



ZONING Board of APPEALS
166 Boulder Drive
Fitchburg, MA 01420

MEETING AGENDA – June 11, 2019
SENIOR CENTER, 14 WALLACE AVE

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2018-37 Continuance	Craig Twohey	70-72 FALULAH ST	7:00PM
Review of a Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling located in the Residential C District at 141/28/0			
ZBA-2019-01 Continuance:	Kenneth Godfrey	220-222 ALBEE ST	7:10PM
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			
ZBA-2014-11	Sean Morrison	76 SUMMER ST	7:20PM
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-2017-10	JMC Apartments, LLC	234 DANIELS ST	7:30PM
Review of Conditions on a Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 2-family dwelling located in the Residential B District at 77/15/0			
ZBA-2016-31	Active Life Health Care Management/Valdimir Giterman	783 WATER ST	7:40PM
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			
ZBA-2019-14	Miguel Costa	44 GLORIA AVE	7:50PM
Special Permit under §181.355 to erect a 28' x 24' garage with attached mudroom and a 12' x 20' deck leaving 34.8' to the front yard and 25.3' to the rear yard property lines located in the Residential A-1 District at 156/20/0			
ZBA-2019-15	Brian LeClair	0 FISHER RD	8:05PM
Variance under §181.961 to construct a single-family dwelling with less than the lot width required by section §181.414 for a Residential B District at 68/11/0			
ZBA-2019-16	William Thomas	0 HIGH ROCK RD	8:20PM
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-2019-17	Efrain O'Neil	23 SUMMER ST	8:35PM

Special Permit under §181.3314 to preserve a storage of shipping container next to the driveway located on Industrial Zoning District at 57/7/0

ZBA-2018-21 FBC19-62, LLC 126 PACIFIC ST/183 CEDAR ST/191 CEDAR ST 8:50PM

Continuance for a Reconsideration:

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-2018-23 Roberto Fernandez 27 GAGE ST 9:00PM

Review of the Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling with stacked parking spaces located in the Residential B District at 31/111/0

ZBA-2019-11 Jackson Avenue Realty Trust 95 CLINTON ST 9:10PM

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-2019-13 Ruth Jeanete Guzman 324 LUNENBURG ST 9:20PM

Continuance:

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

4. MISCELLANEOUS

5. ADJOURNMENT