

FITCHBURG CITY CLERK



ZONING Board of APPEALS **Jan 23 10:27 am**
718 Main Street – Suite 201B
Fitchburg, MA 01420

MEETING AGENDA – TUESDAY FEBRUARY 10, 2026

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

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
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ZBA-25-06 AG Dream Flip LLC/Casdi Realty LLC 83-85 MARSHALL ST 6:00 PM
Review of the modification of existing Special Permit ZBA-2022-05 under §181.94 of the City of Fitchburg Code to construct (2) parking spots and a retaining wall structure, as depicted on the original submitted and approved site plan, on an abandoned and unbuilt private way subject to operation of the derelict fee statute, up to the center line of said private way, at the property owners own risk, located in the Residential C District Map 10 Block 64 Lot 0

ZBA-23-40 Travis Beauvais 180 MAIN ST 6:15PM
Review of the Special Permit under §181.313D12 of the Fitchburg Zoning Ordinance to occupy and operate an Exhaust & Auto Repair (Motor Vehicle Repair Shop) pursuant to §181.94 located in the Downtown Business District Map 56 Block 26 Lot 0

ZBA-25-16 Carlos Quinones 43 Hazel St 6:30PM
Continuance: Special Permit under §181.333 of the City of Fitchburg Code to expand a pre-existing nonconforming structure, due to a proposed change in use from a two-family dwelling into a three-family dwelling, pursuant §181.94 located in the Residential B District Map 66 Block 46 Lot 0

ZBA-25-29 Michelle Durkin 59 CULLEY ST 6:45PM
Special Permit under §181.313D13 of the City of Fitchburg Zoning Ordinance to operate and Automotive Detailing (Motor Vehicle Service Station or Car Wash) pursuant to §181.94 located in the Neighborhood Business District Map 33 Block 35 Lot A

ZBA-25-27 William Bourque 151&177 SOUTH ST 7:05PM
Continuance: Appeal to Overrule the Building Commissioner's October 21, 2025 zoning determination under §181.9222 of the Fitchburg Code regarding the proposed conversion of a school building into a healthcare and rehabilitation center, including urgent care, behavioral health crisis and urgent care, and enhanced residential treatment for substance abuse and mental health rehabilitation, without Special Permit or Site Plan review of the subject property, due to the Building Commissioner's classification of the proposed use as an exempt "educational use" under §181.3 (Use Regulations) pursuant to §181.313 (Table of Uses at B(2)) located in the Neighborhood Business District Map 81 Block 6&5 Lot 0

4. MISCELLANEOUS

- Rules & Regs – Informal discussion of modification of application requirements in ZBA Rules & Regs, including but not limited to engineered/surveyed stamped plans, written response to variance, special permit and administrative appeal criteria, and informal review for completeness prior to submission to City Clerk

5. ADJOURNMENT