



ZONING Board of APPEALS
 166 Boulder Drive
 Fitchburg, MA 01420

May 04 2021 4:02 pm

NOTE: **This will be a virtual meeting. Link to the meeting:**
<https://register.gotowebinar.com/rt/1251732827540877327+1> (415) 655-0060
 MEMBERS OF THE PUBLIC THAT WISH TO OBSERVE THE MEETING please register prior
 to the meeting using this link. PERSONS THAT WISH TO PARTICIPATE PLEASE
 EMAIL mmata@fitchburgma.gov

MEETING AGENDA – MAY 11, 2021
MEETING TIME: 6:00 PM

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2017-16 Review of the Remanded from Superior Court to amend the original Petition to seek a special permit to reinstate a prior use as a boarding house under §181.3561, to seek a special permit to operate a boarding house under §181.313A5, to overrule the Building Commissioner and to grant a reasonable accommodation under the FHA and ADA located in a Residential C District Map 45 Block 5 Lot 0	South Middlesex Non-Profit	94 HIGHLAND AVE	6:00PM
ZBA-2019-23 Review of a Use Variance under §181.962 Special Permit under §181.352 to operate a motor vehicle sales located in an Industrial District Map 39 Block 51 Lot 0	Zachary Poladian	285 RIVER ST	6:15PM
ZBA-2019-36 Review of a Variance under §181.961 to erect a 24' X 24' attached garage with a bedroom above leaving approximately 18' from the property front yard set-back located in the Residential A-2 District Map 208 Block 15 Lot 3	Glorie Lopez	16 GLEN AVE	6:30PM
ZBA-2020-06 Review of a Special Permit under §181.356 to reinstate a vacant/abandoned building as a two-family dwelling located in the Residential C District Map 67 Block 102 Lot 0	Victor De Oleo	33 FOREST ST	6:40PM
ZBA-2021-07 Renew of a Special Permit to continue the use of an existing accessory apartment in a single-family dwelling located in the Residential A-1 District Map 152 Block 25 Lot B	Michael Carbone	363 ROLLSTONE RD	6:55PM
ZBA-2021-08 Special Permit under §181.313D11 for the use of motor bike sales and apparel business located in the Central Business District Map 111 Block 11 Lot 0	Zachary Poladian	49 JOHN FITCH HWY	7:10PM
ZBA-2021-09 Special Permit under §181.356 to reinstate the remaining vacant/abandoned 3-units on a 4-family dwelling located in the Residential C District Map 10 Block 81 Lot 0	Martha Sanchez	157 HIGH ST	7:30PM
ZBA-2021-10 Special Permit under §181.355 to close-in existing carport on the right side of the single-family dwelling that will be less than required 20 feet set back leaving only 8.6 feet pursuant to §181.414 located in the Residential A-1 District Map 137 Block 28 Lot 0	Ann Walsh	108 HOLLYWOOD ST	7:50PM

ZBA-2021-11 **Kris Kelly** **414 ASHBURNHAM ST** **8:10PM**
Appeal to Overrule the Building Commissioner's decision to Approved a building permit under §181.9123 for a new single-family dwelling due to the Eligibility Requirements under Massachusetts General law C. 40A §3, located in the Rural Residential District Map 211 Block 2 Lot 0

ZBA-2021-12 **Habit Opco** **370 LUNENBURG ST** **8:30PM**
Special Permit under §181.313C17B to operate medical clinic which treats patients suffering from substance abuse located in the Commercial District Map 36 Block 24 Lot B

ZBA-2021-13 **Kimberly Pheymannic** **22 KINGSBURY ST** **8:50PM**
Special Permit under §181.782 to operate a commercial food kitchen out the residential single-family dwelling located in the Residential A-2 District Map 107 Block 11 Lot 0

ZBA-2021-14 **Kenneth Godfrey** **220-222 ALBEE ST** **9:10PM**
Special Permit under §181.856 to reinstate a abandoned/vacant building as a two-family dwelling in the residential A-2 District Map 121 Block 11 Lot 0

4. MISCELLANEOUS

To have a sense of the Board of Appeals opinion of the granted Special permit #ZBA-2020-12
Brian & Amy Green **157 WALTON ST**
Variance under §181.961 to erect a garage on an existing non-conforming single-family dwelling encroaching side and rear setbacks located in the Residential A-2 Zoning District Map 92 Block 71 Lot 0

5. ADJOURNMENT