



ZONING Board of APPEALS  
 166 Boulder Drive  
 Fitchburg, MA 01420

2021 JUL - 7 AM 10:34  
 MUNICIPAL CLERK

MEETING DATE: Tuesday, July 13, 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.

MEETING AGENDA

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE  
 ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2020-25 Continuance:	Brian LeClair	0 FISHER RD	6:00PM
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 Continuance:	Martha Sanchez	157 HIGH ST	6:15PM
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-2021-14 Continuance:	Kenneth Godfrey	220-222 ALBEE ST	6:30PM
Special Permit under §181.856 to reinstate a abandoned/vacant building as a two-family dwelling in the residential A District Map 121 Block 11 Lot 0			
ZBA-21-18	Celio Decamargo	12 NASHUA ST	6:45PM
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-21-19**                      **Neil Stanley**                      **136 FALULAH ST**                      **7:05PM**  
Special Permit under §181.313E5 for the construction of a Contractor's Yard located in the Industrial District Map 142 Block 10 Lot 2

**ZBA-21-20**                      **Francisco Mendez**                      **7 CANTON ST**                      **7:30PM**  
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-21-21**                      **Miralva Pagan**                      **133 CEDAR ST**                      **7:50PM**  
Special Permit under §181.336 to reinstated a vacant/abandoned building as a three-family dwelling located in the Residential B District Map 22 Block 36 Lot 0

**ZBA-21-22**                      **Mark Klinger & Eyal Preis**                      **50 FRANKFORT ST**                      **8:10PM**  
**MKEP 770 LLC**  
Special Permit under §181.336 for the parking reconfiguration on a vacant/abandoned building reinstatement from one nonconforming use to another nonconforming use located in the Residential B District Map 78 Block 29 Lot 1

**ZBA-2017-16**                      **South Middlesex Non-Profit**                      **94 HIGHLAND AVE**                      **8:30PM**  
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

**4. MISCELLANEOUS**

**5. ADJOURNMENT**