Block 22 Lot 0

ZBA-2022-30 KM R2 Realty LLC 80 SOUTH ST 6:00PM
Review of a Special Permit under §181.333 of the Fitchburg Zoning Ordinance to alter an existing nonconforming structure to provide for a substantially different purpose (multifamily housing) located in the Residential C District at Map 68 Block 65 Lot 0

ZBA-23-38 River Street Enterprises, LLC 78 RIVER ST 6:30PM
David Macchia
Special Permit under §181.313D24 of the Fitchburg Zoning Ordinance to establish a Dog Training Elite facility (general service establishment) pursuant to §181.94 located in the Industrial District Map 28 Block 4 Lot 0

ZBA-23-39 Rayco Motors / Harold Mateo 447 WATER ST 6:45PM
Special Permit under §181.313D11&12 of the Fitchburg Zoning Ordinance to re-establish a business as a small Motor Vehicle Sale and repair shop pursuant to §181.94 located in the Neighborhood Business District Map 95 Block 59 Lot 0

ZBA-23-40 Travis Beauvais 180 MAIN ST 7:00PM
Special Permit under §181.313D12 of the Fitchburg Zoning Ordinance to occupy and operate an Exhaust & Auto Repair (Motor Vehicle Repair Shop) pursuant to §181.94 located in the Downtown Business District Map 56 Block 26 Lot 0

ZBA-24-1 Nicole & Derek Shell 493 PEARL HILL RD 7:15PM
Special Permit under §181.4215 of the Fitchburg Zoning Ordinance to install of eight-foot-high vinyl fence along a portion of the northern edge of the property, exceeding the six-foot height limit, pursuant to §181.94 located in the Rural Residential District Map S19 Block 44 Lot 0

ZBA-24-2 **Spectrum Health Systems, Inc.** **72-80 FRANKLIN RD** **7:30PM**
Appeal to Overrule the Building Commissioner's decision under §181.9222 of the Fitchburg Zoning Ordinance that they are required to seek a Special Permit and Site Plan Approval for the medication assisted therapy clinic use of the subject property due to the fact that Spectrum's proposed use qualifies as an Educational Use, Exempt under Section 181.3 (Use Regulations) pursuant to §181.313 (see Table at B.2.), located in the Commercial District Map 116 Block 63 Lot 0

[ZBA-24-2 - Zoning Determination & Addendum](#)

- 4. MISCELLANEOUS**
- 5. ADJOURNMENT**