



ZONING Board of APPEALS
166 Boulder Drive
Fitchburg, MA 01420

MEETING AGENDA – OCTOBER 8, 2019
SENIOR CENTER, 14 WALLACE AVE

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2019-16 Continuance:	William Thomas	0 HIGH ROCK RD	7:00PM
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			
ZBA-2018-21	FBC19-62, LLC	126 PACIFIC ST/183 CEDAR ST/191 CEDAR ST	7:10PM
Appeal to Overrule the Building Commissioner's Decision for the need of a Special Permit from The Planning Board under §181.752 in a Residential B District at 13/51/0, 13/50/0 & 13/48/0			
ZBA-2017-42	Ainiwaer Mireguli	24 VICTOR ST	7:20PM
Review of a Special Permit under §181.3561 to reinstate a vacant/abandoned building as a single-family dwelling located in the Residential B District at 3/50/0			
ZBA-2014-11	Sean Morrison	76 SUMMER ST	7:30PM
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-2019-18 Continuance	Alex Manhaes Da Silva	13-15 CHESNUT ST	7:40PM
Special Permit under §181.3564 to reinstate a vacant/abandoned building as a 4-family dwelling located in the Residential B District at Map 18 Block 107 Lot 0			
ZBA-2019-13	Ruth Jeanete Guzman	324 LUNENBURG ST	7:50PM
Review of Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling located in a Central Business District at 36/15/0			
ZBA-2019-24 Continuance	Yessenia Quijada	70-72 SHERIDAN ST	8:00PM
Special Permit under §181.3562 to reinstate a vacant/abandoned building as 4-family dwelling located in the Residential C District Map 141 Block 69 Lot 0			
ZBA-2019-28	Yarisbeth Guzman	39 MIDDLE ST	8:10PM
Special Permit under §181.355 to build a 20.4' X 13.0' patio terrace leaving 2.9' to the property line located in the Residential – C District Map 82 Block 37 Lot 0			
ZBA-2019-29	Linda Dube	625 TOWNSEND ST	8:25PM
Renew of a Special Permit under §181.34 to keep using a 24'.4"x26' single story apartment on the left side of existing house located in the Residential A-1 District Map 165 Block 3 Lot 0			

ZBA-2019-30 **Michael & Julie Paradise** **248 ELECTRIC AVE** **8:40PM**
Special Permit under §181.332 to operate a Home Occupation Business with an employee visiting the property in the Residential A-2 District Map 127 Block 19 Lot 0

ZBA-2019-31 **Donald St. Laurent** **7 ALICE AVE** **8:55PM**
Special Permit under §181.355 to build a 12 X 24 shed leaving about 5’ft to the rear property line in a Residential R-1 District Map 151 Block 49 Lot 0

ZBA-2019-32 **Rayco Motors** **1118 WATER ST** **9:10PM**
Harold Mateo
Special Permit under §181.313C11 to operate a motor vehicle sales located in a Commercial Business District Map 148 Block 12 Lot 0

ZBA-2019-02 **Santiago Fernandez** **84 PRATT ST** **9:25PM**
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

ZBA-2018-38 **Positive Properties, LLC** **35 JEANNETTE ST** **9:35PM**
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

4. MISCELLANEOUS

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

5. ADJOURNMENT