



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

Jan 25 2023 4:23 pm

MEETING AGENDA – February 14, 2023
Legislative Building, 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

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2022-14	Daniel Estevez	76 SUMMER ST	6:00PM
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-2023-01	Tammy Prentiss	0 Minneapolis Ave	6:15PM
Continuance: Appeal to Overrule the Building Commissioner’s decision under §181.92 of the Fitchburg Zoning Ordinance to construct a single-family house on a 6,000 SF lot less than the minimum required pursuant to §181.416, located in the Residential A District at Map 202 Block 47 Lot 0			
ZBA-2023-03	Rhonda Stebbins	53 MECHANIC ST	6:30PM
Special Permit under §181.94 of the Fitchburg Zoning Ordinance to keep chickens in a multi-unit property pursuant to §181.313 located in the Residential C District Map 18 Block 71 Lot 0			
ZBA-2023-04	Moklesur Rahman	15 MAIN ST	6:45PM
Use of Variance under §181.932 of the Fitchburg Zoning Ordinance to Storage and Operate U-Hall truck services pursuant to §181.313 located in the Downtown Business District Map 56 Block 8 Lot 0			
ZBA-2023-05	Marta Sanchez	157 HIGH ST	7:00PM
Special Permit under §181.94 of the Fitchburg Zoning Ordinance to reinstate the additional two vacant units to continuance the use of a 3-family dwelling pursuant to §181.336 located in the Residential C district Map 10 Block 81 Lot 0			
ZBA-2023-06	Veronica Greene	220-222 CLARENDON ST	7:15PM
Special Permit under §181.94 of the Fitchburg Zoning Ordinance to change a nonconforming use to another more detrimental use from a two-family onto a 3-family dwelling pursuant to §181.332 located in the Residential B District Map 90 Block 49 Lot 0			

ZBA-2023-07 **William Lockard** **1146 MAIN ST** **7:30PM**
Use Variance under §181.93 of the Fitchburg Zoning Ordinance to use the third-floor level as a self-storage warehouse pursuant to §181.313 located in the Downtown Business District Map 17 Block 65 Lot 0

ZBA-2023-04 **JoAnne Hamberg** **1341 RINDGE RD** **7:45PM**
Special Permit under §181.94 of the Fitchburg Zoning Ordinance to complete a Planned Unit Development adding 13 additional homes and another two to be reconstructed pursuant to §181.332 located in the Rural Residential District Map MBL 69R Block 8 Lot 0

ZBA-2022-35 **JoAnne Hamberg-Magum** **1341 RINDGE RD** **8:00PM**
Continuance:
Appeal to Overrule the Building Commissioner’s Cease and Desist Order under §181.91 to Expand the lawfully preexisting non-conforming mobile home park requiring a special permit under §181.333, located in the Rural Residential District at Map 69R Block 8 Lot 0.

ZBA-2022-36 **JoAnne Hamberg-Magum** **1341 RINDGE RD** **8:15PM**
Continuance:
Appeal to Overrule the Building Commissioner’s Cease and Desist Order under §181.91 for Earth Removal requiring a special permit from the Planning Board at the mobile home park located in the Rural Residential District at Map 69R Block 8 Lot 0.

4. MISCELLANEOUS

5. ADJOURNMENT