



ZONING Board of APPEALS
166 Boulder Drive
Fitchburg, MA 01420

Aug 27 2021 9:35 am

MEETING DATE: Tuesday, September 14, 2021
MEETING TIME: 6:00 AM PM
MEETING PLACE: 718 Main Street 3rd floor
Room number (if applicable) North Fitchburg Meeting Room #300
Address 718 Main Street, Fitchburg, MA 01420

This meeting will be open to the public. Persons who wish to participate remotely in the Public Forum portion of the meeting may request a remote attendance link by contacting the City Zoning Secretary at mmata@fitchburgma.gov prior to NOON on the day of the meeting.

MEETING AGENDA

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

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2019-40	Jose Santos	1033 MAIN ST	6:00PM
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			
ZBA-2019-13	Ruth Jeanete Guzman	324 LUNENBURGST	6:15PM
Review of Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling located in a Central Business District at 36/15/0			
ZBA-2020-05	Dennis Bradley	1151 MAIN ST	6:30PM
Review of the Special Permit under §181.313 to stablish a car detailing business located in the Central Business District Map 17 Block 64 Lot 0			
ZBA-2020-25	Brian LeClair	0 FISHER RD	6:45PM

Continuance:

Remand by order of the Land Court to consider anew an application for a Variance under §181.961 to construct a single-family dwelling with less than the lot width required by section §181.414 located in the Residential B District Map S11 Block 4 Lot A , with the issues for the Board’s consideration on remand to include at least: (i) whether, absent a variance, the Plaintiff will suffer a “substantial hardship, financial or otherwise” and whether said hardship is sufficient justification for the grant of a variance or was self-imposed; and (ii) whether the grant of a variance is otherwise “without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of” the Zoning Ordinance

ZBA-2021-09 **Martha Sanchez** **157 HIGH ST** **7:00PM**

Continuance:

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

ZBA-2021-23 **Rosa Ochoa Marin** **270 ASHBURNHAM ST** **7:15PM**

Special Permit under §181.313D1 of the Fitchburg Zoning Code to keep chickens at a single-family dwelling located in the Residential A District Map 220 Block 19 Lot 0

ZBA-2021-18 **Celio Decamargo** **12 NASHUA ST** **7:30PM**

Continuance:

Special Permit under §181.336 to reinstate a vacant/abandoned building as a three-family dwelling located in the Residential C District Map 69 Block 76 Lot 0

ZBA-2021-20 **Francisco Mendez** **7 CANTON ST** **7:45PM**

Continuance:

Special Permit under §181.336 to reinstate a vacant/abandoned building as a three-family dwelling located in the Residential C District Map 95 Block 87 Lot 0

ZBA-2021-24 **Ricardo Leandry** **76 HEYWOOD ST** **8:00PM**

Special Permit under §181.313D1 of the Fitchburg Zoning Code to keep chickens in a two-family dwelling located in the Residential B District Map 95 Block 93 Lot 0

ZBA-2021-25 **James Farrell** **68 HIGHVIEW ST** **8:20PM**

Variance under §181.93 of the Fitchburg Zoning Code to erect a 30 X 40 detached garage on the left side of the single-family dwelling that will not conform to the 15 feet set back leaving only 5' feet pursuant to §181.416 located in the Residential A District Map 187 Block 6 Lot 0

ZBA-2021-26 **John Pagonis** **36 CASTLE RD** **8:40PM**

Variance under §181.93 of the Fitchburg Zoning Code to expand the existing garage towards the front yard of the single-family dwelling that will be less than required 30 feet set back leaving only 19.3' feet pursuant to §181.416 located in the Residential A District Map 318 Block 1 Lot 39

ZBA-2021-27 **James Pappas** **808 MAIN ST** **9:00PM**

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-2021-28 **Murilo Silva** **34 GRANITE ST** **9:20PM**

Special Permit under §181.332 to change a nonconforming use into another nonconforming use from 3-family to a 4-family dwelling use located in the Residential C District Map 82 Block 133 Lot 0

4. MISCELLANEOUS

5. ADJOURNMENT