

*Dec 10 2021 11:00 am*



*ZONING Board of APPEALS  
718 Main Street  
Fitchburg, MA 01420*

MEETING DATE: Tuesday, December 14, 2021  
MEETING TIME: 6:00 AM PM  
MEETING PLACE: 718 Main Street 3<sup>rd</sup> 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](mailto:mmata@fitchburgma.gov) prior to NOON on the day of the meeting.

**NOTE:** Mask is required to participate in person meeting!

**MEETING AGENDA**

- 1. Call to Order **PLEDGE OF ALLEGIANCE**
- 2. Communications **ATTENDANCE:**
- 3. Hearings

CASE No.	APPLICANT	PROPERTY	TIME
<b>ZBA-2019-23</b>	<b>Zachary Poladian</b>	<b>285 RIVER ST</b>	<b>6:00PM</b>
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			
<b>ZBA-2019-40</b>	<b>Jose Santos</b>	<b>1033 MAIN ST</b>	<b>6:15PM</b>
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			
<b>ZBA-2021-36</b>	<b>Jose Collazo</b>	<b>12 LUNENBURG ST</b>	<b>6:30PM</b>
Special Permit under §181.94 of the Fitchburg Zoning Code to operate an Auto Detailing and Car Wash pursuant to §181.313D13 located in the Downtown Business District Map 56 Block 11 Lot 0			
<b>ZBA-2021-35</b>	<b>Todor Ialamov</b>	<b>16 TEMPLE ST</b>	<b>6:50PM</b>
Appeal to Overrule the Building Commissioner’s decision to reinstate a vacant/abandoned building as a 4-family dwelling under §181.922 of the Fitchburg Zoning Code for the Special Permit requirement pursuant to §181.336 and §181.95 located in the Residential B District Map 230 Block 20 Lot 0			

**ZBA-2021-31**                      **Joan Mateo**                      **69 BENSON ST**                      **7:10PM**  
**Continuance:**

Special Permit under §181.313D12 of the Fitchburg Zoning Code to stablish a truck maintenance/repair business located in the Industrial District Map 192 Block 9 Lot 3

**ZBA-2021-14**                      **Kenneth Godfrey**                      **220-222 ALBEE ST**                      **7:30PM**

Review of the Special Permit under §181.856 to reinstate a abandoned/vacant building as a two-family dwelling located in the residential A District Map 121 Block 11 Lot 0

#### **4. MISCELLANEOUS**

**ZBA-2014-09**                      **Raul Lopez**                      **19 DWIGHT ST**

Review of the Special Permit Conditions under §181.313C11&12 to operate an Automobile Repair Service & Towing Business located in the Central Business District at 11/33/0

- Due to nuisance complaint receive violating Special Permit Conditions

**ZBA-2020-21**                      **Matthew Thibeault**                      **0 PEARL HILL PK**                      **8:35PM**

Variance under §181.961 for a dimensional frontage require on a new single-family dwelling construction located in the Rural Residential District Map 70R Block 40 Map 1A

- On a six-months variance extension requested by the petitioner on December 8, 2021 via email

#### **5. ADJOURNMENT**