



ZONING Board of APPEALS  
166 Boulder Drive  
Fitchburg, MA 01420

**MEETING AGENDA – SEPTEMBER 10, 2019**  
**SENIOR CENTER, 14 WALLACE AVE**

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-2019-16</b> <b>Continuance:</b>	<b>William Thomas</b>	<b>0 HIGH ROCK RD</b>	<b>7:00PM</b>
Appeal to Overrule the Building Commissioner’s decision to deny a building permit for a single family dwelling due to a previous zoning merger under §181.9223 in a Rural Residential District at 79R/40/B1			
<b>ZBA-2018-21</b> <b>Continuance for a Reconsideration:</b>	<b>FBC19-62, LLC</b>	<b>126 PACIFIC ST/183 CEDAR ST/191 CEDAR ST</b>	<b>7:15PM</b>
Appeal to Overrule the Building Commissioner’s Decision for the need of a Special Permit from The <b>Planning Board</b> under§181.752 in a Residential B District at 13/51/0, 13/50/0 & 13/48/0			
<b>ZBA-2014-18</b>	<b>Grecco Alonso</b>	<b>134 CRAWFORD ST</b>	<b>7:25PM</b>
Review of a Special Permit under §181.23 to operate a construction yard located in the Industrial District at 114R/1/0			
<b>ZBA-2018-19</b>	<b>RSC Global Holdings/Rayco Motors</b>	<b>447 WATER ST</b>	<b>7:35PM</b>
Review of a Special Permit under §181.313C12 for an Auto Repair Garage located in the Central Business District at 95/59/0			
<b>ZBA-2019-02</b>	<b>Santiago Fernandez</b>	<b>84 PRATT ST</b>	<b>7:45PM</b>
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			
<b>ZBA-2016-31</b>	<b>Active Life Health Care Management/Valdimir Giterman</b>	<b>783 WATER ST</b>	<b>7:55PM</b>
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			
<b>ZBA-2018-23</b>	<b>Roberto Fernandez</b>	<b>27 GAGE ST</b>	<b>8:05PM</b>
Review of the Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 2-family dwelling with stacked parking spaces located in the Residential B District at 31/111/0			
<b>ZBA-2019-01</b> <b>Continuance:</b>	<b>Kenneth Godfrey</b>	<b>220-222 ALBEE ST</b>	<b>8:15PM</b>
Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling with stacked parking spaces located in the Residential A-2 District at 121/11/0			
<b>ZBA-2018-38</b>	<b>Positive Properties, LLC</b>	<b>35 JEANNETTE ST</b>	<b>8:25PM</b>
Revie of a Variance under §181.355 to erect a 26’ x 24’ attached garage with a room above leaving +/-7’ to the property line located in the Residential A-2 District at 101/11/A			

- ZBA-2014-11**                      **Sean Morrison**                                      **76 SUMMER ST**                                      **8:35PM**  
Review of a Special Permit under §181.313C10B to allow Open-Air Restaurant Sales located in the Residential C District at 70/30/0
- ZBA-2019-11**                      **Jackson Avenue Realty Trust**                                      **95 CLINTON ST**                                      **8:45PM**  
**Continuance:**  
Special Permit under §181.355 to reinstate a vacant/abandoned building as a 2-family dwelling located in Residential B District at 32/133/0
- ZBA-2019-20**                      **Richfield Co. LLC**                                      **215 BEMIS RD**                                      **8:55PM**  
Special Permit under §181.3561 to reinstate a vacant/abandoned building as a single-family dwelling located in an Industrial District Map 123 Block 20 Lot 0
- ZBA-2019-21**                      **Anderson E. Dosantos**                                      **5 CROWN ST**                                      **9:10PM**  
Special Permit under §181.313B7 to preserve chickens and rooster on a single-family dwelling located in a Residential C District Map 81 Block 18 Lot 0
- ZBA-2019-22**                      **Fernando Antelo**                                      **28 LAWRENCE ST**                                      **9:25PM**  
Special Permit under §181.355 to convert a single-family dwelling into a 3-family dwelling located in a Residential B District Map 57 Block 58 Lot 0
- ZBA-2019-23**                      **Zachary Poladian**                                      **285 RIVER ST**                                      **9:40PM**  
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
- ZBA-2019-24**                      **Yessenia Quijada**                                      **70-72 SHERIDAN ST**                                      **9:55PM**  
Special Permit under §181.3562 to reinstate a vacant/abandoned building as 4-family dwelling located in a Residential C District Map 141 Block 69 Lot 0
- ZBA-2019-25**                      **Iglesia Fuego Bajando del Cielo**                                      **21 UNION ST**                                      **10:10PM**  
**Maria Cotto de Jesus, President**  
Special Permit under §181.3566 to reinstate a vacant/abandoned building for use as a Church and an apartment in the Residential C District Map 44 Block 141 Lot 0
- ZBA-2019-26**                      **Bak Realty, LLC**                                      **29 NUTTING ST**                                      **10:25PM**  
“The applicant is petitioning the Fitchburg Zoning Board of appeals under Fitchburg Zoning Code Section §181.9223, M.G.L. c. 40A, Section 8, and M.G.L. c 40A, Section 3 to overturn the Building Commissioners decision that the use of the building is not allowed under §181.313 Table of Principle Use Regulations of the Fitchburg Zoning Code as amended and is therefore prohibited.” In the Residential B District Map 10 Block 54 Lot 0
- ZBA-2019-27**                      **Jacob Delorme**                                      **25 NIMITZ AVE**                                      **10:40PM**  
Special Permit under §181.421 to replace a 8x10 SF shed by a 10x10 SF shed leaving approximately 6” from the property line in the Residential A-2 District Map 131 Block 44 Lot 0

**4. MISCELLANEOUS**

Revise to Approve Zoning Board of Appeals Application and Checklist  
Revise to Approve 2020 Meeting Dates and Filing Deadlines

**5. ADJOURNMENT**