



*ZONING Board of APPEALS  
166 Boulder Drive  
Fitchburg, MA 01420*

2021 JUN 28 AM 9:56  
FITCHBURG CITY CLERK

MEETING DATE: Tuesday, July 13, 2021  
 MEETING TIME: 6:00 AM PM  
 MEETING PLACE: 718 Main Street 3<sup>rd</sup> floor  
 Room number (if applicable) North Fitchburg Meeting Room #300  
 Address 718 Main Street, Fitchburg, MA 01420

**MEETING AGENDA**

- |                          |                             |
|--------------------------|-----------------------------|
| 1. <b>Call to Order</b>  | <b>PLEDGE OF ALLEGIANCE</b> |
| 2. <b>Communications</b> | <b>ATTENDANCE:</b>          |
| 3. <b>Hearings</b>       |                             |

| CASE No.           | APPLICANT            | PROPERTY           | TIME          |
|--------------------|----------------------|--------------------|---------------|
| <b>ZBA-2020-25</b> | <b>Brian LeClair</b> | <b>0 FISHER RD</b> | <b>6:00PM</b> |

**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

|                    |                       |                    |               |
|--------------------|-----------------------|--------------------|---------------|
| <b>ZBA-2021-09</b> | <b>Martha Sanchez</b> | <b>157 HIGH ST</b> | <b>6:15PM</b> |
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**Continuance:**

Special Permit under §181.356 to reinstate the remaining vacant/abandoned 3-units on a 4-family dwelling located in the Residential C District Map 10 Block 81 Lot 0

|                    |                        |                         |               |
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| <b>ZBA-2021-14</b> | <b>Kenneth Godfrey</b> | <b>220-222 ALBEE ST</b> | <b>6:30PM</b> |
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**Continuance:**

Special Permit under §181.856 to reinstate a abandoned/vacant building as a two-family dwelling in the residential A District Map 121 Block 11 Lot 0

|                  |                        |                     |               |
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| <b>ZBA-21-18</b> | <b>Celio Decamargo</b> | <b>12 NASHUA ST</b> | <b>6:45PM</b> |
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Special Permit under §181.336 to reinstate a vacant/abandoned building as a three-family dwelling located in the Residential C District Map 69 Block 76 Lot 0

|                  |                     |                       |               |
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| <b>ZBA-21-19</b> | <b>Neil Stanley</b> | <b>136 FALULAH ST</b> | <b>7:05PM</b> |
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Special Permit under §181.313E5 for the construction of a Contractor’s Yard located in the Industrial District Map 142 Block 10 Lot 2

**ZBA-21-20**                      **Francisco Mendez**                      **7 CANTON ST**                      **7:30PM**  
Special Permit under §181.336 to reinstate a vacant/abandoned building as a three-family dwelling located in the Residential C District Map 95 Block 87 Lot 0

**ZBA-21-21**                      **Miralva Pagan**                      **133 CEDAR ST**                      **7:50PM**  
Special Permit under §181.336 to reinstated a vacant/abandoned building as a three-family dwelling located in the Residential B District Map 22 Block 36 Lot 0

**ZBA-21-22**                      **Mark Klinger & Eyal Preis**                      **50 FRANKFORT ST**                      **8:10PM**  
**MKEP 770 LLC**  
Special Permit under §181.336 for the parking reconfiguration on a vacant/abandoned building reinstatement from one nonconforming use to another nonconforming use located in the Residential B District Map 78 Block 29 Lot 1

**ZBA-2017-16**                      **South Middlesex Non-Profit**                      **94 HIGHLAND AVE**                      **8:30PM**  
Review of the Remanded from Superior Court to amend the original Petition to seek a special permit to reinstate a prior use as a boarding house under §181.3561, to seek a special permit to operate a boarding house under §181.313A5, to overrule the Building Commissioner and to grant a reasonable accommodation under the FHA and ADA located in a Residential C District Map 45 Block 5 Lot 0

**4. MISCELLANEOUS**

**5. ADJOURNMENT**