

*Apr 24 2023 3:36 pm*



*ZONING Board of APPEALS  
718 Main Street – Suite 201B  
Fitchburg, MA 01420*

**MEETING AGENDA – MAY 9, 2023  
Legislative Building, 700 Main Street**

**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](mailto:mmata@fitchburgma.gov)

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE  
ATTENDANCE:**

CASE No.	APPLICANT	PROPERTY	TIME
<b>ZBA-2023-09</b> <b>Continuance:</b>	<b>Ruth Guzman</b>	<b>324 LUNENBURG ST</b>	<b>6:00PM</b>
Special Permit under §181.94 of the Fitchburg Zoning Ordinance to reinstate a revoked Special Permit for the reinstatement of a vacant/abandoned building as a 3-family dwelling pursuant to §181.336 located in the Commercial District Map 36 Block 15 Lot 0			
<b>ZBA-2022-23</b>	<b>Paula Sanchez</b>	<b>132 PLEASANT ST</b>	<b>6:15PM</b>
Review of a Special Permit under §181.94 of the Fitchburg Zoning Code to change the structure use from one-family into a two-family dwelling pursuant to §181.33 located in the Residential C District Map 30 Block 22 Lot 0			
<b>ZBA-2022-32</b>	<b>PCM Auto Repairs and Sales Inc.</b>	<b>33 PRICHARD ST</b>	<b>6:30PM</b>
Review of a Special Permit under §181.313D12 of the Fitchburg Zoning Ordinance to open a motor vehicle repair shop located in the Downtown Business District at Map 43 Block 14 Lot 0			
<b>ZBA-2022-01</b>	<b>Nghia Tran</b>	<b>47 SCHOOL ST</b>	<b>6:45PM</b>
Review of the Special Permit under §181.335 of the Fitchburg Zoning Code to convert a large single-family into a two-family dwelling located in the Residential B District Map 18 Block 30 Lot 0			
<b>ZBA-2023-14</b>	<b>Raye Hough</b>	<b>16 ATLANTIC AVE</b>	<b>7:00PM</b>
Special Permit under §181.782 of the Fitchburg Zoning Ordinance to conduct a Home Occupation Business as a hair salon having clients visiting the property pursuant to §181.94 located in the Residential B District Map 57 Block 81 Lot 0			
<b>ZBA-2023-15</b>	<b>Nadel Antonio</b>	<b>348 ELM ST</b>	<b>7:15PM</b>
Special Permit under §181.332 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming mix-used structure changing the use to another nonconforming less detrimental use as a duplex pursuant to §181.94 located in the Residential C District Map 10 Block 115 Lot 0			
<b>ZBA-2023-16</b>	<b>Bridgette Siciliano</b>	<b>72 GLEN AVE</b>	<b>7:30PM</b>
Special Permit under §181.782 of the Fitchburg Zoning Ordinance to conduct a Home Occupation Business as a single table massage service having clients visiting the property pursuant to §181.94 located in the Residential B District Map 208 Block 13 Lot 0			

**ZBA-2023-17**                      **Peter Maxfield**              **247 WETSMINSTER Hill RD**              **7:45PM**  
Variance under §181.416 of the Fitchburg Zoning Ordinance to erect a 20X24 feet carport encroaching the required front yard set-back from 30 FT and leaving 15 FT pursuant to §181.93 located in the Residential A District Map 212 Block 16 Lot 0

**ZBA-2023-18**                      **William Gleason**                      **0 AIRPORT RD**                      **8:00PM**  
Variance under §181.416 of the Fitchburg Zoning Ordinance to construct a 24X50 steel building on a 7,959 SF lot not conforming to the side yard setback pursuant to §181.93 located in the Industrial District Map 142 Block 1 Lot A

**ZBA-2023-13**                      **Peter CampoBasso**                      **52 Norwood St**                      **8:15PM**  
**Continuance:**  
Variance under §181.93 and Special Permit under §181.4216 of the Fitchburg Zoning Ordinance for the construction of a 3-family dwelling on a 10,579 SF lot not conforming to front yard setback (Special Permit under §181.4216) and rear yard set-back (Variance under §181.93) as set by the dimensional requirements of §181.416, located in the Residential B District Map 173 Block 58 Lot 0

**4. MISCELLANEOUS**

**5. ADJOURNMENT**