



ZONING Board of APPEALS
166 Boulder Drive
Fitchburg, MA 01420

MEETING AGENDA – TUESDAY MAY 12, 2020
FITCHBURG SENIOR CENTER 14 WALLACE AVE

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2019-07 Review of Variance under §181.535 for the construction of a Free Standing 2' from the sideline of Lunenburg St. and the bottom of the sign will be street level located in the Commercial & Automotive District 46/30/0	Dufresne Realty Trust	197 LUNENBURG ST	7:00PM
ZBA-2019-02 Review of the Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling located in the Residential C District at 77/68/0	Santiago Fernandez	84 PRATT ST	7:10PM
ZBA-2016-31 Active Life Health Care Management/Valdimir Giterman Review of Conditions placed upon a Special Permit under §181.313B5 to conduct an Adult Day Care Center located in the Industrial District at 122/23/0	783 WATER ST		7:20PM
ZBA-2019-12 Review of the Variance under §181.313D5 for outside storage appears to be a construction yard located in the Neighborhood Business District at 58/81/0	Jackson Avenue Realty Trust	15 JACKSON AVE	7:30PM
ZBA-2019-36 Review of a Variance under §181.961 to erect a 24' X 24' attached garage with a bedroom above leaving approximately 18' from the property front yard set-back located in the Residential A-2 District Map 208 Block 15 Lot 3	Glorie Lopez	16 GLEN AVE	7:40PM
ZBA-2020-01 Continuance: Special Permit under §181.355 to reinstate a vacant/abandoned building as a two-family dwelling located in the Residential C District Map 45 Block 50 Lot 0	Gapco, LLC Paul Tocci	54 LUNENBURG ST	7:50PM
ZBA-2020-03 Variance under §181.414 for the Construct of a single-family dwelling on a newly subdivide Lot 2 and to Appeal to Overrule the Building Commissioner's determination under §181.425 that Lot 2 is not and Infill Lot in the Residential B District Map 70 Block 22 Lot 0	Kathleen Walsh	41 ATLANTIC AVE	8:05PM
ZBA-2020-09 Special Permit under §181.341 to convert part of a single-family dwelling basement and garage into an in-law apartment less than 800SF located in the Rural Residential District Map 111R Block 3 Lot B	Sarah Hudson	853 FRANKLIN RD	8:20PM

ZBA-2020-10 **Jose Smeraldi** **18 CHESTNUT ST** **8:35PM**
Appeal to Overrule the Building Inspector's Determination on a Zoning Violation under §181.325 and §181.313B7 for nonexempt agriculture use on a single-family dwelling located in the Residential B Zoning District Map 18 Block 113 Lot 0

ZBA-2020-11 **Sonya Thomas** **21 LIRYC LN** **8:50PM**
Renew of a Special Permit under §181.341 to continue the use of the an existing in-law apartment located in the Rural Residential Zoning District Map 171 Block 18 Lot 0

ZBA-2020-12 **Brian & Amy Green** **157 WALTON ST** **9:05PM**
Special Permit under §181.354 to erect a garage on an existing non-conforming single-family dwelling encroaching side and rear setbacks located in the Residential A-2 Zoning District Map 92 Block 71 Lot 0

ZBA-2020-08 **Tricia Ducharme** **1022 MAIN ST** **9:20PM**
Appeal to Overrule the Building Commissioner's Decision for the need of a Special Permit from the Zoning Board of Appeals under §181.3566 located in the Central Business District Map 29 Block 14 Lot 0

4. MISCELLANEOUS

Election of Officers

5. ADJOURNMENT