



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

*Sep 21 2023 10:17 am*

**MEETING AGENDA – TUESDAY OCTOBER 10, 2023**  
**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](mailto:mmata@fitchburgma.gov)

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE**  
**ATTENDANCE:**

| <b>CASE No.</b>                                                                                                                                                                                                                                                                                                                       | <b>APPLICANT</b>       | <b>PROPERTY</b>         | <b>TIME</b>   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|---------------|
| <b>ZBA-2023-12</b><br>Review of the Special Permit under §181.94 of the City of Fitchburg Code to reinstate the variety convenience store in the existing pizza store pursuant to §181.313 located in the Residential B District Map 22 Block 16 Lot 0                                                                                | <b>Mina Ghobrial</b>   | <b>219 HIGHLAND AVE</b> | <b>6:00PM</b> |
| <b>ZBA-2023-19</b><br>Review of the 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                                                                  | <b>Debra Lord</b>      | <b>808 FISHER RD</b>    | <b>6:15PM</b> |
| <b>ZBA-2022-13</b><br>Review of a Special Permit under §181.336 of the Fitchburg Code to reinstate a vacant/abandoned building and convert the use from one nonconforming use to another less detrimental nonconforming use as a two-family dwelling pursuant to §181.332 located in the Residential C District Map 31 Block 80 Lot 0 | <b>Adam Pishdadian</b> | <b>76 PRICHARD ST</b>   | <b>6:30PM</b> |
| <b>ZBA-23-26</b><br>Special Permit under §181.333 of the Fitchburg Zoning Ordinance to erect a deck encroaching the front set-back leaving about 15’ from the minimum requirement pursuant to §181.416 & §181.94 located in the Residential B District Map 90 Block 38 Lot 0                                                          | <b>Jason Andrews</b>   | <b>275 CLARENDON ST</b> | <b>6:45PM</b> |
| <b>ZBA-23-27</b><br>Special Permit under §181.313E5 of the Fitchburg Zoning Ordinance to open a contractor’s yard and erect a 4000SF steel building to be used for storage pursuant to §181.94 located in the Industrial District Map 114R Block 10 Lot 1B                                                                            | <b>Mark Brideau</b>    | <b>0 COBBLER DR</b>     | <b>7:00PM</b> |
| <b>ZBA-23-28</b><br>Special Permit under §181.78 of the Fitchburg Zoning Ordinance to conduct a Home Occupation Business for a Studio Salon pursuant to §181.94 located in the Residential B District Map 78 Block 25 Lot 0                                                                                                           | <b>Jessica Bisol</b>   | <b>30 HARUGARI ST</b>   | <b>7:15PM</b> |

**ZBA-23-23**                      **David Bilotta**                      **0 GALE ST**                      **7:30PM**  
**Continued:** Variance under §181.93 of the Fitchburg Zoning Ordinance seeking a relief for a dimensional frontage requirement to erect a two-family dwelling pursuant to §181.416 located in the Residential B District Map 110 Map 3 Lot 0

**ZBA-23-29**                      **Peter Collette**                      **71 CENTRAL AVE**                      **7:45PM**  
Variance under §181.93 of the Fitchburg Zoning Ordinance seeking a relief to erect a 10 X 16 deck on the rear side of the existing house encroaching the rear set-back leaving 30.2' feet pursuant to §181.416 located in the Residential A District Map 239 Block 1 Lot 1

**ZBA-23-30**                      **Matthew Thibeault**                      **177 ETONIAN PKW**                      **8:00PM**  
Variance under §181.416 of the Fitchburg Zoning Code to reinstate an expired variance (ZBA-2020-21) on a relief for a dimensional frontage require to erect a new single-family dwelling pursuant to §181.416 located in the Rural Residential Map 70R Block 40 Lot 1A

**4. MISCELLANEOUS**

- - **DISCUSSION OF REVISIONS TO BOARD OF APPEALS RULES AND REGULATIONS**

**5. ADJOURNMENT**