



ZONING Board of APPEALS
166 Boulder Drive
Fitchburg, MA 01420

Mar 29 2021 9:04 am

NOTE: **This will be a virtual meeting. Link to the meeting:**
<https://register.gotowebinar.com/rt/1251732827540877327> +1 (415) 655-0060
MEMBERS OF THE PUBLIC THAT WISH TO OBSERVE THE MEETING please register prior to
the meeting using this link. PERSONS THAT WISH TO PARTICIPATE PLEASE
EMAIL mmata@fitchburgma.gov

MEETING AGENDA – April 13, 2021
MEETING TIME: 6:00PM

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2020-05 Review of the Special Permit under §181.313 to establish a car detailing business located in the Central Business District Map 17 Block 64 Lot 0	Dennis Bradley	1151 MAIN ST	6:00PM
ZBA-2019-13 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	Ruth Jeanete Guzman	324 LUNENBURGST	6:15PM
ZBA-2020-01 Review of a 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	6:35PM
ZBA-2021-03 Continuance: Special Permit under §181.782 to operate a Home Occupation business as a Hair Artist services allowing client trips to the occupation site in the Residential C District Map 53 Block 37 Lot 0	Maikira Padilla	218 ROLLSTONE ST	6:50PM
ZBA-2020-25 Continuance: 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	Brian LeClair	0 FISHER RD	7:05PM
ZBA-2021-04 Special Permit under §181.782 to park a 7 X 14 enclosed trailer at the primary single-family dwelling residence for a Mobil Auto Detailing Business use located in the Residential A-1 District Map 136 Block 8 Lot 0	Daniel Brisebois	48 BERNARD DR	7:25PM
ZBA-2021-05 Special Permit under §181.313B6 to use of land for the primary purpose of agriculture less than five acres in area on an existing single-family dwelling located in the Rural Residential District Map 323 Block 3 Lot 0	Talitha Slocum	170 ARN-HOW FARM RD	7:45PM

ZBA-2021-06

Greg Gitto

211 THERESA ST

8:05PM

Special Permit under §181.355 to increase the living space footprint and to expand existing car garage leaving 26' to the front yard, 12' side yard, and 13' to the rear property yard located in the Residential A-2 District Map 126 Block 60 Lot 0

4. MISCELLANEOUS

5. ADJOURNMENT